

Murrindindi Shire Heritage Study Stage 2

Volume 2:

Key Findings & Recommendations

Final revised report

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CONTEXT

**Prepared for
Murrindindi Shire Council**

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Report Register

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- The Steering Committee: Murrindindi Shire Planners Karen Girvan and Melissa Crane, and Murrindindi Shire Councillors Leanne Pleash, Janet Gilmore, Kevin Bellingham, Bob Flowers and Sally Abbott Smith.
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- Heritage Victoria for generously providing Heritage Grants to fund this study. And Heritage Victoria staff members Geoff Austin, Kerry Jordan, Francis O'Neill and Ian Wight for their guidance and feedback on the draft citations report.

PREFACE

This *Key Findings and Recommendations (revised)* report comprises Volume 2 of the *Murrindindi Shire Heritage Study Stage 2*. The purpose of this stage of the heritage study (the Study) is to assess places of potential post-contact cultural significance identified during Stage 1 within Murrindindi Shire (the study area), to make recommendations for their statutory protection.

As described in the following chapters, this report provides an explanation of the key findings from the assessment of places and precincts deemed to be of high priority during Stage 1 of the study.

The outcome of Stage 1 of the study was two volumes (plus a heritage database of places): *Volume 1: Murrindindi Shire Thematic Environmental History*, and *Volume 2: Key Findings and Recommendations*, produced 2005-06. Stage 1 of the Study identified a total of 202 places for further assessment. This comprised 106 individual places (plus 23 individual places within potential precincts) and five precincts classified as high priority, as well as 71 individual places and one precinct of medium priority.

During Stage 2 the high-priority places and precincts (plus a few new additions) were assessed. Another two place assessments were also added in 2011. This report summarises the findings as to their significance and the resultant recommendations for statutory protection. It should be consulted together with *Volume 3: Stage 2 Place and Precinct Citations (revised)*.

In addition, this report contains conservation guidelines for the existing heritage precinct Yea High Street streetscape (HO9), assessment and guidelines for the proposed Tallarook-Mansfield Railway precinct, and an archaeological assessment of this railway reserve which will become a rail trail.

Several final tasks of Stage 2, as set out in the Project Brief, were set aside for a later sub-stage of the Study. While interim reports for Stage 2 of the study were produced in 2008, these final tasks were completed in 2011.

The terms used throughout this report are consistent with the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter). A glossary of these terms and their meanings is provided at the end of this report.

EXECUTIVE SUMMARY

Introduction

Context Pty Ltd carried out Stage 1 of the Murrindindi Heritage Study in 2005-06, providing recommendations of places that were high or medium priority for full assessment during Stage 2. As funding became available in mid-2007, both from Council and Heritage Victoria, discussions began on how many places could be assessed for the available budget.

Council secured initial grant funding from Heritage Victoria of \$40,000. This was boosted by contribution from Council of \$5,000 and an additional grant from Heritage Victoria in May 2007 of \$25,000 bringing the total project budget to \$70,000 (ex GST). In January 2008, Council obtained an additional \$25,000 in funding from Heritage Victoria increasing the total budget to \$95,000.

This budget allowed the following tasks to go ahead at that point:

- Assessment and documentation of all those places and precincts deemed to be of high priority during Stage 1 (that is 106 individual places - plus 23 individual places within potential precincts - and five precincts);
- Preparation of conservation guidelines for the existing heritage precinct Yea High Street streetscape (HO9); and
- Assessment and guidelines for the proposed Tallarook-Mansfield Railway precinct.

Several elements listed in the project brief for inclusion in Stage 2 were delayed to a later sub-stage in the study, which was expected to proceed shortly after completion of the interim reports in late 2008. Instead, the tragic *Black Saturday* bushfires of February 2009 intervened, temporarily shifting Council priorities away from completion of the heritage study.

Early in 2011, Murrindindi Shire Council received \$30,000 of funding from Heritage Victoria to complete the study. This final component of the project included:

- Updating citations for places that had been affected by the bushfires,
- Statutory recommendations for each property assessed,
- Assessment of several new places,
- Mapping of those places recommended for statutory protection,
- Review of the Murrindindi Planning Scheme
- Review of the Thematic Environmental History, including addition of a new section on the *Black Saturday* fires, and
- Archaeological assessment of Tallarook-Mansfield railway reserve, earmarked for a rail trail.

These tasks were carried out and incorporated into three revised study reports:

- Volume 1. *Thematic Environmental History (revised)*, 2011
- Volume 2. *Key Findings and Recommendations (revised)*, 2012
- Volume 3. *Heritage Place & Precinct Citations (revised)*, 2011

Key outcomes and findings

The key outcomes of this component of the Study are contained in this report. Detailed citations for precinct and places of local heritage significance assessed during Stage 2 of the Study are in Volume 3. *Heritage Precinct and Place Citations*. A citation and review of the HO mapping for HO5 St Luke's Church, Yea, was also prepared as part of the study. All of these citations have been entered into Heritage Victoria's Hermes database, which also includes place records for places already on the Heritage Overlay.

The key findings of this component of the Study may be summarised as follows:

- There are 79 individual heritage places in Stage 2 of local significance that are recommended for inclusion on the Heritage Overlay (HO). These places are listed in Appendix A.1. Nine of them are also recommended for nomination to the Victorian Heritage Register (see Appendix A.1a).
- There are five new heritage precincts of local significance recommended for the Heritage Overlay (see Appendix A.2).
- There are several corrections to existing HOs recommended, as well as an extension recommended to the existing Yea High Street precinct (HO9). These are detailed in Appendix H.
- There are 21 individual places and one precinct that do not meet the threshold for local significance, and are of local interest, only (see Appendix A.5). No further action is recommended for these places. In addition there are three sites of local interest for which recording is recommended (see Appendix A.3).
- Another four places had been recommended for inclusion on the Heritage Overlay (HO) in 2008, but were destroyed or irreparably damaged (most by the *Black Saturday* bushfires). These places are no longer recommended for statutory protection (these are shown as crossed out in Appendix A.1, and then moved to Appendix A.5).
- Two places were found to already have sufficient statutory protection and were not assessed (see Appendix A.4).
- Access was not permitted to four places, so they could not be assessed. They have been recommended for future assessment, if possible (see Appendix A.6).
- The Murrindindi Municipal Strategic Statement should be updated to implement the findings of the study and a new heritage local policy is required to assist with the management of heritage places and precincts in accordance with the heritage overlay.
- The management of heritage places and precincts would be assisted by an incorporated plan that sets out permit exemptions for certain types of buildings and works that are unlikely to impact upon the significance of heritage places and precincts.

Recommendations

The Study makes the following recommendations in order to implement the key findings of the Study.

It is recommended that Murrindindi Shire Council:

- Formally adopts the *Murrindindi Shire Heritage Study, Stage 2 (revised), 2011*.
- Implements the findings of this report by preparing an amendment to the Murrindindi Planning Scheme that will:

- Add the places assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Murrindindi Planning Scheme with the schedule entries shown in Appendix D.
- Add the precincts assessed as being of local significance listed in Appendix A.2 to the Heritage Overlay of the Murrindindi Planning Scheme with the schedule entries shown in Appendix D. The extent of registration is the whole of the precinct as shown on the precinct plan. The precinct plans identify significant, contributory and non-contributory places.
- Make changes to the Local Planning Policy Framework, set out in Appendix E. This will update Clauses 21.03 and 21.06 of the Municipal Strategic Statement and Clause 22.01-4 House lot excision, to support the outcomes of the Study, and introduces a new heritage policy as Clause 22.05.
- Add an incorporated document setting out permit exemptions for the new heritage precincts as shown in Appendix F.
- Nominate the following places to the Heritage Council for inclusion on the Victorian Heritage Register (VHR).
 - The former Cathkin Post Office
 - Dropmore Homestead
 - Eildon Dam
 - St Fillan Farm, Narbethong
 - Kerrisdale Station together with Kerrisdale Race Paddock and Sheepwash Lagoon, Strath Creek
 - Chase Farm dairy, Strath Creek
 - Niagaroon Station Woolshed, Whanregarwen
 - Yea Dairy Company Building
- Seek funding to complete the assessment of places of potential significance listed in Appendix G.

1 INTRODUCTION

1.1 Background and purpose

Context Pty Ltd carried out Stage 1 of the Murrindindi Heritage Study in 2005-06, providing recommendations of places that were high or medium priority for full assessment during Stage 2. As funding became available in mid-2007, both from Council and Heritage Victoria, discussions began on how many places could be assessed for the available budget.

Council secured initial grant funding from Heritage Victoria of \$40,000. This was boosted by contribution from Council of \$5,000 and an additional grant from Heritage Victoria in May 2007 of \$25,000 bringing the total project budget to \$70,000 (ex GST). In January 2008, Council obtained an additional \$25,000 in funding from Heritage Victoria increasing the total budget to \$95,000.

This budget allowed the following tasks to go ahead at that point:

- Assessment and documentation of all those places and precincts deemed to be of high priority during Stage 1 (that is 106 individual places - plus 23 individual places within potential precincts - and five precincts);
- Preparation of conservation guidelines for the existing heritage precinct Yea High Street streetscape (HO9); and
- Assessment and guidelines for the proposed Tallarook-Mansfield Railway precinct.

Several elements listed in the project brief for inclusion in Stage 2 were delayed to a later sub-stage in the study:

- Assessment of the medium priority places (71 individual places and one precinct). NB: An additional precinct was added for assessment during the Heritage Victoria Peer Review: Eildon Township.
- Preparation of the draft schedule to the Heritage Overlay
- Mapping of all identified places of cultural significance
- Review and updating of the draft Thematic Environmental History
- Identify and make management recommendations for areas of Archaeological sensitivity and areas to be included on the Heritage Inventory, Heritage Register and/or Heritage Overlay
- Enter places already in the HO into the HERMES database and update with information from the National Trust Register, Victorian Heritage Register, or Register of the National Estate
- Review and update information for St Luke's Church, Yea (HO5)

While it was expected that these tasks would proceed shortly after completion of the interim reports in late 2008, the tragic *Black Saturday* bushfires of February 2009 intervened. This temporarily shifted Council priorities away from completion of the heritage study.

Early in 2011, Murrindindi Shire Council received \$30,000 of funding from Heritage Victoria to complete the study. All of the tasks in the above list were carried out in

2011, with the exception of assessment of the medium-priority places. In addition, a more focussed approach was chosen for the archaeological component of the study. Instead of identifying areas of sensitivity across the Shire, a survey of the Tallarook (Alexandra) Mansfield Railway reserve (within the Shire boundaries) was undertaken in relation to current works preparing the reserve for use as a rail trail. Incorporated plans were also prepared for the four new township precincts. They set out permit exemptions for certain types of buildings and works that are unlikely to impact upon the significance of heritage places and precincts, and are expected to reduce the workload of the planning department and frustrations of property owners, by reducing the number of planning permits required as a result of the application of the Heritage Overlay.

1.2 Study outcomes

The key outcomes of Stage 2 regarding individual places and precincts of potential heritage significance are found in this report. The citations for them are found in Volume 3. The key findings (chapter 3) summarise the:

- High-priority places and precincts assessed during this stage and found to be of local heritage significance, which are recommended for inclusion in the Heritage Overlay.
- Places recommended for a Heritage Overlay which are also of potential State significance and should be nominated to the Victorian Heritage Register.
- Places that were found to already have sufficient protection.
- Places assessed by the Study and found to be of local historic interest, only. For most of these sites there are no specific recommendations. For three of them, it was recommended that they be photographically recorded before they disappear.
- New places discovered in the course of Stage 2 and recommended for future assessment.

Lists of all these places, grouped by final recommendation, are found in Appendix A.

In addition, guidelines were prepared for the existing Yea High Street, Streetscape Precinct (HO9) and several recommendations were made for extension to this precinct and corrections to several of the individual HOs within it. A citation (see Volume 3) was also prepared for St Luke's Church, Yea (HO5), and recommendations made for correction of the HO mapping extent.

The proposed Tallarook-Mansfield/Alexandra Railway Precinct was also assessed during this stage, and recommended for an HO. The precinct citation is found in Volume 3. Guidelines were also prepared for the proposed precinct and are found in Appendix I.

On this basis, this report includes a series of recommended actions and strategies (chapter 4) for Council to implement the findings of the Study, as well as the recording of three places.

Volume 3 contains detailed citations for places and precincts of local (or higher) heritage significance assessed during Stage 2, as well as those to be recorded. These citations are generated from Heritage Victoria's Hermes database.

2 APPROACH & METHODOLOGY

2.1 Introduction

In accordance with Heritage Victoria guidelines, the Study was prepared using *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (1999) and its guidelines.

Places of cultural heritage significance were identified and assessed using criteria adopted by the Australian Heritage Commission, which are referred to as the Register of the National Estate (RNE) criteria (listed in Volume 3). Places that were assessed and found not to meet the threshold of local significance are referred to by the Study as being of 'local interest'.¹

The study methodology was based upon the series of tasks set out in the brief. It included the following key stages for Stage 2:

- Preparation of a Project Management Plan.
- Assessment and documentation of high-priority places and precincts, including: five precincts (including 23 individual places within them), and 102 other individual places. In addition, three new places were added for assessment in the course of Stage 2. These were places that already had nearly sufficient documentation.
- Preparation of guidelines for the Yea High Street Streetscape Precinct (HO9).
- Assessment and guidelines for the proposed Tallarook-Mansfield railway precinct.
- Key Findings and Citations reports.

The Study was prepared by Context Pty Ltd, with funding from Heritage Victoria and the Murrindindi Shire Council. The project historian was Fay Woodhouse, with assistance from Natica Schmeder.

This part of Stage 2 was guided by a Steering Committee comprising the following people:

- The project managers for the Study: Karen Girvan and Melissa Crane, Town Planners, Murrindindi Shire Council;
- Murrindindi Shire councillors Janet Gilmore and Leanne Pleash.

As noted, interim Stage 2 reports were completed in 2008. Final tasks of Stage 2, as well as revisions to the interim reports necessitated by the *Black Saturday* bushfires, were completed in 2011. The conduct of this part of the study is detailed in section 2.8.

2.2 Project Management Plan

As part of the first stage of Stage 2, a Project Management Plan was prepared that was approved by the Project Manager. For each stage, the Plan set out key tasks and responsibilities, meetings to be held and key outputs to be achieved. The approach set out in the Plan was intended to ensure that the Study would:

¹ A detailed explanation of these terms is provided in Section 3.2

- Achieve a good standard of documentation and assessment, and provide sound conservation advice to guide the on-going management of heritage places in accordance with statutory planning controls and policies in the Murrindindi Planning Scheme.
- Include an appropriate level of community consultation.

On this basis, the Plan set out the detailed budget and timetable for the Study.

2.3 Community consultation

A Community Consultation Plan was prepared in February 2008, which proposed a program intended to provide quality opportunities for communities across Murrindindi Shire to engage with the project, to learn more about heritage and to share their knowledge about the heritage values of the area. The plan was developed in consultation with the Shire and was consistent with the approach to community engagement outlined in the Murrindindi Shire Council Community Consultation & Engagement Plan. The specific objectives of the plan were to:

- Ensure community are effectively informed about the consultation process, including its relevance to them and opportunities to get involved.
- Educate community about the project and heritage processes generally.
- Gather additional useful information from local community members about identified priority places relevant to their assessment.
- To encourage continuity of engagement with the project from community members involved in the Stage 1 study.
- Provide good opportunities for community members across the Shire to engage with the process.
- Proactively address any potential community concerns regarding the project, through the provision of good information, consistent and clear messages.

The first step in this process was sending letters to owners of high-priority places explaining the study, requesting access to their property for inspection, and informing them of upcoming Community Information Sessions (as well as alternative sources of information on Council's website).

The Community Information Sessions were also publicised widely, through local papers and Council outlets, so that other interested members of the community could attend. Context prepared publicity posters and a press article for this purpose. The Sessions were carried out on Saturday, 24 May 2008, in Alexandra and Yea. They were led by Councillor Janet Gilmore, Planner Karen Girvan, and members of the Context Pty Ltd team: David Helms, Natica Schmeder and historian Fay Woodhouse.

Both sessions were well attended (particularly Alexandra) with several dozen attendees at each. Fay Woodhouse gave a summary of her work on the Thematic Environmental History, Natica Schmeder described the work to-date identifying and assessing places of potential heritage significance, and Karen Girvan spoke about the Council process once the study was done. Following that, David Helms outlined heritage planning controls and what they meant in practice. This was the part of the presentation which drew the greatest interest (as well as a few hecklers). The formal presentation was followed by an hour when owners could ask questions about the potential implications of a Heritage

Overlay over their property, and/or contribute information to research on the history of these places.

Several informational materials were developed for distribution to community members via Council's website and at the Community Information Sessions. These were a list of the high-priority places and precincts, with an introduction explaining the heritage study, and a list of Frequently Asked Questions about the heritage study and the Heritage Overlay.

After the completion of assessments letters were sent to all the owners of properties on the high-priority list to inform them of the outcome. Copies of the citations were sent to owners of properties assessed to be significant (or to be recorded) for their feedback. Their comments – including corrections to description and additions to histories – were taken into account when preparing the final versions of the citations.

2.4 Assessment & documentation of places of potential significance

2.4.1 Field survey

Field surveys had been carried out by Natica Schmeder and Fae Ingledew during Stage 1 to identify places of potential heritage significance. A GPS location was recorded in the field for the sites visited and digital photos taken of all heritage items, including potentially significant elements such as fences, outbuildings, gardens, trees, etc. Notes were taken on description, integrity and condition of each place. In some cases these were very detailed inspections, which provided sufficient information and documentation for the purposes of Stage 2 assessment.

During Stage 2 the majority of the individual places and all of the precincts were reinspected and new photos taken. Eleven places had only been identified but not inspected during Stage 1, as they were rural properties with locked gates. These owners were contacted during Stage 2 to make appointments for site visits. Of them, three owners refused access, and a fourth could not be accessed due to an unsecured and aggressive dog. The four places that could not be inspected are listed in Appendix A.6 for future assessment if possible.

2.4.2 Assessment & documentation

In addition to the five high-priority precincts (which encompass 23 individual places), and the 106 individual places, three more places were assessed during Stage 2, which already had substantial documentation. These were:

No	Place name	Street	Locality
1	Acheron Park	2335 Maroondah Highway	Buxton
2	Earle House, former	28 Centre Avenue	Eildon
3	Limestone Avenue of Honour	Langs Road	Limestone

One of the individual places on the high-priority list was found to already be in a Heritage Overlay precinct, so did not need to be assessed. This was the house at 3 Whatton Place, Yea, which is in the Yea High Street streetscape precinct (HO9). (Note that the house has since burnt down.) In addition, another place was found to have primarily natural values and thus was sufficiently protected in a nature reserve (*Eucalyptus crenulata*, Narbethong-Taggerty Road, Buxton).

As a result, a total of 107 individual places were assessed enduring this part of the study, as well as the five precincts.

The following tasks were undertaken to assess the individual places and precincts:

- Historical and/or architectural research to document the history of each place and find out which historical theme(s) it is connected to. Research was drawn from secondary sources (e.g., local histories) and primary sources (e.g., rate books, street directories, land titles, historic maps and photos, Council building files, etc.).
- Contextual history for each place drawn from the Thematic Environmental History. Brief township histories were also prepared as required.
- A comparative analysis for each place sufficient to determine its relative significance using the thresholds of local (or State) significance. It draws on the current heritage listings (at the State and local level), comparison between places currently under assessment, and the Thematic Environmental History.
- An assessment of significance in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999) and the Australian Heritage Commission (RNE) criteria (found in Volume 2), and therefore sufficient to form a sound basis for protection in the planning scheme.
- A statement of significance for each significant place and precinct. The Statement clearly and accurately describes:
 - *What* is important about the place – what elements contribute to its significance: buildings, trees, objects, views, etc.;
 - *How* it is important – in terms of its historic, aesthetic/architectural, social, technical, spiritual or other values; and
 - *Why* it is important – What historic themes does it demonstrate? Is it a good or representative example of its type? Who is it associated with? Is it valued by the community?

Once the assessments were completed, the findings were entered into the Murrindindi heritage database (then transferred into Heritage Victoria's Hermes database as part of the review stage). For places of local significance, citations were prepared, as appropriate, for each place in a manner that is sufficient to form a sound basis for protection in the Murrindindi Planning Scheme. Each place assessment also includes: conservation management objectives, and recommendations for statutory protection, e.g., Murrindindi Planning Scheme, VHI, VHR or other actions. For those places recommended for inclusion in the Murrindindi Heritage Overlay, the extent of the overlay is noted: either the entire property as defined by the title boundaries, or a curtilage around the significant elements when this area is smaller than the title boundaries (e.g., the area around a homestead, garden and outbuildings on a large, rural property).

For places considered to be of local interest only, a brief record was added to the Murrindindi heritage database, which includes all the information known about the place and outlined the reasons why it did not meet the threshold for local significance. These places are not, however, included among the citations in Volume 2 of this report.

After feedback was received from Heritage Victoria, property owners and the Steering Committee, the citations generated during Stage 2 were edited as required.

2.5 Report

Key Findings and Recommendations of Stage 2 of the Murrindindi Heritage Study was produced in 2008. It contained the key findings and recommendations from the assessment of the high-priority places and precincts, including a list of the heritage places recommended for inclusion on the Heritage Overlay of the Murrindindi Planning Scheme, as well as those that are of potential State significance, and those that should be recorded.

It also contained guidelines for the existing heritage precinct Yea High Street Streetscape (HO9) and assessment and guidelines for the proposed Tallarook–Mansfield Railway precinct.

2.6 Peer review

Once the first draft of the citations report was created, it was sent to Heritage Victoria for review. This was followed by a peer review meeting at Heritage Victoria's offices attended by David Helms and Natica Schmeder of Context Pty Ltd and Melissa Crane of Murrindindi Shire. In the first part of the meeting, presided over by Geoff Austin, Heritage Victoria's historians Kerry O'Brien and Frances O'Neil reviewed the places proposed for State significance. During this process one place was removed from the list (Eothen, Kinglake), one added (former Cathkin Post Office), and the extent of the Eildon Dam nomination defined. Discussions of Eildon Dam also led to the conclusion that Eildon Township should be assessed as a potential precinct in a later stage of the Study. The remaining eight potential nominations to the VHR were approved.

In the next part of the meeting, Ian Wight reviewed the citations and maps for the proposed precincts. Finally, Geoff Austin made suggestions for strengthening some of the statements of significance and recommended that specific significant trees be indicated in the draft HO schedule.

Once the suggested changes were incorporated into the citations, they were sent to the property owners for comment, as discussed above.

2.7 Study constraints

As is usual for studies of this kind, the majority of places were only investigated externally, and sometimes an inspection of an individual house was limited to the front and side views of the property only, particularly in towns.

As a few inspections were carried out two years prior to the preparation of citations, some of these places may have been altered in the interim, or their condition worsened. To some extent, feedback from property owners given copies of the draft citations will have remedied this.

As noted above, four properties could not be inspected and thus could not be assessed.

2.8 Completion of Stage 2 of the Study

As the budget initially available for Stage 2 of the Study was not sufficient to complete all of the tasks specified in Heritage Victoria's Standard Brief, a decision was made to go ahead with the assessment of high-priority places, community consultation, and several other tasks (noted above) with the funds available. It was expected that the final tasks – primarily those involving statutory recommendations, mapping and the archaeology

report – would be carried out shortly after the completion of the assessments and interim reports in December 2008.

Instead, the tragic *Black Saturday* bushfires of February 2009 intervened, impacting on the lives of the Shire’s residents and many heritage places within it, and necessarily diverted Council’s focus to urgent needs following the fires.

It was not until early 2011, when Murrindindi Shire Council received \$30,000 in funding from Heritage Victoria, that the Study could be finalised. By necessity, this work also involved updating place citations and recommendations to reflect the changes wrought by the bushfires.

A brief project plan, comprising a list of tasks to be completed and their timeline, was prepared by the consultant and approved at the first Steering Committee meeting, held 19 April 2011. Two more Steering Committee meetings were held in July: the first to review the three revised Study reports, and the second to review the archaeological report in regard to the Tallarook-Mansfield Railway reserve.

The remaining tasks are briefly discussed below.

2.8.1 Transfer of data to Hermes

After the completion of Stage 1 of the Study, when places of potential heritage significance had been identified, the information from the Murrindindi heritage database (held by Context Pty Ltd) was transferred by Heritage Victoria into its Hermes database. The citations prepared during Stage 2 of the Study, however, were not entered into Hermes in 2008.

This was not done until 2011, at which time a contractor was employed to enter the textual data into Hermes, while Context uploaded Stage 2 photos and completed drop-down menus as required. Once this was completed, all revisions and new citations were entered directly into Hermes.

2.8.2 Revision of place citations and recommendations

Place citations were reviewed and updated where changes had occurred since 2008, either because of the *Black Saturday* bushfires or by other means.

Council provided the following information which made it possible to pinpoint these places:

- A spreadsheet prepared by the Building Department which indicated damage from the *Black Saturday* bushfires to all places identified by the Study (that is, places recommended for the Heritage Overlay, those rejected, and those not yet assessed);
- A list of any place identified by the Study for which a Building or Planning Permit had been issued since 2008. These permit files were reviewed by the consultant on 19 April for further details.

Following this information-gathering stage, the following actions were taken:

- Sixteen places were noted in Hermes as ‘demolished/removed’ and any recommendation for statutory protection was removed. Of them, five had been recommended for a Heritage Overlay, and 11 were noted for future assessment. They are shown as crossed out in the respective Appendices A.1 and A.5.
- 12 places were visited by the consultant, namely:
 - St Fillan’s Farm, Narbethong (house destroyed, most trees remain)

- Wilks Creek Bridge Abutments, Marysville Road (abutments remain)
- Crossways Country Inn, Marysville (new glazed doors to verandah)
- Oak Avenue, Waterwheel, Steam Engine and Police Cottage, Murchison Street, Marysville (the first three survived the bushfires, the Police Cottage did not)
- Dove Cottage, Alexandra (restored by the community)
- The Mount, Alexandra (new carport next to the house)
- Former Kinglake State School and Post Office, Kinglake (unaltered)
- Acheron Park, Buxton (house, some outbuildings and significant trees destroyed, concrete dairy and piggery survive)

Following the information-gathering and site visits, the pertinent place citations and recommendations were updated as appropriate.

The list of medium-priority places that are still recommended for future assessment was also updated. Eleven places recommended for future assessment are now shown crossed out, to indicate that they are gone.

Apart from updating the recommendations for places affected by the bushfires and other misfortunes, the text of citations for four places were updated. These are places that have changed since the citations were prepared in 2008, but are still recommended for statutory protection. They are:

- The Mount, Alexandra
- Acheron Park, Buxton
- Crossways Country Inn, Marysville
- Wilks Creek Bridge Abutments, Marysville
- Oak Trees, Marysville
- St Fillan Farm, Narbethong

2.8.3 New citations

Two new citations for heritage places were prepared during this part of the study. These include:

- HO5 St Luke's Church, Yea. It is already on the Heritage Overlay the current HO mapping does not cover the church itself. In addition, there was a question as to the significance of the adjacent hall and the cream brick house currently mapped.
- Glenburn Primary School No 3344 (former), Glenburn. This place had been nominated to the Victorian Heritage Register by a local resident, but was found to be of local significance only. A citation was prepared based on the Heritage Victoria citation and a site inspection by the consultant. Advice on refurbishment of the former schoolhouse was also provided.

2.8.4 Updating the Thematic Environmental History

The Thematic Environmental History, prepared in 2006 as part of Stage 1 of the Study, was reviewed in light of information uncovered during research on individual places and precincts during Stage 2. The place citations were checked to see if any major new themes have been identified that should be added to the History. The lists of heritage

examples for each theme were updated in light of the many new places identified during the Study. In light of the major changes the *Black Saturday* bushfires of 2009 have made to local communities and places, a new section on these events and their impacts was prepared. Finally, the Statement of Significance for the Shire was updated to ensure that it highlights those aspects over time that have been most important in forming its character today.

2.8.5 Statutory recommendations

Individual statutory recommendations were prepared for each property, including recommendations for protection under the Heritage Overlay (and Victorian Heritage Register). These recommendations are found in each individual citation. A draft HO schedule, for those places recommended for statutory protection, is in Appendix D.

In addition, an incorporated document for permit exemptions was prepared for heritage places of four general types: 1) those in residential, mixed use or township heritage precincts; 2) those in heritage precincts in the Business 1 Zone; 3) individual heritage places in Residential 1, Mixed Use or Township zone; or 4) individual heritage places in rural areas. The draft incorporated document is found in Appendix F.

In addition, a number of proposed changes to the Municipal Strategic Statement (Clause 21) and to Clause 22.01-4 House lot excision have been suggested, and a proposed local heritage policy has been prepared (see Appendix E).

2.8.6 Mapping

For those places and precincts recommended for the Heritage Overlay, three types of mapping had to be done:

- Individual places mapped to the extent of the title boundaries,
- Individual places for which a curtilage is recommended which is less than the extent of the title boundaries had to be mapped with a smaller polygon encompassing all of the contributory elements of the site (e.g., homestead, garden and outbuildings). There were 40 such properties (for a list of these places, see Appendix C). Council provided aerial photos of these properties to assist with the mapping process.
- Precincts, which cover multiple properties. Properties within them are labelled as Significant, Contributory or Non-Contributory to the precinct – this is also reflected in the electronic mapping.

As Council does not have in-house mapping expertise, Context liaised with mapping specialist Spatial Vision to create the required maps in MapInfo data files (the GIS system used by Council).

Context provided 1) a list of places to be mapped to the title (cadastral) boundaries, 2) aerial photos and locational data (street address and latitude and longitude) for places to be mapped with a non-cadastral polygon, and 3) precinct maps.

2.8.7 Archaeological assessment of Tallarook-Mansfield (Alexandra) rail reserve

In preparation for a rail trail along the old rail reserve, an archaeological assessment was prepared to identify areas of greatest sensitivity and provide recommendations for their treatment.

Fieldwork was informed by copies of the original Victorian Railways plans for the line, together with other historic information and the plans of the proposed rail trail, and

directed towards areas in which the proposals are likely to impact on archaeological deposits and areas whose interpretation would most benefit and inform the trail. The outcome is a concise report which assesses the archaeological potential of the rail corridor and describes the extant features in a way that can easily be translated to interpretive materials and builds on the heritage guidelines prepared by Context in 2008. It is found in Appendix J.

3 KEY FINDINGS

3.1 Introduction

The key findings of the Study are:

- There are 79 individual heritage places and 5 heritage precincts assessed to be of local heritage significance that are recommended for inclusion on the Heritage Overlay (see Appendices A.1 & A.2). Nine of the individual places are considered to be of potential State significance, as well, and will be assessed by Heritage Victoria (see Appendix A.1a).
- There are several corrections to existing HOs recommended, as well as an extension recommended to the existing Yea High Street precinct (HO9). These are detailed in Appendix H.
- There are 20 individual places and one precinct that do not meet the threshold for local significance, and are of local interest, only (see Appendix A.5). Four of these places had been recommended in 2008 for the Heritage Overlay, but were destroyed prior to 2011 (most of them by the 2009 bushfires). These places are also shown as crossed off the list of individual heritage places (see Appendix A.1).
- The archival recording of three places is recommended (see Appendix A.3).
- There are 4 places that could not be assessed during Stage 2 of the study, due to lack of access to the sites, as well as six new places and one new precinct of potential heritage significance identified in the course of this stage. This list was updated in 2011, and all places no longer extant shown as crossed off. The full assessment of the remaining places, if possible, in the future is recommended (see Appendix A.6).

3.2 Heritage places

3.2.1 Introduction

In accordance with Heritage Victoria guidelines, heritage places are no longer assigned a 'grading', but are identified as being of either local or State significance. As the names suggest, a place of local significance is one that is significant to the Shire of Murrindindi as a whole, while a place of State significance is one that is significant to the State of Victoria. Some of the places of local significance may also be important at a regional level (e.g. the metropolitan region), but this would require further research to establish.

It is important to note that:

- A place may have value to both local and State-wide communities.
- The two categories are not 'hierarchical' with one being more important than the other; rather they simply identify the community to which the place is most important.

For the purposes of this Study, the category of 'local interest' has been used for those places that do not meet the threshold for local significance. As discussed below, these are places that have some heritage values, however, for various reasons they are more limited when compared to places of local significance.

3.2.2 Local significance

The Study has identified 79 individual heritage places that are considered to meet the threshold for local (or higher) significance when assessed against the RNE criteria, and thus are worthy of protection under the Heritage Overlay. They are listed in Appendix A.1.

There were another five places that had been recommended for inclusion on the Heritage Overlay in 2008, but were destroyed by fire or storm since (most of them by the 2009 *Black Saturday* bushfires). They have been left in the Appendix A.1 list as a historical record, but crossed out.

3.2.3 Potential State significance

Stage 2 of the Study has identified nine places which are also of potential State significance, and should be nominated to the Victorian Heritage Register. They are:

- The former Cathkin Post Office
- Dropmore Homestead
- Eildon Dam
- St Fillan Farm, Narbethong
- Kerrisdale Station and Kerrisdale Race Paddock and Sheepwash Lagoon, Strath Creek
- Chase Farm dairy, Strath Creek
- Yea Dairy Company Building

Note that Niagaroon Station Woolshed, Whanregarwen, has already been nominated, at the request of the property owner.

3.2.4 Record

Three places that are in very poor condition but have some historical significance should be recorded archival photographs, and possibly measured drawings, to be lodged at the State Library of Victoria and the Murrindindi Library. They are:

- The former Catholic Church, Strath Creek
- Strathmore (log cabin), Strath Creek
- Camilla Cottage, 140 High Street, Yea

3.2.5 Local interest

Appendix A.5 provides a list of 20 places and one precinct have been assessed and found not to meet the threshold for local significance when assessed against the RNE criteria. No further action is recommended for these places. Typically, they are:

- Altered buildings of which better examples exist in the municipality. This does not necessarily mean buildings in poor condition, but rather buildings where the original fabric has been changed to the extent that little evidence exists to demonstrate the historic values of the site.
- Places for which little historic significance or associations could be found.

- Places that were destroyed by fire or storm (most by the 2009 *Black Saturday* bushfires) since 2008.

These places are not recommended for inclusion in the Heritage Overlay of the Murrindindi Planning Scheme and their citations have not been included Volume 3. The citations are, however, in the Hermes database for future reference.

3.2.6 Already protected

One place was found to already be protected within an HO precinct. This is 3 Whatton Place, Yea, which is in the Yea High Street streetscape precinct (HO9). It has since burnt down (in 2010). The stand of *Eucalyptus crenulata* in Buxton was also found to be appropriately protected as it has primarily natural values and is in a Nature Conservation Reserve. No further action is required for either of these places.

3.2.7 Future assessment

Ten places are recommended for future assessment in a further stage (or later review) of the heritage study, as they were inaccessible (4 of them) or only nominated during Stage 2 (six of them). They are found in Appendix G.1, along with the places designated 'medium-priority' for future assessment during Stage 1 of the Study.

3.3 Heritage precincts

3.3.1 Introduction

Heritage precincts generally possess one or more of the following characteristics:

- They contain heritage places that individually or as a group illustrate important themes that were significant in the development of the municipality or locality.
- They have largely intact or visually cohesive streetscapes that create precincts of aesthetic or historic integrity.
- They contain a high proportion of substantially intact contributory heritage places.

Stage 1 of the study identified four high-priority potentially significance heritage precincts, to which another was added (by the consultant) before Stage 2 began (this was The Parade Precinct, Yea). The five precincts were assessed along with the individual places, while the Tallarook -Mansfield Railway Precinct was assessed separately.

3.3.2 Assessment of potential heritage precincts

The Study identified five precincts that are of local significance:

- Alexandra Main Street Precinct
- Yarck Township Precinct
- Yea Station Street Precinct
- Yea The Parade Precinct
- Tallarook-Mansfield (Alexandra) Railway Precinct

Citations have been prepared for the precincts recommended for inclusion in the HO.

Yea Oliver Street was found not to be significant as a precinct, but two railway houses in that street, 35 and 41 Oliver Street, were found to contribute to the Tallarook-Mansfield Railway Precinct, as does the former Station Master's House in Alexandra (which had initially been assessed as an individual place).

3.3.3 Precinct mapping

In accordance with Heritage Victoria guidelines, buildings and other elements within precincts are now no longer graded, but either identified as 'Significant', 'Contributory' or 'Non-contributory' to the significance of the precinct according to the following definitions²:

- *Significant*: An element (e.g., a building, structure, tree etc.) that has Cultural Heritage Significance independent of its context. Some Significant Elements may also make a contribution to the significance of an area or precinct. It is also possible that a Significant Element may be considered as a Non-contributory Element in an area or precinct (e.g., a Modernist apartment block in a Victorian period streetscape).
- *Contributory*: Contributory Elements (e.g., buildings, structures, trees etc.) are those that contribute to the significance of the Heritage Place.
- *Non-contributory*: Elements (e.g., buildings, structures, trees etc.) that do not make a contribution to the significance of the Heritage Place.

A 'Significant' place within a precinct should have its own individual citation and statement of significance. However, the project budget did not allow individual assessment of all of the 'Significant' places within precincts and only two 'Significant' places – Scots' Presbyterian Church in Station Street and Sacred Heart Church in The Parade – have been assessed (Note: Interior controls are recommended for these churches, so they will require separate Heritage Overlays though part of the precincts). Apart from these two places, the precinct maps (found in Appendix B) only indicate which places are contributory or non-contributory to the precinct. The places that are potentially 'Significant' are listed in the citation for the precinct and it is recommended that further assessment be undertaken of these places when the opportunity arises.

3.4 Review of the thematic environmental history

The detailed research carried out for Stage Two of the Study did not result in the identification of new themes or sub-themes, nor did it change the emphasis that should be given to particular themes. There was a new section added to update part 8.1 Bushfires, in light of recent events in the Shire.

In summary, the following changes were made to the Thematic Environmental History:

- A new section on the 2009 *Black Saturday* bushfires was added;
- Additional contextual information was added to section 7.1 Townships about the development of Kinglake, Yea, Alexandra and Strath Creek, drawn from the detailed histories found in the citations for places in those towns.

² These definitions are essentially based on the Glossary of Terms in *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007) by the Heritage Council and Heritage Victoria.

- The heritage place examples at the end of each chapter were revised and expanded to include more of the places identified during the study which represent those themes.

3.5 Murrindindi Planning Scheme heritage policy

Municipal Strategic Statement

Appendix E provides minor changes recommended to the MSS in order to provide an appropriate strategic policy basis for the other statutory changes proposed by the Stage 2 Study. They include:

- Inserting a new issue in relation to heritage in Clause 21.03
- Renaming Clause 21.06 as ‘Tourism and Heritage Strategies’
- Replacing the implementation strategy in Clause 21.06-4, which refers to the Stage 1 study, with a new strategy that refers to implementing the Stage 2

Local planning policy

At present, Murrindindi Shire does not have a local heritage policy. The heritage places precincts identified by Stage Two will require specific management policies, which may include permit exemptions from the general provisions of the heritage overlay as well as development guidelines.

Appendix E contains the proposed new heritage local policy. This policy applies the SPPF provisions relating to heritage in Clause 21.03 to local circumstances, and builds on the MSS objectives and strategies identified in Clause 21.06-3, which identifies the protection and recognition of sites and structures of heritage significance as a key objective. Like other local policies, the purpose of the heritage local policy will be to guide discretion: it will help applicant and the community understand how a proposal will be considered and what will influence decision making.

Clause 21.04 – House lot excision

This existing policy aims to provide direction for considering an application to excise an existing dwelling from a larger rural lot in order to control ‘de facto’ rural living subdivision and avoid impacts on productive farming land. A number of early homesteads and rural outbuildings have been identified by the heritage study and, in some circumstances, it may be appropriate to allow excisions of these buildings if this is the only way of ensuring the future conservation of the place (for example, if the owner of the property wishes to build a new house or no longer has a use for the original building).

Appendix E shows the proposed changes to the policy basis, and a new objective and policy guideline.

Incorporated document – Permit exemptions

In order to reduce potentially unnecessary permit applications for various types of development, a permit exemptions policy has been prepared that exempt certain types of development from the need for permit under the heritage overlay – please refer to Appendix F. At present, this is the only method of providing an exemption to the HO control. The incorporated plan sets out permit exemptions for certain types of buildings and works that are unlikely to impact upon the significance of heritage places and precincts. In this case, specific exemptions apply depending on whether it is an

individually significant place or part of a precinct, and according to the zoning of the land.

For example, the Alexandra precinct in within the Business 1 zone, which already requires a permit for all new buildings and works, hence the application of the heritage overlay will not result in an additional level of control for new buildings and work and therefore does not need an exemption.

This approach has been used successfully at Wellington Shire, Latrobe City and Darebin City, where it has been implemented via planning scheme amendments (Amendment C26 Part 2, Amendment C14 and Amendment C68, respectively). In each case, the inclusion of the permit exemptions documents was considered to be a factor in reducing potential opposition to the introduction of heritage controls, particularly within precinct areas. The use of the incorporated documents was supported by the independent panels appointed in each case.

3.6 Corrections and Amendments to Heritage Overlay

As a result of investigation carried out for preparation of guidelines for the Yea High Street Precinct (HO9), several errors in the existing HO Schedule and maps for places within the precinct were noted. Moreover, several places just outside the precinct boundaries were found to be thematically consistent with the precinct itself, so extension of the boundaries is also recommended.

In addition, it was confirmed that the current mapping and address for HO5 – St Luke’s Anglican Church is incorrect, as does not cover the church (but the rectory instead). And, as a result of a full assessment, it was found that the church hall is of local heritage significance and should be protected as well.

3.6.1 Corrections to existing Heritage Overlays

This table lists the amendments that should be made to correct errors with the listing of individual places within the Yea High Street precinct in the existing HO Schedule.

Address	Place (as listed in HO Schedule)	Comments
25-7 High Street	HO6 – Yea Shire Hall Building, 9 High Street	Incorrect address on HO schedule and incorrect location (and shape) of polygon on HO map. Should also be Interior Controls. Should be listed as Yea Shire Hall, 25-7 High Street, Yea
High Street	HO8 – Yea Post Office, The Semi Circle	Incorrect shape of polygon on HO map – should apply to whole of post office site.
High Street	HO9 – Yea High Street, Streetscape	There are a number of significant mature trees at individual properties within the precinct (noted in the conservation guidelines table, above), which should be protected by the addition of Tree Controls
34 High Street	HO11 – ‘WestPac Bank, Yea’	Incorrect location (and shape) of polygon on HO map. No longer serves as Westpac Bank, should be renamed on HO schedule, including address as: ‘Commercial Bank of Australia (former), 34 High Street, Yea’
1-5 Pellissier Street	HO5 – St Lukes Church, 11 Pelissier Street Yea	Incorrect scope: the Church and Church Hall are of heritage significance, while the Rectory is contributory to the complex. All three buildings should be covered by the HO. Incorrect address: the Church is No 1, the Church Hall is No 3, and the Rectory is No 5.

Incorrect mapping – the current polygon is roughly over the Rectory only. All three allotments (1-5 Pelissier St) should be covered by the HO in their entirety.

3.6.2 Recommended extension to HO9

This table lists the places that should be included within the proposed extension to HO9 shown below.

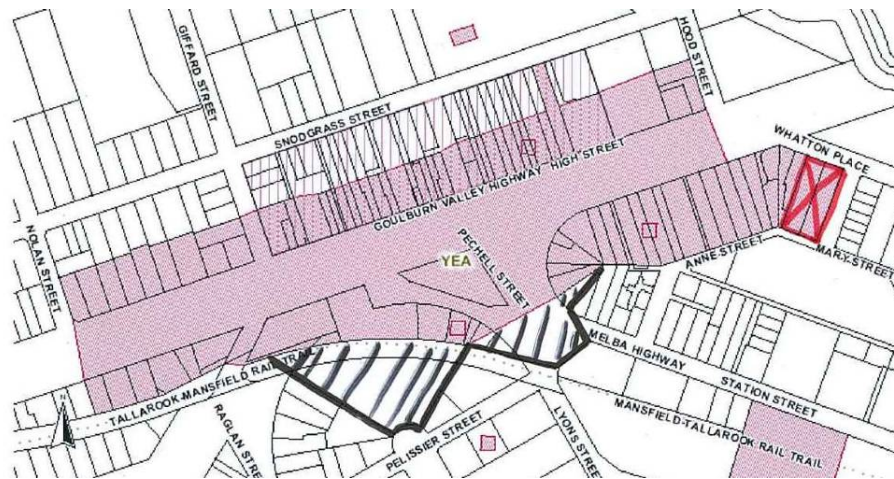


Figure 1. On the map above the proposed precinct extensions are shown cross-hatched, while the area to excise is shown crossed out.

Address	Place description	Comments
7 The Crescent	'Abundance' - Victorian weatherboard shop, retains original arched shop windows and entrance door. Verandah is a replacement and the rear residence has been altered. Two mature deciduous trees.	The 19 th -century shop front is rare (only Marmalade's/Purcell's General Store at 20 High St, and Lee Gow's in 7 Station St have retained similar in Yea) and the building fits the strong 19 th -century and early 20 th -century commercial development theme of the High Street precinct. Trees are contributory.
5 The Semicircle	c1910 intact Queen Anne weatherboard house, very intact (window hood, bullnose verandah with timber valance and turned timber posts, decorative half-timbering to gable and verandah ends, picket fence)	As the High Street precinct encompasses both the commercial core and late 19 th to early 20 th -century residential areas at the edges, this house fits the second theme, is an intact and good example of its type, and as such the boundary should be extended to include it as part of The Semicircle streetscape.
7 The Semicircle	1920s weatherboard house, altered (only partly in precinct)	While not an individually significant house, it fits within the theme of late 19 th to early 20 th -century residential areas in the High Street precinct, and as such should be included as a whole.
Station & Lyons streets	Reserve - Boer War & World War I memorial granite cenotaph, heavy gun, and 4 mature Canary Island Palms	Very important civic and social monument that should be recognised and protected.
Pioneer Reserve	Yea State School No 699, former – first section is 19 th -century red brick, plus large early 20 th -century weatherboard extension, some intact interiors.	A very important community building which should be protected. Its proximity to the High Street precinct make its inclusion a natural step, though it may warrant an individual HO with Interior Controls (this would require a detailed inspection). Unsympathetic alter alterations: front verandah/carport which blocks entry fanlight; brick

Address	Place description	Comments
		toilet block on façade; heavy metal screens on window exteriors.

In addition, it is recommended that 3-5 Whatton Street be removed from the extent of the precinct, as the contributory house at that address burnt down in 2010.

3.7 Yea High Street Specific Conservation Guidelines

The following table contains specific conservation guidelines for significant and contributory buildings and trees within the current boundaries of the Yea High Street Precinct (HO9) based on a detailed inspection of the street frontages undertaken on 8 July 2008. The actions set out in the table are not mandatory and it is not intended that they must be carried out by owners. Instead, they are intended to serve as guidance for Council staff when evaluating planning applications, as the actions noted below are desirable in terms of conserving or revealing the significance of places within the precinct. The most significant and intact features of each of the buildings are also noted in the table. It is highly desirable that these features be conserved.

In cases where there are no specific guidelines for a building or tree, reference can be made to the Yea High Street Heritage Guidelines, found in Appendix H.

High Street streetscape – South side

Place	Significant features	Specific guidelines
Whatton Place		
'The Little Oak' (House) 1 Whatton Pl	Simple weatherboard Victorian house. Intact except: new roofing iron, verandah frieze replaced in timber (could be an early change). Sympathetic (but not original) front fence.	None specified – See General guidelines
House 2 Whatton Pl	Edwardian weatherboard house with projecting front gable with decorative features (verandah valance, bargeboard, etc.)	Repair/replacement of gutters; Repair of bargeboard (minimal replacement of fabric); Replace unsympathetic recent windows on south side with one-over-one sash windows like those on facade. Repair/construct new front fence using surviving pickets as a guide.
House & trees 3-5 Whatton Pl	Very early weatherboard cottage, fair to poor condition. Significant trees: Australian Fan Palm (<i>Cordyline australis</i>) and two mature deciduous trees behind house	This house burnt down in 2010. As it is at the edge of the precinct, it is recommended that this property be removed from its extent.
High Street – south side		
House 5 High St	1920s weatherboard house NB: original appearance thought to be similar to No. 7. The neo-Victorian decorative accretions	The removal of neo-Victorian elements is desirable, but not essential.

Place	Significant features	Specific guidelines
	(finials, cricket-bat moulds to corners, verandah frieze, window hood, windows with sidelights, lych gate) are not appropriate to the style of the house	
House 7 High St	1920s weatherboard house with early picket fence. Verandah floor has been concreted. House in fair condition.	Replace concreted part of verandah floor with timbers; Repair gutter; Repair/splice timber bases to verandah posts; Repair or replace front picket fence in kind.
Tartan Motel & tree 19 High St	Motel building is not significant. Significant trees: Mature Australian Fan Palm (<i>Cordyline australis</i>) at rear	None specified – see Tree Guidelines.
House, shop & tree 23A-B High St	1920s fibro house and brick shop Significant trees: Mature Pinus Radiata at rear (or possibly at No. 21).	<p>House</p> <p>Remove off-centre window from front gable; Replace aluminium windows; Replace bullnose verandah on pipe supports with timber skillion verandah (similar to No. 7), Remove masonite cladding, Undertake regular painting of timber elements.</p> <p>Shop</p> <p>Remove paint from façade bricks by non-abrasive method; removal of hoarding covering centre of parapet; patch missing tiles on walls with similar; replace front windows to match those in entry. Shop, retain: tiles to lower walls and floor of entry, entry door, transoms (frame and glass), pressed metal entry ceiling, window frame in entry.</p>
House and shop 25 High St	Victorian weatherboard house and c.1950s shop - shop was added to house in c1950s (not visible in a Rose Series view of the Shire Hall of the 1940s, held by State Library of Victoria).	<p>Replace metal front fence with something lower and more transparent.</p> <p>House</p> <p>Reconstruct front verandah on the basis of historic evidence (see image of ‘Shire Hall, Yea’ by Rose Stereograph Co on State Library website); Remove enclosure around front door.</p> <p>Shop</p> <p>Remove metal panel from parapet.</p>

Place	Significant features	Specific guidelines
Yea Shire Hall 27 High St	The whole of the Yea Shire Hall (former) including its interior	Reinstate a more appropriate colour scheme that picks out the details, ideally based on paint scrapes or historical records (for example a c1920s photo held by Murrindindi Library Service).
Carter's Fruit & Veg (formerly Palais Tea Rooms) 29 High St	Victorian/Interwar shops	Reinstate early configuration of verandah and parapet (did not reach to east side, see undated photo of 'Shire Hall, Yea' on State Library Website); Replace pipes supporting verandah with appropriate timber posts.
Beaufort Manor 113 High St	Two-storey brick Victorian house, sympathetic new verandah, two modern brick additions	Encourage replacement of fence with a more accurate reproduction, removal of sloppy brick pointing and replacement of inappropriate salvaged windows and doors to rear bar addition.
House 117 High St	Weatherboard Victorian house. Very intact, including verandah roofing iron and timber valance. Roof of main house has been replaced in-kind.	None specified – See General Guidelines
House 119 High St	Weatherboard California Bungalow	Replace front fence with a more sympathetic one (e.g., timber posts with crimped wire)
The Crescent		
House 1 The Crescent	Weatherboard & pebble California Bungalow	Reaffix loose pebbles and those that have fallen off; replacement where pebbles are missing. (NB: appear to be quartz pebbles from a local source as they are also seen on the chimney of No. 5 The Crescent and the Hume & Hovell Monument.)
Shops 3-4 The Crescent	Two Interwar shops with weatherboard sides and brick fronts 'Number 4' – intact shopfront with tiles, transoms, window frames, entry door. Verandah is modern. 'Yea Computers' – retains 1920s box window on side.	'Number 4' Undertake patching where tiles missing with similar; Remove sheet metal from parapet; removal of paint from bricks by non-abrasive means; Paint weatherboards. 'Yea Computers' Replace unsympathetic front window; Remove paint from brick by non-abrasive means.
House 5 The Crescent	1930s brick house with pebble detail to chimney and original 'hit-and-miss' brick front fence. House and fence very intact	None specified – See General Guidelines
Memorial Reserve (south end)	Hume & Hovell Monument	Move concrete trough to the side so it is not obscuring the monument

Place	Significant features	Specific guidelines
Fountain Reserve (north side)	Fountain	Remove current bluestone base around fountain to reinstate lower basin shown in Rose Series postcard 'The Gardens, Yea', found on the State Library website.
The Semicircle		
House 7 The Semicircle	1920s weatherboard house (only partly in precinct)	Remove sliding aluminium doors, replace with smaller window (preferably based on historic photo).
Yea Post Office 9 The Semicircle	A nineteenth century brick post office (HO8)	Remove unsympathetic elements - the metal garages, light over entry, PO boxes - if future use allows.

High Street Streetscape – North side

Place	Significant features	Specific guidelines
Hood Street		
Former Police Stables 1 Hood St	Interwar weatherboard stables at back of modern police station Note: modern police station is not contributory.	Move rear fence as it is too close for stables to be painted. Maintain and regularly paint weatherboards. Replace rear vents/windows (now blocked up). Replace unsympathetic roller doors with timber double doors.

High Street		
Police Station 4 High St	19 th -century Police Station, with modern rear extension Intact, except for missing verandah frieze.	None specified – see General Guidelines
Hotel 18 High St	Country Club Hotel – large 19 th -century hotel with 1920s front-verandah extension The 1920s double-storey verandah is intact, apart from upper balustrade (see c1920 photo held by Murrindindi Library Service). Remnants of a single-storey verandah on east side. 19 th -century windows survive on east side and first floor.	None specified – see General Guidelines
Shop 20 High St	Marmalade's (former Purcell's General Store), HO4 Intact 1887 store, including shopfront.	None specified – on VHR
Shop 32 High St	Chinese Restaurant – appears to be an early, red-brick shop, but obscured by later accretions	Remove metal cladding to parapet. Investigate its age and significance if works are proposed.

Place	Significant features	Specific guidelines
Bank 34 High St	Westpac (former CBA), two-storey brick Federation bank, HO11	Replace unsympathetic entrance doors, based on historic documentation (photo, drawings), if possible.
Shops 36A-B High St	Pair of Interwar shops (shop & Yea Chronicle), brick front with weatherboard sides, intact shopfronts and entry doors (NB: the Yea Chronicle Printing Office shown in same location in c1910 photo on Museum Victoria website, so this could be an Interwar façade on an earlier building.)	Remove paint from front bricks by non-abrasive means. Remove paint from transom windows to shopfronts. Remove sheet-metal infill from two openings in parapet. Replace pipes supporting verandah with timber posts.
Former Bakery Rear 36-38 High Street	Two storey brick building	None specified – see General Guidelines
Shop & Tree 40 High St	‘Bag A Bargain’, 19 th -century shop Significant trees: Mature deciduous tree at rear.	Remove metal sheet to lower part of parapet. Reinstate 19 th -century verandah, and windows in an appropriate configuration (see c1910 photo of High St, Yea on Museum Victoria website).
Shop & Tree 44 High St	Bakery – Interwar red-brick shop Significant trees: Mature conifer at rear.	Remove paint from bricks by non-abrasive means. Replace verandah with more appropriate version (not cantilevered).
Bank 48 High St	Commonwealth Bank, 1920s two-storey bank with rear residence, recent addition to east side	Reinstate brick wall and detailing lost when ATM is removed.
Shop 60 High St	‘Your Wardrobe’ shop Intact shopfront	Remove hoarding obscuring parapet.
Shop 62 High St	‘Yea Meat Supply’ – 1950s butcher’s shop Intact with ribbed-glass transoms, plate-glass window with crazy paving below it, and crazy-paving tilted entry wall.	Replace neo-Victorian bullnose verandah with more appropriate style (eg, cantilevered).
Hotel 64 High St	Grand Central Hotel, 19 th -century hotel with double-storey front verandah with cast-iron details Early 20 th -century titled dado is also significant.	Replace 3 neo-Victorian doors with leadlights with doors similar to original based on historic evidence Remove small extension to west side of façade. Make the unsympathetic Bottle Mart less obtrusive.
Shop 74 High St	Newsagent’s, Interwar shop Intact, with high ruled-render parapet, intact shopfront with tiled dado, copper-framed windows and transoms, bullnose verandah	None specified – see General Guidelines

Place	Significant features	Specific guidelines
Shop 76 High St	Stockfeed, red-brick shop May be an Interwar shop, but shopfront replaced c1950s and parapet covered with sheet metal.	Carry out further investigation before any works are carried out.
Shops 84-86 High St	Pair of Interwar shops with weatherboard sides Intact shopfronts, including bronze window frames and tiled dado.	Remove sheet-metal cladding to parapet. Replace missing tile with similar. Uncover transom windows. Remove concrete block cladding from east elevation.
Hotel 88 High St	Royal Mail Hotel, two-storey Victorian brick hotel with major Interwar renovation 19 th -century fabric, including arched windows and doors to ground floor, ruled render; Interwar fabric, including verandah (with pressed metal ceiling), first floor façade (windows, end gables), chimneys.	Remove paint from brick verandah piers and upper wall of façade by non-abrasive means.
Shops 92 & 94 High St	92 – Bookshop & 94 – Sole Train Shoes – Interwar shop building under continuation of Royal Mail Verandah 92: early shopfront and door. 94: highly intact Interwar shopfront (including leadlight transoms, plate-glass windows in metal frames, mirrors, tiled dado, double entrance doors, tiled entry floor, internal translucent glass enclosure behind display windows), skylight lantern.	Remove paint from brick verandah piers, Streamlined Moderne parapet, and around #92 shopfront by non-abrasive means. Investigate original finish to metal shop window frames of #94 (now painted silver, originally bronze?).
Former house 96 High St	Hocus Pocus – 19 th -century gable-fronted weatherboard house converted to a shop Retains original front windows and panelled door.	Remove modern aluminium ‘lace’ brackets from verandah. Reconstruct a more accurate verandah if early photos can be found (though the present one is sympathetic).
Servo & Tree 100 High St	Yea Car Care (NW corner) – servo While most of the service station is modern and non-contributory, it appears to have an Interwar fibro gabled building at its core. Significant trees: Mature conifer at rear.	Investigate the history (and intactness) of fibro building before any works affecting it are carried out.
Trees 104 High Street	House not significant Significant trees: Weeping elm (<i>Ulmus glabra Camperdownii</i>) in front of house and mature deciduous tree behind house.	None specified – see Tree Guidelines

Place	Significant features	Specific guidelines
House 106 High St	Victorian house built in two stages – 1 st : gabled weatherboard cottage with concave-roofed verandah; 2 nd : Italianate hipped-roofed section with canted bay window, arched sash windows, bracketed eaves, ashlar-look cladding to front	Remove paint from brick chimneys by non-abrasive means. Remove modern (metal?) cladding to west gable end. Replace modern windows on west elevation with timber sashes. Reinstate verandah brackets if documentary evidence of their form can be found.
House & Trees 108 High St	Weatherboard California Bungalow with rendered porch piers Very intact, including original front fence. Significant trees: Overgrown Lilly Pilly or Photinia hedge at front and mature deciduous tree at rear.	Maintain and repaint house and front fence.
House 112 High St	Rumah Cinta - Ruled render Victorian house with parapeted end wall, may have been two residences (has two intact front doors with flashed-glass sidelights)	Reinstate timber capitals to verandah posts. Remove carport on east side. Remove unpainted weatherboard cladding to east end.
House & Trees 116 High St	Large Queen Anne weatherboard house (ashlar-look cladding to façade, decorative cross-bracing in apex of projecting gabled bay). Very intact. Significant trees: Mature peppercorn trees (schinus molle) at rear of house (NB: could be behind No. 114).	Remove paint from brick chimneys by non-abrasive means. Replace missing section of cast-iron verandah valance at side with identical.

4 RECOMMENDATIONS

4.1 Introduction

This section provides key recommendations of this part of the Study, which are considered to be fundamental to the achievement of an effective heritage strategy for the municipality. They are:

- The adoption of the *Murrindindi Shire Heritage Study Stage 2, 2011* by the Shire of Murrindindi.
- The implementation of the *Murrindindi Shire Heritage Study Stage 2, 2011* by the Shire of Murrindindi.

4.2 Adoption of Study

It is recommended that Murrindindi Shire Council formally adopts the *Murrindindi Shire Heritage Study, Stage 2, 2011*, which comprises:

- Volume 1 – Thematic environmental history (revised), 2011
- Volume 2 - Key Findings and Recommendations, 2011 (this report)
- Volume 3 – Heritage Place & Precinct Citations, 2011.

4.3 Implementation of Study

Planning scheme amendment

It is recommended that Murrindindi Shire Council implements the findings of this report by preparing an amendment to the Murrindindi Planning Scheme that will:

- Add the 79 places assessed as being of local significance listed in Appendix A.1 to the Heritage Overlay of the Murrindindi Planning Scheme with the schedule entries shown in Appendix D. In addition to the general planning permit requirements of Clause 43.01, specific controls have been applied in accordance with VPP Practice Note: *Applying the Heritage Overlay* as follows:
 - External painting or interior controls for places where the colour scheme or interior is an integral part of the significance of the place.
 - Tree controls for places that have identified significant trees, e.g., avenues of honour.
 - Outbuilding and fence controls where an early or original outbuilding or fence survives which contributes to the significance of the place.

The extent of registration is usually the whole of the site as defined by the property boundaries unless a reduced or different boundary is described.

- Add the five precincts assessed as being of local significance listed in Appendix A.2 to the Heritage Overlay of the Murrindindi Planning Scheme with the schedule entries shown in Appendix D. The extent of registration is the whole of the precinct as shown on the precinct plan. The precinct plan identifies significant, contributory and non-contributory places.

- Make changes to the Local Planning Policy Framework, set out in Appendix E. This will update Clauses 21.03, 21.06 and 22.01-4 and introduce a new heritage policy as Clause 21.05.
- Add a Murrindindi Heritage Places incorporated documents setting out permit exemptions as shown in Appendix F.

Victorian Heritage Register nomination

It is recommended that Murrindindi Shire Council nominates the following places to the Heritage Council for inclusion on the Victorian Heritage Register (VHR). A separate consultation process with the owners of these places is recommended, as they are only aware that their properties are likely to be recommended to the local Heritage Overlay.

- The former Cathkin Post Office
- Dropmore Homestead
- Eildon Dam
- St Fillan Farm, Narbethong
- Kerrisdale Station together with Kerrisdale Race Paddock and Sheepwash Lagoon, Strath Creek
- Chase Farm dairy, Strath Creek
- Niagaroon Station Woolshed, Whanregarwen
- Yea Dairy Company Building

(These places are also included on the list of places to be included on the Heritage Overlay, in the case they do not make it onto the VHR.)

4.4 Archaeological assessment of Tallarook-Mansfield (Alexandra) rail reserve

As a means of insuring against inadvertent destruction of any potential archaeological deposits, it is recommended that Murrindindi Shire Council commission a comprehensive research and field assessment project to identify and document the broad range of archaeological sites which relate to the former railway. This information could also be used to assist in the protection of archaeological assets, as well as to provide valuable information to be used in interpretive and educational programs.

A first stage of this work should comprise examination of the Victorian Railway plans for the Tallarook to Alexandra Rd of the line, followed by field survey to assess their accuracy and the survival of the recorded features.

4.5 Further assessment of places and precincts

It is recommended that Murrindindi Council seek funding to complete the assessment of places of potential significance listed in Appendix G.

REFERENCES

- Context Pty Ltd, *Murrindindi Shire Heritage Study Stage 1, Vol 1-2*, 2006.
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Applying the Heritage Overlay*
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Format of Municipal Strategic Statements*
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Incorporated and Reference Documents*
- Department of Sustainability and Environment, (1999) VPP Practice Note. *Writing a Local Planning Policy*
- Australia ICOMOS *Charter for the Conservation of Places of Cultural Heritage Significance* (the Burra Charter) (1999)

GLOSSARY

Cultural significance	<p><i>Cultural significance</i> means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p>Cultural significance is embodied in the <i>place</i> itself, its <i>fabric, setting, use associations, meanings, records, related places and related objects</i>.</p>
Conservation	<p><i>Conservation</i> means all the processes of looking after a place so as to retain its <i>cultural significance</i>.</p>
Burra Charter	<p>The <i>Burra Charter</i> is the short name given to the <i>Australia ICOMOS Charter for Places of Cultural Significance</i>, which was developed by Australia ICOMOS at a meeting in 1979 in the historic South Australian mining town of Burra. It is now widely accepted as the basis for cultural heritage management in Australia.</p> <p>The Burra Charter may be applied to a wide range of places - an archaeological site, a town, building or landscape and defines various terms and identifies principles and procedures that must be observed in conservation work.</p> <p>Although the Burra Charter was drafted by heritage professionals, anyone involved in the care of heritage items and places may use it to guide conservation policy and practice.</p>
ICOMOS	<p><i>ICOMOS</i> (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation and is closely linked to UNESCO.</p>
LHPD	<p><i>Local Heritage Places Database</i> is an electronic database developed by Heritage Victoria that contains citation records for places of cultural heritage significance.</p>
Place	<p><i>Place</i> means site, area, land, landscape, building or other work, group of building or other work, and may include components, contents, spaces and views.</p>
Post contact	<p><i>Post-contact</i> means the period after first contact between indigenous and non-indigenous (sometimes referred to as 'European') individuals or communities.</p>
RNE criteria	<p>The <i>Register of the National Estate (RNE) criteria</i> are used to assess whether a place has significant cultural heritage values.</p>

APPENDIX A – PLACES ASSESSED BY STUDY

The ID numbers listed below refer to Heritage Victoria's Hermes database.

A.1 Local significance – Individual places recommended for HO

Note: Places shown in *italics* are also considered to be of potential State significance, as well as local significance. Places that have been destroyed or otherwise removed since 2008 have been ~~crossed out~~.

No.	Place	Street	Locality	Hermes ID
1.	Breakaway Bridge	Breakaway Road & Hobans Road	Acheron	29530
2.	Oddfellows' Hall (former)	174 Grant Street	Alexandra	29726
3.	Summerview	199 Binns - McCrae Road	Alexandra	29826
	Oak (<i>Quercus</i> sp.)	20 Webster Street	Alexandra	
4.	Albert Edward Masonic Lodge No 59	24 Webster Street	Alexandra	29561
5.	The Mount, former	2456 Goulburn Valley Highway	Alexandra	29683
6.	House	27 Perkins Street	Alexandra	29559
7.	House	28 Grant Street	Alexandra	29827
8.	Princess Alexandra Statue	33 Perkins Street	Alexandra	29508
9.	St John's Anglican Church & Organ, Hall and Rectory	39 Downey Street	Alexandra	29507
10.	Athlone, former	6 Johnston Street	Alexandra	29667
11.	Dove Cottage	6 Paynes Avenue	Alexandra	29690
12.	House and stables	66 to 68 Nihil Street	Alexandra	29668
13.	Alexandra Dairy Company building	9 Downey Street	Alexandra	29556
14.	St Thomas' Church of England	2275 Maroondah Highway	Buxton	29872
15.	Acheron Park	2335 Maroondah Highway	Buxton	45169
16.	Cathkin (Molesworth) Cemetery	Cremona Road	Cathkin	29565
17.	Cathkin Hotel and <i>Cathkin Post Office (former)</i>	<i>20 Maroondah Link Highway</i>	<i>Cathkin</i>	<i>29532</i>
18.	Cremona Bridge	36 Ridds Road	Cathkin	29706
19.	Caveat Church and Grotto	479 Caveat-Dropmore Road	Caveat	29592
20.	<i>Dropmore Homestead</i>	<i>1320 Caveat-Dropmore Road</i>	<i>Dropmore</i>	<i>29585</i>
21.	<i>Eildon Dam</i>	<i>Goulburn Valley Highway</i>	<i>Eildon</i>	<i>29492</i>
22.	Harris House, former	28 Centre Avenue	Eildon	45168
23.	Juverna	816 Back Eildon Road	Eildon	29699

No.	Place	Street	Locality	Hermes ID
24.	Topsy Vale Barn	147 Parsons Lane	Fawcett	29728
25.	Elderslie	573 Spring Creek Road	Fawcett	29671
26.	Old Silo and Rabbiter's Hut	640 Spring Creek Road	Fawcett	29665
27.	Log Cabin	825 Spring Creek Road	Fawcett	29673
28.	Switzerland Station	324 Switzerland Road	Ghin Ghin	29576
29.	Switzerland Station Burial Ground	324 Switzerland Road	Ghin Ghin	29670
30.	Glenside	447 Ghin Ghin Road	Ghin Ghin	29844
31.	Glenburn Primary School No 3344, former	3873 Melba Highway	Glenburn	162727
32.	Crathie	1 Frees Road	Gobur	29823
33.	Allen Homestead (former)	1095 Yarck Road	Gobur	29693
34.	Kanumbra School, former	276 Kanumbra - Gobur Road	Gobur	29695
35.	Gobur Cemetery	near 870 Yarck - Gobur Road	Gobur	29708
36.	St Bee's and Old Kanumbra Estate Woolshed	7262 Maroondah Highway	Kanumbra	29713
37.	Kanumbra St Paul's Church of England and Methodist Church (former)	7390 to 7392 Maroondah Highway	Kanumbra	29697
38.	National Park Hotel	28 Whittlesea - Kinglake Road	Kinglake	29772
39.	Kinglake State School No 2188, former and Kinglake Post Office, former	6 McMahons Road	Kinglake	29619
40.	Eothen Residence	3005 Heidelberg-Kinglake Road	Kinglake	29651
41.	Kinglake West Uniting Church	1050 Whittlesea-Kinglake Road	Kinglake West	29548
42.	Fairview Park	5759 to 5764 Maroondah Highway	Koriella	29537
43.	Limestone Avenue of Honour	Langs Road (at Limestone Road)	Limestone	45184
44.	Wilks Creek Bridge abutments	Marysville Road cnr Triangle Road, N side	Marysville	29504
	Police Office (former)	Marysville Street (Gallipoli Park)	Marysville	
45.	Oak Avenue	Murchison Street (between Lyell Street and river)	Marysville	29554
46.	Marysville War Memorial	1 Murchison Street (in road reserve), cnr Woods Point Rd	Marysville	29851
	Christ Church (Anglican)	1139 Buxton - Marysville Road	Marysville	
47.	Crossways Country Inn	4 Woods Point Road	Marysville	29841
48.	Balham Hill	1599 Whanregarwen Road	Molesworth	29563

No.	Place	Street	Locality	Hermes ID
49.	Molesworth Hall	4355 Goulburn Valley Highway	Molesworth	29541
50.	Christ Church	4559 Goulburn Valley Highway	Molesworth	29544
51.	<i>St Fillan Farm</i>	<i>723 Maroondah Highway</i>	<i>Narbethong</i>	<i>29522</i>
52.	<i>Kerrisdale Race Paddock and Lagoon</i>	<i>1105 King Parrot Creek Road</i>	<i>Strath Creek</i>	<i>29746</i>
53.	Hume & Hovell Cairn	1204 King Parrot Creek Road	Strath Creek	29570
54.	Flowerdale Estate	2261 to 2285 Broadford-Flowerdale Road	Strath Creek	29510
55.	Public Hall	4 Ferguson Street	Strath Creek	29744
56.	War Memorial	4 Ferguson Street	Strath Creek	29745
57.	<i>Chase Farm</i>	<i>23 to 55 Upper King Parrot Creek Road</i>	<i>Strath Creek</i>	<i>29736</i>
58.	Uniting Church	5 Fitzgerald Street	Strath Creek	29513
59.	<i>Kerrisdale Station</i>	<i>852 to 880 King Parrot Creek Road</i>	<i>Strath Creek</i>	<i>29571</i>
60.	Taggerty House	2741 Maroondah Highway	Taggerty	29879
	Fairfield Farm barn	3256 Maroondah Highway	Taggerty	
61.	Mundroola, former	3370 Maroondah Highway	Taggerty	29877
62.	Taggerty Hall	5 Taggerty-Thornton Road	Taggerty	29839
63.	Bunya Pines at Acheron Station site	85 Robertsons Road	Taggerty	29882
64.	Eildon Park	1701 Goulburn Valley Highway	Thornton	29700
65.	Blondell Park	696 Back Eildon Road	Thornton	45153
66.	Thornton State School No 1371	9 Back Eildon Road	Thornton	45155
67.	Singing Gardens at Arden	1694 Kinglake-Healesville Road	Toolangi	29647
68.	Cryptomeria japonica 'Elegans' at Toolangi State School No 3237	1756 Healesville-Kinglake Road	Toolangi	29524
69.	<i>Niagaroon Station Woolshed</i>	<i>4799 to 4849 Maroondah Highway</i>	<i>Whanregarwen</i>	<i>29887</i>
70.	Chaff House	87 Yarck Road, west side	Yarck	29771
71.	Old Yea Cemetery	Moyle Street, end	Yea	29813
72.	Rossmore Private Hospital (former)	11 Raglan Street	Yea	29574
73.	Duke of Clarence Masonic Lodge No 172	120B High Street	Yea	29790
74.	House	134 High Street	Yea	29789
75.	Scots' Presbyterian Church	31 Station Street	Yea	29795
76.	Sacred Heart Roman Catholic	9 The Parade	Yea	29573

No.	Place	Street	Locality	Hermes ID
	Church & Presbytery			
77.	Belvoir	9 Whatton Place	Yea	29837
78.	Cloney Grange	5784 Goulburn Valley Highway	Yea	45156
79.	<i>Yea Dairy Company building, former</i>	<i>70 Rattray Street</i>	<i>Yea</i>	<i>29503</i>

A.1a Potential State significance

No.	Place	Street	Locality	ID
1	Cathkin Post Office (former)	20 Maroondah Link Highway	Cathkin	100
2	Dropmore Homestead	1320 Caveat-Dropmore Road	Dropmore	29585
3	Eildon Dam	Goulburn Valley Highway	Eildon	29492
4	St Fillan Farm	723 Maroondah Highway	Narbethong	29522
5	Kerrisdale Station	852 to 880 King Parrot Creek Road	Strath Creek	29571
6	Kerrisdale Race Paddock and Sheepwash Lagoon	1105 King Parrot Creek Road	Strath Creek	29746
7	Chase Farm	23 to 55 Upper King Parrot Creek Road	Strath Creek	29736
8	Niagaroon Station Woolshed	4799 to 4849 Maroondah Highway	Whanregarwen	29887
9	<i>Yea Dairy Company building, former</i>	<i>70 Rattray Street</i>	<i>Yea</i>	<i>29503</i>

A.2 Local significance – Precincts recommended for HO

See precinct maps in Appendix B.

No.	Place	Street	Locality	Hermes ID
1	Alexandra Main Street Precinct	60-100 & 35-97 Grant Street	Alexandra	29896
	<i>Mia Mia Tea Shop (former)</i>	<i>79 to 81 Grant Street</i>	<i>Alexandra</i>	<i>29825</i>
	<i>Shop</i>	<i>63 Grant Street</i>	<i>Alexandra</i>	<i>29703</i>
	<i>Union Bank (former)</i>	<i>93 Grant Street</i>	<i>Alexandra</i>	<i>29483</i>
2	Yarck Township Precinct	6573-6607 & 6586-6608 Maroondah Highway	Yarck	29899
	<i>Oak Avenue</i>	<i>Maroondah Highway</i>	<i>Yarck</i>	<i>29819</i>
	<i>World War One Memorial</i>	<i>6608 Maroondah Highway</i>	<i>Yarck</i>	<i>29817</i>
	<i>Yarck General Store and Residence (former)</i>	<i>6606 Maroondah Highway</i>	<i>Yarck</i>	<i>29816</i>
	<i>Yarck Presbyterian Church and Hall, former</i>	<i>6592 Maroondah Highway</i>	<i>Yarck</i>	<i>29722</i>
	<i>Hume and Hovell Cairn</i>	<i>6592 Maroondah Highway</i>	<i>Yarck</i>	<i>29818</i>
	<i>Yarck Public Hall</i>	<i>583 Maroondah Highway</i>	<i>Yarck</i>	<i>29723</i>
3	Yea Station Street Precinct	7 to 35 Station Street	Yea	29898
	<i>Halletta</i>	<i>35 Station Street</i>	<i>Yea</i>	<i>29796</i>
	<i>Lee Gow's Restaurant, former</i>	<i>7 Station Street</i>	<i>Yea</i>	<i>29568</i>
	<i>Scots' Presbyterian Church</i>	<i>31 Station Street</i>	<i>Yea</i>	<i>29795</i>
	<i>Temperance Hall, former</i>	<i>15 Station Street</i>	<i>Yea</i>	<i>29792</i>
	<i>The Peppercorn Hotel</i>	<i>21 Station Street</i>	<i>Yea</i>	<i>29793</i>
	<i>Yea Primary School</i>	<i>23 Station Street</i>	<i>Yea</i>	<i>29794</i>
4	Yea The Parade precinct	1- 9, 31-35, 4-20 & 34-48 The Parade	Yea	45163
	<i>Leura</i>	<i>4 The Parade</i>	<i>Yea</i>	<i>29807</i>
	<i>Sacred Heart Roman Catholic Church & Presbytery</i>	<i>9 The Parade</i>	<i>Yea</i>	<i>29573</i>
	<i>House</i>	<i>44 The Parade</i>	<i>Yea</i>	<i>29810</i>
	<i>House</i>	<i>46 The Parade</i>	<i>Yea</i>	<i>29809</i>
5	Tallarook to Yea, to Mansfield, to Alexandra Railway precinct	Goulburn Valley Highway, Maroondah Highway	Varies	162646
	<i>Alexandra Railway Station</i>	<i>Station Street</i>	<i>Alexandra</i>	<i>HO22</i>
	<i>Railway Cuttings</i>	<i>Maroondah Highway</i>	<i>Alexandra</i>	<i>29701</i>

No.	Place	Street	Locality	Hermes ID
	<i>Station Master's House</i>	<i>19 Station Street</i>	<i>Alexandra</i>	<i>29680</i>
	<i>Timber railway bridges</i>	<i>Goulburn Valley Highway</i>	<i>Cathkin</i>	<i>29550</i>
	<i>Koriella Station Grounds</i>	<i>Maroondah Highway, cnr Spring Creek Road</i>	<i>Koriella</i>	<i>29676</i>
	<i>Cheviot Railway Station, former</i>	<i>Cheviot Road</i>	<i>Limestone</i>	<i>346</i>
	<i>Tallarook Mansfield Railway - Cheviot Tunnel structure and embankments</i>	<i>Cheviot Road</i>	<i>Limestone</i>	<i>HO7</i>
	<i>Molesworth Railway Station Grounds</i>	<i>Goulburn Valley Highway</i>	<i>Molesworth</i>	<i>29702</i>
	<i>Railway houses</i>	<i>35 & 41 Oliver Street</i>	<i>Yea</i>	<i>29798</i>
	<i>Yea Railway Station (former)</i>	<i>Station Street</i>	<i>Yea</i>	<i>HO2</i>

A.3 Places to be recorded

No.	Place	Street	Locality	Hermes ID
1	Catholic Church, former	5 Forbes Street	Strath Creek	29775
2	Strathmore	179 Falls Road	Strath Creek	29888
3	Camilla Cottage	140 High Street	Yea	29835

A.4 No action – already protected

No.	Place	Street	Locality	Hermes ID	Comments
1	Eucalyptus crenulata	Narbethong-Taggerty Road	Buxton	29525	Found to have primarily natural values and to be appropriately protected under the EPBC Act 1999 and Victorian Flora and Fauna Guarantee Act 1988 as a N.C.R.
2	House	3 Whatton Place	Yea	29873	In HO9 Yea High Street, Streetscape Precinct; burnt down in 2010

A.5 No action – Places of local interest

Note that four places recommended for the Heritage Overlay in 2008 have been added to this list as they were demolished or destroyed since that time (most by the 2009 bushfires).

No.	Place	Street	Locality	Hermes ID
1	House	26 Webster Street	Alexandra	29830
2	House	27 Grant Street	Alexandra	29710
3	Farm House	28 Old Fawcett Road	Alexandra	29814
4	Oak (<i>Quercus</i> sp.)	20 Webster Street	Alexandra	29689
5	Flora Vale farm complex	3597 Goulburn Valley Highway	Cathkin	29533
6	Ganger's House, former	4 Cathkin-Mansfield Road (Maroondah Link Highway)	Cathkin	29549
7	Listowel Valley	6088 Maroondah Highway	Cathkin	29853
8	Flowerdale Hotel	3325 to 3355 Whittlesea-Yea Road	Flowerdale	29854
9	Farmhouse	822 Kanumbra - Gobur Road	Gobur	29822
10	Lawrey House, former	117 McMahons Road	Kinglake	29633
11	Kinglake West Primary School No 3255	1045 Kinglake - Whittlesea Road	Kinglake West	29655
12	Christ Church (Anglican)	1139 Buxton - Marysville Road	Marysville	29605
13	Police Office (former)	Marysville Street (Gallipoli Park)	Marysville	29849
14	Lochaber	4196 Goulburn Valley Road	Molesworth	29534
15	Maroondah Highway, Black Spur	Maroondah Highway	Narbethong	29496
16	Balloch Park	801 to 803 King Parrot Creek Road	Strath Creek	29737
17	Fairfield Farm barn	3256 Maroondah Highway	Taggerty	29886
18	Thornton Public Hall (former)	1240 Goulburn Valley Highway	Thornton	29717
19	Dunedin	24 Lyons Street	Yea	29805
20	Yea Oliver Street Precinct*	2-56 to & 35, 41 Oliver Street	Yea	29897
21	Dunoon	5356 Yea - Whittlesea Road	Yea	29847

* Note: While Oliver Street has been found not to form a coherent precinct, the Railway Houses at 35 and 41 Oliver Street have been found to be contributory elements to the Tallarook – Mansfield/Alexandra Railway Precinct.

A.6 Not assessed (no access)

No.	Place	Street	Locality	Hermes ID
1	Kilbirnie Homestead	3915 Maroondah Highway	Acheron	29870
2	Turnbull's Homestead	59 Maroondah - Link Highway	Cathkin	29707
3	Slab Outbuildings	4702 Goulburn Valley Highway	Molesworth	29730
4	Webster House	16 North Street	Yea	29833

APPENDIX C – MAPPING OF INDIVIDUAL PLACES

For most individual places recommended for a Heritage Overlay, the recommended extent is the title boundaries. However, for some places, particularly in rural areas, the property can be quite large but the significant elements (e.g., a homestead, mature trees, outbuildings) are closely grouped together. In such circumstances, the recommended extent is a polygon which encompasses all the significant elements within a curtilage to retain their setting and context, as well as to regulate development (including subdivision) in close proximity to the significant elements. In this way the significant heritage elements of the place and their setting will be protected, and unnecessary control over non-significant elements will be avoided.

The properties for which smaller than cadastral boundaries have been recommended as the extent for a Heritage Overlay are the following.

No.	Place	Address	Locality
1.	Breakaway Bridge	Breakaway Road & Hobans Road	Acheron
2.	Oddfellows' Hall (former)	174 Grant Street	Alexandra
3.	The Mount, former	2456 Goulburn Valley Highway	Alexandra
4.	Princess Alexandra statue	33 Perkins St, Shiels Gardens	Alexandra
5.	House and stables	66-68 Nihil Street	Alexandra
6.	Acheron Park	2335 Maroondah Highway	Buxton
7.	Cremona Bridge, Goulburn River	36 Ridds Road	Cathkin
8.	Dropmore Homestead	1320 Caveat-Dropmore Road (cnr Nolans Road)	Dropmore
9.	Eildon Dam	Goulburn Valley Highway	Eildon
10.	Topsy Vale	147 Parsons Lane	Fawcett
11.	Old Silo and Rabbit's Hut	640 Spring Creek Road	Fawcett
12.	Log Cabin	825 Spring Creek Road	Fawcett
13.	Glenside	447 Ghin Ghin Road	Ghin Ghin
14.	Switzerland Station & Burial Ground	324 Switzerland Road	Ghin Ghin
15.	Crathie	1 Frees Road	Gobur
16.	Allen Homestead (former)	1095 Yarck Road	Gobur
17.	former Kanumbra State School No 1932	276 Kanumbra - Gobur Road	Gobur
18.	St Bee's and Old Kanumbra Estate Woolshed [2 maps]	7262 Maroondah Highway	Kanumbra
19.	Fairview Park	5759 to 5764 Maroondah Highway	Koriella
20.	Limestone Avenue of Honour	Langs Road (at Limestone Road)	Limestone

No.	Place	Address	Locality
21.	Oak Avenue	Murchison Street (between Lyell Street and river)	Marysville
22.	Marysville War Memorial	1 Murchison St	Marysville
23.	Wilks Creek Bridge	Near 176 Marysville Road	Marysville
24.	Balham Hill Homestead	1599 Whanregarwen Road	Molesworth
25.	St Fillan Farm	723 Maroondah Highway	Narbethong
26.	Chase Farm	55 Upper King Parrot Creek Road	Strath Creek
27.	Hume & Hovell Cairn	1204 King Parrot Creek Road	Strath Creek
28.	Flowerdale Estate	2261 to 2285 King Parrot Creek Road	Strath Creek
29.	War Memorial	4 Ferguson Street	Strath Creek
30.	Public Hall	4 Ferguson Street	Strath Creek
31.	Kerrisdale Station & Woolshed	852 & 880 King Parrot Creek Road	Strath Creek
32.	Kerrisdale Race Paddock and Sheepwash Lagoon	1105 King Parrot Creek Road	Strath Creek
33.	Taggerty House	2741 Maroondah Highway	Taggerty
34.	Bunya Pines at Acheron Station site	85 Robertsons Road	Taggerty
35.	Eildon Park, former	1701 Goulburn Valley Highway	Thornton
36.	<i>Cryptomeria japonica</i> 'Elegans' at Toolangi State School	1756 Healeaville-Kinglake Road	Toolangi
37.	Niagaroon Station Woolshed	4799 to 4849 Maroondah Hwy, cnr Whanregarwen Rd	Whanregarwen
38.	Chaff House	87 Yarck Road, west side	Yarck
39.	Cloney Grange	5784 Goulburn Valley Highway	Yea
40.	Yea Dairy Company building	13 Rattray Street	Yea

APPENDIX D – DRAFT HO SCHEDULE

APPENDIX E – LPPF CHANGES

Proposed changes to existing Murrindindi Planning Scheme clauses (21.03, 21.06, 22.01) are shown underlined in the existing text.

A new Heritage Policy (22.05) is also proposed.

E.1 Changes to Clause 21.03

21.03 ISSUES AFFECTING THE SHIRE

The key issues affecting the future development of the shire over the next 10-15 years are:

- Natural resource management: The environmental condition and ecological sustainability of the Goulburn-Broken Catchment based on the soil characteristics and water quality
- Agriculture: The need for the protection of areas of high quality agricultural land and the need to diversify the rural economy
- Timber: The expansion of the timber industry in conformity with both Federal and State government strategies seeking to treble the amount of land developed with timber plantations
- Proximity to Melbourne: Development pressures as a consequence of the proximity of the shire with the metropolitan area
- Settlement and infrastructure: The pollution of the environment, due to the lack of infrastructure provided to the smaller settlements and their proximity to drainage lines
- Rural residential development: Demand for rural residential development opportunities in proximity to settlements, including low density residential opportunities adjacent to townships with reticulated water and rural living opportunities nearby established townships
- Tourism: The protection of the environmental attributes such as National Trust classified landscapes, significant buildings and places that have significance in relation to the natural and social history of the area
- Environment: The protection of the natural environment from inappropriate development pressures and the availability of large areas of public land for recreational activities
- The identification, protection and conservation of places of cultural heritage significance
- Outdoor education: Promoting further investment in school camps and outdoor education facilities
- Aquaculture: The utilisation and protection of the unique environment suitable for aquaculture, particularly on the Goulburn River below the Eildon Weir
- Proximity to Lake Mountain Alpine Resort and Lake Eildon weir
- Rebuilding bushfire affected communities. The level of devastation of Marysville and surrounding communities necessitates commitment and support for the return of high quality, sustainable development.

E.2 Changes to Clause 21.06

21.06
14/01/2010
C25

TOURISM AND HERITAGE STRATEGIES

21.06-1
05/04/2006
C13

Context

The natural environment is critical to the future development of the tourist industry within the shire. Significant natural attributes include the popular national parks (Lake Eildon, Kinglake), state parks (Cathedral), the major river systems (Goulburn, Rubicon, Big, Yea, Murrindindi, King Parrot, Acheron), Lake Eildon, the alpine resort of Lake Mountain and the general rural environment. These attributes combine to provide a comprehensive and diverse tourist product.

The shire also has multiple highway access with the combination of the Melba, Maroondah and Goulburn Valley Highways and the Whittlesea-Yea Road. These major roads combine to provide excellent access into the region.

Eildon township, on the shore of Lake Eildon, and Marysville, near Lake Mountain Alpine Resort, are strategically located and have significant tourist features. These towns provide a range of accommodation and amenity provision opportunities.

The municipality is covered by the Goulburn Murray Waters Regional Tourism Development Plan.

The municipality has a diverse and colourful history and includes many sites and structure that are of heritage significance.

21.06-2
14/01/2010
C25

Issues

- Protection of National Trust listed landscapes
- Strip development along major highways and roads
- Need for a comprehensive heritage study
- Ensuring that the landscape and natural features that make the Murrindindi environment unique are not degraded or spoilt
- Proximity to Melbourne
- Tourism potential due to strategic location and natural environment
- Potential for further development of outdoor education based enterprises
- Rebuilding accommodation and tourist facilities in Marysville and the Triangle following the 7 February 2009 bushfires.

21.06-3
14/01/2010
C25

Strategies and objectives

- Develop policies and overlays that protect the major landscape features of the Shire
- Facilitate tourist uses and developments that are linked to the natural environment
- Develop thematic signage for all tourist establishments, venues and places of interest

- Protection and recognition of places of heritage significance based on the *Murrindindi Shire Heritage Study Stage 2 (Revised) 2011*
- Protection of water quality and environmental degradation in relation to new developments
- Facilitate recreational and tourism activities that attract tourists year round
- Implement the tourism recommendations of the Eildon Urban Design Framework, August 2003, Roberts Day 2009 Marysville and Triangle Urban Design Framework Report, September 2009 and Yea Urban Design Framework, August 2003
- Capitalise on the significant tourism and economic benefits provided by visitors to the municipality, including the potential for Yea to capitalise on its strategic location to capture passing trade

21.06-4
14/01/2010
C25

Implementation

The strategies and objectives will be implemented by:

- Applying the Rural Zone to rural land and protecting agricultural and environmental values through policies
- Utilising the Environmental Rural Zone for the Taylor Bay area
- Applying the Significant Landscape Overlay to land adjoining Lake Eildon, the Cathedral Range State Park and the Trawool Valley
- Applying the Significant Landscape Overlay to protect the visual quality of landscape identified by the National Trust around the Cathedral State Park and Trawool Valley
- Application of the Rural Siting and Design Guidelines policy to guide development away from ridgelines and the use of muted colours in rural areas
- Application of the Eildon Township Policy, the Yea Township Policy and the Marysville Business Area Policy to enhance tourism potential and provide tourism focus for the towns
- Applying the Heritage Overlay, the heritage local policy, and the HO permit exemptions incorporated plan to heritage places and precincts in accordance with the *Murrindindi Shire Heritage Study Stage 2 (Revised) 2011*
- Develop a tourism and promotion strategy that:
 - Examines links with all surrounding tourist regions
 - Examines future strategic plans for the Goulburn Valley, Melba, Maroondah and Hume Highways, and the Yea-Whittlesea Road
 - Develops the concept of a day/weekend circuit encompassing natural environment features and township areas along major roads and highways

E.3 Changes to 22.01-4

22.01-4 House lot excision

This policy applies to the Farming Zone.

Policy basis

House lot excisions refer to the subdivision of an existing dwelling from a larger rural lot. Subdivisions of this nature can be detrimental to the efficient operation of farming land if the subdivision does not relate to and is not required for the farming activity on the land. It is essential that any excision of an existing dwelling protects productive rural land and does not create a de facto 'rural living' subdivision. While generally discouraged in rural areas, the small lot subdivision of an existing house may in some circumstances assist the process of farm consolidation, or may assist in the conservation of a place covered by the Heritage Overlay.

Objectives

- Ensure that any excision of an existing dwelling protects and maintains the productive agricultural capacity of the land and general area
- Discourage the fragmentation of rural land into lots that are not capable of productive agricultural and rural use
- Ensure that small lot subdivisions do not prejudice primary production activities on the land or in the surrounding rural area
- Ensure that any new lot is provided with an adequate level and standard of infrastructure
- Provide an opportunity for an excision where this will support the conservation of a heritage place.

E.4 Local heritage policy (proposed Cl. 22.05)

22.05 HERITAGE POLICY

This policy applies to all land included within the Heritage Overlay.

Policy basis

This policy:

- applies the SPPF provisions relating to heritage in clause 15.03 to local circumstances; and
- builds on the MSS objectives and strategies identified in clause 21.06-3, which identifies the protection and recognition of sites and structures of heritage significance as a key objective.

Objectives

- To conserve the distinctive and often unique historic characteristics that contributes to the individual identity of communities within Murrindindi Shire and to the identity of the municipality as a whole.
- To ensure that the cultural significance of heritage places is not diminished by:
 - The loss of any fabric, which contributes to the significance of the heritage place or precinct.
 - Inappropriate new development.
- To promote the conservation of heritage places in accordance with the principles and procedures recommended by the *Burra Charter*.³
- To encourage a 'best practice' and more consistent approach to the conservation of heritage places that is based upon a clear understanding of the reasons for their significance.
- To encourage high quality contemporary design that becomes a valued addition to heritage places.

Policy

Definitions

The terms used in this policy are consistent with those defined by the *Burra Charter*. For the purposes of this policy, the following heritage place definitions apply:

- *Heritage Place*: A building (e.g., house, shop, factory etc), structure (e.g., memorial, bridge), features (e.g., mine shafts and mullock heaps, street gutters and paving), private

³ The 'Burra Charter' is the short title given to the *Australia ICOMOS Charter for Places of Cultural Significance*, which has been widely accepted and adopted as the standard for heritage conservation practice in Australia.

garden or public park, single tree or group of trees such as an avenue, group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or cultural heritage significance and its associated land.

- *Significant place:* A place (e.g., a building, structures, tree etc.) that has cultural heritage significance independent of its context. *Significant* places may also make a contribution to the significance of an area or precinct.
- *Contributory place:* A place or feature (e.g., buildings, structures, trees etc.) that contributes to the significance of an area or precinct.
- *Non-contributory place:* A place or feature (e.g., buildings, structures, trees etc.) that do not make a contribution to the significance of a Heritage Place. In some instances, a *Significant* place may be considered *Non-contributory* within a precinct. For example, an important Modernist house within a Victorian era precinct.

Exercising discretion

It is policy to:

- Conserve Significant and Contributory heritage places and in particular to, as appropriate:
 - support the maintenance and preservation of heritage places.
 - support the restoration or reconstruction of fabric where opportunities arise.
- Discourage the total demolition of Significant or Contributory heritage places unless it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
 - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of a Significant or Contributory place may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- Give preference to new development that, as appropriate, maintains and, where possible, enhances the setting of heritage places and the visual relationship between heritage places. This includes views of, and vistas to a heritage place from public places.
 - Encourage the removal of non-significant alterations or additions, particularly where this would assist in revealing the significance of the place.
 - Give preference to new development including alterations or additions to existing heritage places that, as appropriate:
 - Creatively interprets and responds positively to the historic context provided by the heritage place.

- Is visually recessive and compatible in terms of its scale, siting, design, form and materials with the historic character and significance of the heritage place (including any associated building, trees or other significant elements).
- Does not distort the historic evidence provided by heritage places by simply copying or reproducing historic styles or detailing.
- Responds positively to special features such as views, vistas, mature vegetation and landmarks.
- Includes landscaping that will enhance the historic cultural landscape character of a heritage place.
- Support the replacement of non-contributory buildings with new development that responds more positively to the historic context provided by any nearby heritage place.
- Conserve historic public realm features such as basalt gutters, unmade roadside verges and mature street trees.
- Give preference to subdivision that is:
 - compatible with the historic subdivision pattern found in an area, and/or
 - maintains significant fabric associated with a heritage place on a single lot.
- Give preference to advertising signs in traditional forms and locations on buildings, and that are limited in number.
- Support the maintenance and management of significant trees in a manner that ensure that they will survive in good condition according to their normally expected lifespan.
- Ensure that any future development, or changes in immediate environmental conditions, adjacent to a significant tree will not have a detrimental impact upon the integrity and condition of the tree.

Information requirements

It is policy that the following information may be required to support an application, as appropriate:

- A report prepared by a suitably qualified heritage consultant, which assesses the impact of the application upon the significance of the heritage place. This report should:
 - As part of the Site Analysis, describe the significant elements of the place having regard to the relevant heritage place citation and how these have been considered in the preparation of the application.
 - If the application includes demolition, an assessment of whether the fabric is significant and, if so, provides reasons why it is to be removed.
 - On the basis of the above, an assessment of how the application will affect the significance of the heritage place.

Note: A report may not be required if the works proposed are minor or in the opinion of the responsible authority are unlikely to have an adverse impact upon the heritage significance of the place. It is, however, possible that there may be significant fabric not specifically identified by an existing heritage study. Any additional fabric identified should be noted and assessed as part of the report.

- A Conservation Management Plan, heritage impact statement, or heritage report prepared in accordance with the *Burra Charter* for large or complex sites, or for major alteration or additions to or part or full demolition of places that are of individual significance, or for

any other application that the responsible authority considers to raise significant heritage issues.

- A report prepared by a suitably qualified consultant that assesses the structural condition of a heritage place and whether or not any defects can be repaired or mitigated.
- An archaeological survey and assessment prepared by a suitably qualified consultant, which assesses the impact of an application upon potential archaeological deposits on the site.
- A report prepared by a suitably qualified consultant, which assesses the impact of an application upon any significant trees.
- Where the trees or gardens on the site have been identified as significant, a landscaping plan prepared by a suitably qualified consultant, which demonstrates how landscaping on the site will respond to the cultural landscape character and setting of the heritage place.

Decision Guidelines

It is policy that before deciding on an application the responsible authority must consider, as appropriate:

- The significance of the heritage place or precinct and whether the proposed buildings or works will adversely affect the cultural significance of the heritage place or precinct.
- Whether the application has responded to the relevant design suggestions in *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications*.
- Whether the proposed buildings or works will assist in the short or long term conservation of the place by:
 - maintaining, protecting, restoring, repairing or stabilizing significant fabric.
 - supporting the continued original use of the building by enabling it to be upgraded to meet present day requirements and standards, including improved energy efficiency.
 - implementing works in accordance with a Conservation Management Plan that has been prepared to the satisfaction of the responsible authority and any other relevant organization.
 - allowing an alternative use when the original use of the building is no longer viable, or in accordance with a Conservation Management Plan.
- Whether the proposed buildings or works will have an adverse effect upon a significant tree, or any tree that contributes to the setting of a heritage place or precinct.

Policy references

- *Murrindindi Shire Stage Two Heritage Study (Revised) 2011*, Context Pty Ltd
- *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007)
- *Australia ICOMOS Charter for Places of Cultural Heritage Significance 1999* (the *Burra Charter*)

APPENDIX F – DRAFT INCORPORATED PLAN

Murrindindi Shire HO Permit Exemptions 2011

1 Application

This Incorporated Plan provides guidance to Murrindindi Shire Council and the community in the preparation and assessment of planning permit applications required by the Heritage Overlay (HO) within the Murrindindi Planning Scheme.

This incorporated plan sets out the permit exemptions from the provisions of the HO in accordance with Clause 43.01-2 that apply only to specified heritage precincts and places identified by the HO schedule as a place this incorporated plan applies to.

These permit exemptions apply to places included within the Heritage Overlay, as follows:

- Residential, mixed use or township heritage precincts (Section 3.1)
- Heritage precincts in the Business 1 Zone (Section 3.2)
- Individual heritage places in the Residential 1, Mixed Use or Township zone (Section 3.3)
- Individual heritage places in rural areas (Section 3.4)

2 Definitions

The following definitions apply:

Level	Significance
<i>Significant</i>	A <i>Significant</i> place is a single heritage place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a heritage precinct. <i>Significant</i> places will usually have a separate citation and statement of significance.
<i>Contributory</i>	A <i>Contributory</i> place contributes to the significance of a heritage precinct, but would not be significant on their own.
<i>Non-contributory</i>	<i>Non-contributory</i> places do not contribute to the significance of a heritage precinct. In some instances, a <i>Significant</i> place may be considered <i>Non-contributory</i> within a precinct. For example, an important Modernist house within a Victorian era precinct.
<i>Significant feature</i>	A significant feature is any feature (building, tree, structure etc.) that the <i>Murrindindi Shire Stage 2 Heritage Study 2006</i> identifies as contributing to the significance of a heritage place.

Significant, *Contributory* and *Non-contributory* places within heritage precincts are shown on the precinct maps or Yea High Street precinct schedule that form part of this incorporated plan.

3 No Planning Permit Required

This section provides specific exemptions to the requirement for a planning permit required by the Heritage Overlay within the Murrindindi Planning Scheme.

NOTE: This Incorporated Plan does not provide exemptions for the requirement for a planning permit if required by any other provision of the Murrindindi Planning Scheme.

3.1 Residential, mixed use or township heritage precincts

This applies to the heritage precincts listed in Table 3.1, which are shown on the attached precinct maps.

Table 3.1 – Residential, mixed use and township heritage precincts

Precinct	HO No.
Yarck Township Precinct	TBA
Yea Station Street Precinct	TBA
Yea The Parade Precinct	TBA
Yea High Street precinct (Part zoned Residential 1)	HO9

Permit exemptions

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within the heritage precincts subject to the Heritage Overlay specified in Table 3.1:

- 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 change the appearance of that building on a property shown as *Non-contributory* on the relevant precinct map. This exemption does not apply if the repairs or maintenance would result in an extension to the building.
- 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* on the relevant precinct map.
- 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 situated within the rear yard as defined in Figure 1.
- 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 situated within the rear yard as defined in Figure 1.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level situated within the rear yard as defined in Figure 1.
- Construction or extension of a garage or carport on place shown as *Contributory* or *Non-contributory* on the relevant precinct map provided that all of the following conditions are met:
 - The garage or carport is not attached to the existing dwelling
 - The garage or carport is setback not less than 2 metres measured from the minimum front setback of the dwelling (see Note 1).
- Construction of an extension to a building on a property shown as *Contributory* on the relevant precinct map provided that all of the following conditions are met:

- the building height¹ is not more than the building of the original dwelling excluding any later extensions or additions;
- there is no alteration or extension to any part of the roof facing the front or side boundary;
- there is no alteration or extension to any part of the front or side walls of the dwelling, and;
- the setback from side boundaries is not less than the setback of the existing dwelling.
- Construction of an extension to a building on a property shown as *Non contributory* on the relevant precinct map provided that all of the following conditions are met:
 - the building height⁴ of the existing building is not exceeded; and
 - the setback from front or side boundaries is not less than the setback of the existing building.
- 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 property 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.
- 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:
 - it is not attached to the front wall of the dwelling;
 - it is not situated between the front wall of the dwelling and the front property boundary;
 - if attached to the side wall of a dwelling on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is setback not less than 4 metres from the minimum front setback of the dwelling (see Note 1);
 - it does not project above the highest point of the roof;
 - it is not situated on that part of the roof that faces directly toward a street (including a side street); and
 - 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, it is set back not less than 4 metres from the minimum front setback of the dwelling (see Note 1).
- 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 as defined in Figure 1.

3.2 Heritage precincts in the Business 1 zone

This applies to the heritage precincts listed in Table 3.1, which are shown on the attached precinct maps.

⁴ “Building height” as defined by Clause 72 General Terms in the Murrindindi Planning Scheme.

Table 3.2 – Business heritage precincts

Precinct	HO No.
Alexandra Grant Street Civic & Commercial Precinct	TBA
Yea High Street Precinct (Part zoned Business 1)	HO9

Permit exemptions

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within the heritage precincts subject to the Heritage Overlay specified in Table 3.2:

- Demolition of a non-contributory building shown on the precinct map.
- Signage situated below verandah at ground floor level on a Contributory building or non-contributory building as shown on the precinct plan.
- Above verandah signage on a non-contributory building unless the building is adjacent to a Significant or Contributory building as shown on the precinct map.
- Installation of an automatic teller machine on a non-contributory building.
- Alteration to the front of a non-contributory building if at least 80 per cent of the building front at ground level is maintained as an entry or display window with clear glazing.
- An awning on a non-contributory building that projects over a public road reservation if the awning is authorised by the relevant public land manager.
- Install street furniture or undertake roadworks.

Individual places in the Residential 1, Mixed Use or Township Zone

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for individual heritage places within the Residential 1, Mixed Use or Township Zone subject to the Heritage Overlay:

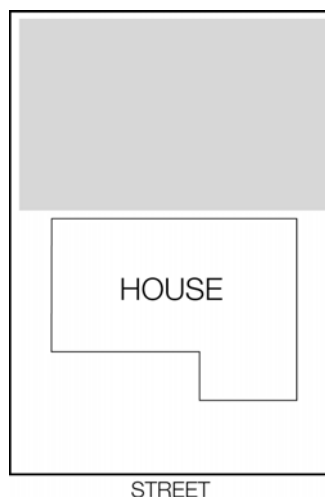
- Demolition of or alterations to a building that is not specified as a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level situated within the rear yard as defined in Figure 1. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- 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 situated within the rear yard of a property as defined in Figure 1. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level situated within the rear yard as defined in Figure 1. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

- Construction of a front fence not more than 1.2 metres in height above natural ground level provided that this does not require the demolition of an existing front fence that is identified as a *Significant feature*.
- Demolition of side or rear fences.
- Installation of lattice or trellis on side or rear fences, provided this is not situated forward of the front wall of the building.
- For dwellings only, installation of domestic services normal to a dwelling that may be visible from a street or public park provided that all of the following conditions are met:
 - it is not attached to the front wall of the dwelling;
 - it is not situated between the front wall of the dwelling and the front property boundary;
 - if attached to the side wall of a dwelling, it is setback not less than 4 metres from the minimum front setback of the dwelling (see Note 1);
 - it is not situated on that part of the roof that faces directly toward a street (including a side street);
 - it does not project above the highest point of the roof; or
 - if situated on part of a roof that faces a side boundary, it is set back not less than 4 metres from the minimum front setback of the dwelling (see Note 1);
- 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 This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

NOTE 1: *For the purposes of this exemption the front setback is measured to the original dwelling and not to any later extensions of additions such as garages or carports.*

FIGURE 1

The shaded area defines the rear yard for the purposes of this policy



3.3 Individual places in rural areas

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for heritage places within the Farming Zone subject to the Heritage Overlay:

- Construction of a fence or demolition, removal or alteration of any fence. This does not apply if the fence is identified as a *Significant feature*.
- Demolition of or alterations to a building that is not a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Construction of a building provided that the building is no closer to a road than a *Significant feature* and is not less than 10 metres from any *Significant feature* on that property.
- Carrying out of works associated with a Section 1 use.
- Installation of plant and equipment associated with a Section 1 use. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Installation of plant or equipment associated with hot water services or central heating units provided that the equipment is not attached to a front façade of a building that is a *Significant feature*.
- Construction of equipment associated with a roof-mounted solar hot water system or satellite dish provided that the equipment is not situated on that part of the roof that faces directly toward a street or road.
- Replacement or installation of a domestic television aerial.
- Construction of a pool or associated fencing on any property. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

Yea High Street precinct schedule

This schedule lists the Contributory and Significant places in the Yea High Street precinct (HO9). Any place not listed is Non-contributory.

Contributory places

Place	Significant features
Whatton Place	
'The Little Oak' (House) 1 Whatton Pl	Simple weatherboard Victorian house. Intact except: new roofing iron, verandah frieze replaced in timber (could be an early change). Sympathetic (but not original) front fence.
House 2 Whatton Pl	Edwardian weatherboard house with projecting front gable with decorative features (verandah valance, bargeboard, etc.)
High Street	
House 5 High St	1920s weatherboard house The neo-Victorian decorative accretions (finials, cricket-bat moulds to corners, verandah frieze, window hood, windows with sidelights, lych gate) are not significant
House 7 High St	1920s weatherboard house with early picket fence.
Tartan Motel & tree 19 High St	Motel building is not significant. Significant trees: Mature Australian Fan Palm (<i>Cordyline australis</i>) at rear
House, shop & tree 23A-B High St	1920s fibro house and brick shop Significant trees: Mature <i>Pinus Radiata</i> at rear (or possibly at No. 21).
House and shop 25 High St	Victorian weatherboard house and c.1950s shop
Carter's Fruit & Veg (formerly Palais Tea Rooms) 29 High St	Victorian/Interwar shops
Shop 32 High St	Early red-brick shop Later additions are not significant
Shops 36A-B High St	Pair of Interwar shops (shop & Yea Chronicle), brick front with weatherboard sides, intact shopfronts and entry doors (NB: the Yea Chronicle Printing Office shown in same location in c1910 photo on Museum Victoria website, so this could be an Interwar façade on an earlier building.)
Former Bakery Rear 36-38 High Street	Two storey brick building
Shop & Tree 40 High St	'Bag A Bargain', 19 th -century shop Significant trees: Mature deciduous tree at rear.

Place	Significant features
Shop & Tree 44 High St	Bakery – Interwar red-brick shop Significant trees: Mature conifer at rear.
Shop 60 High St	Shop with intact shopfront
Shop 62 High St	‘Yea Meat Supply’ – 1950s butcher’s shop with intact shopfront (Ribbed-glass transoms, plate-glass window with crazy paving below it, and crazy-paving tilted entry wall)
Shop 74 High St	Newsagent’s, Interwar shop Intact, with high ruled-render parapet, intact shopfront with tiled dado, copper-framed windows and transoms, bullnose verandah
Shop 76 High St	Stockfeed, red-brick shop May be an Interwar shop, but shopfront replaced c1950s and parapet covered with sheet metal.
Shops 84-86 High St	Pair of Interwar shops with weatherboard sides Intact shopfronts, including bronze window frames and tiled dado.
Shops 92 & 94 High St	92: Early shop including early shopfront and door. 94: Shop with highly intact Interwar shopfront (including leadlight transoms, plate-glass windows in metal frames, mirrors, tiled dado, double entrance doors, tiled entry floor, internal translucent glass enclosure behind display windows), skylight lantern.
Former house 96 High St	Nineteenth century gable-fronted weatherboard house converted to a shop Retains original front windows and panelled door.
Servo & Tree 100 High St	Yea Car Care (NW corner) – servo While most of the service station is modern and non-contributory, it appears to have an Interwar fibro gabled building at its core. Significant trees: Mature conifer at rear.
Trees 104 High Street	House not significant Significant trees: Weeping elm (<i>Ulmus glabra Camperdownii</i>) in front of house and mature deciduous tree behind house.
House 106 High St	Victorian house built in two stages – 1 st : gabled weatherboard cottage with concave-roofed verandah; 2 nd : Italianate hipped-roofed section with canted bay window, arched sash windows, bracketed eaves, Ashlar-look cladding to front
House & Trees 108 High St	Very intact Weatherboard California Bungalow with rendered porch piers and original front fence. Significant trees: Overgrown Lilly Pilly or Photinia hedge at front and mature deciduous tree at rear.
House 112 High St	<i>Rumah Cinta</i> - Ruled render Victorian house with parapeted end wall, may have been two residences (has two intact front doors with flashed-glass sidelights)

Place	Significant features
House & Trees 116 High St	Large Queen Anne weatherboard house (Ashlar-look cladding to façade, decorative cross-bracing in apex of projecting gabled bay). Very intact. Significant trees: Mature peppercorn trees (<i>Schinus molle</i>) at rear of house (NB: could be behind No. 114).
House 117 High St	Weatherboard Victorian house
House 119 High St	Weatherboard California Bungalow
Hood Street	
Former Police Stables 1 Hood St	Interwar weatherboard stables at back of modern police station Note: modern police station is Non-contributory.
The Crescent	
House 1 The Crescent	Weatherboard & pebble California Bungalow
Shops 3-4 The Crescent	Two Interwar shops with weatherboard sides and brick fronts 'Number 4' – intact shopfront with tiles, transoms, window frames, entry door. Verandah is modern. 'Yea Computers' – retains 1920s box window on side.
House 5 The Crescent	1930s brick house with pebble detail to chimney and original 'hit-and-miss' brick front fence. House and fence very intact
Memorial Reserve (south end)	Hume & Hovell Monument
Fountain Reserve (north side)	Fountain
The Semicircle	
House 7 The Semicircle	1920s weatherboard house (only partly in precinct)

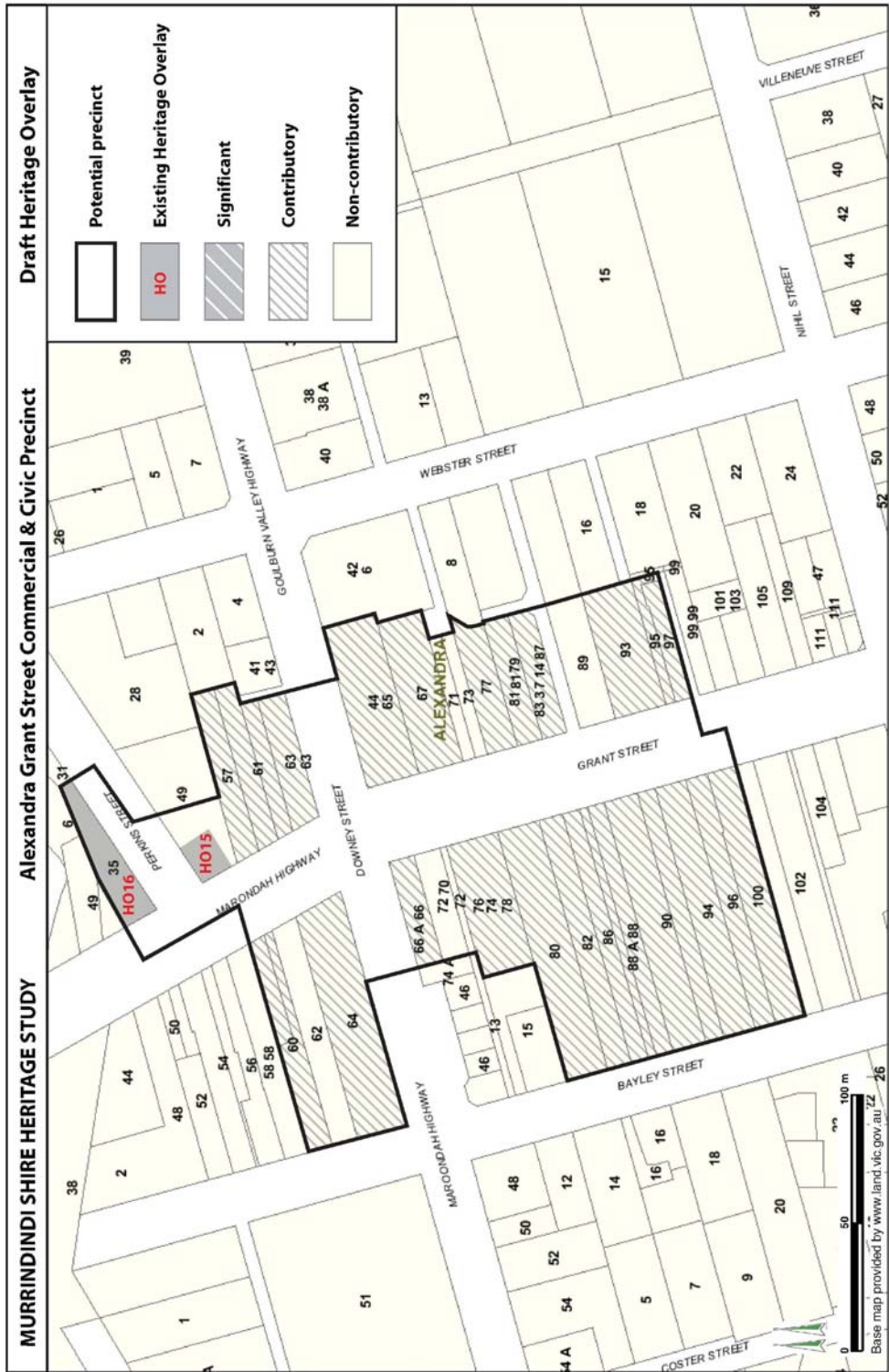
Significant places

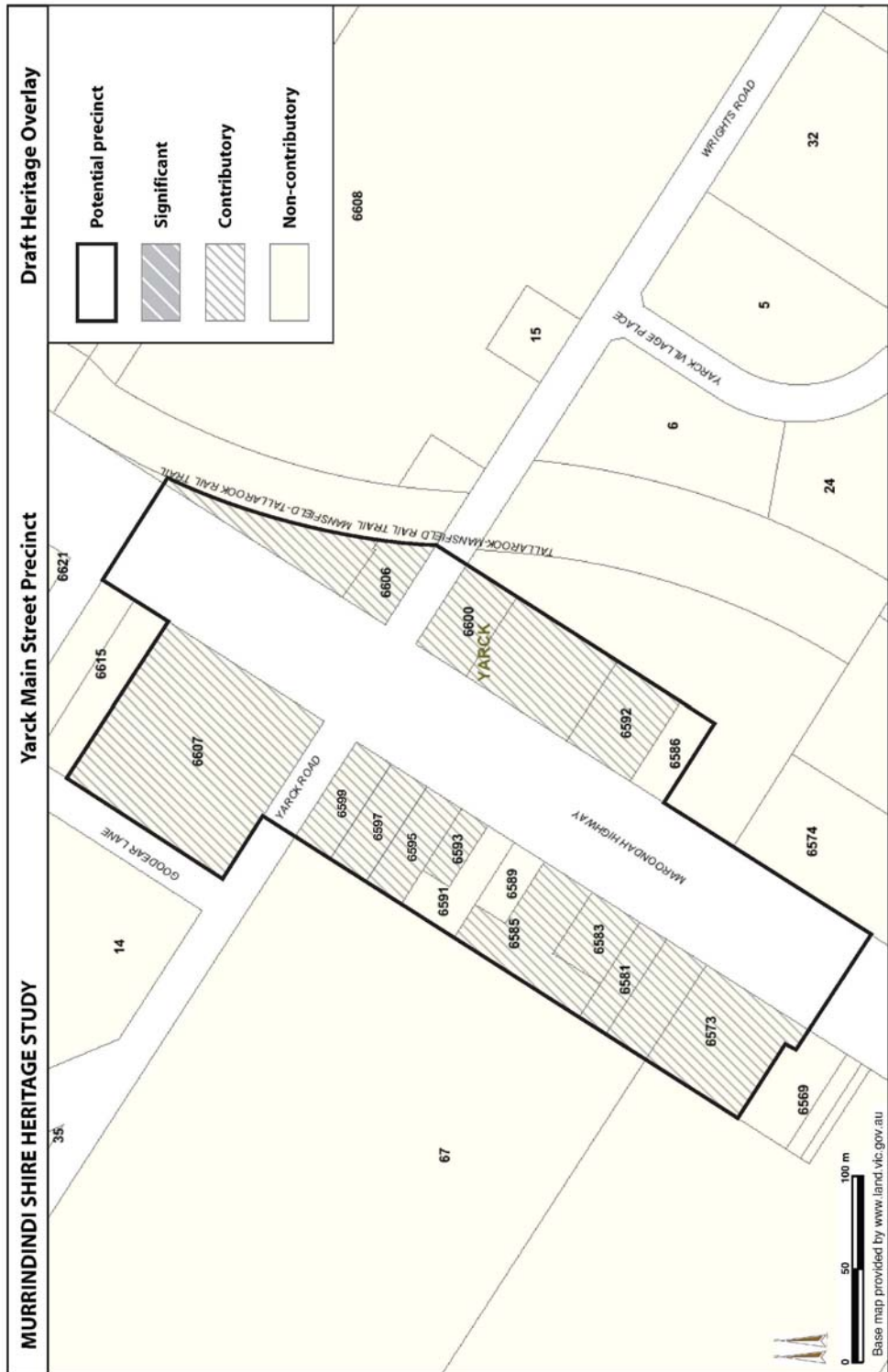
Place	Significant features	Specific guidelines
High Street		
Police Station 4 High St	19 th -century Police Station, with modern rear extension Intact, except for missing verandah frieze.	
Hotel 18 High St	Country Club Hotel – large 19 th -century hotel with 1920s front-verandah extension The 1920s double-storey verandah is intact, apart from upper balustrade (see c1920 photo held by Murrindindi Library Service). Remnants of a single-storey verandah on east side. 19 th -century windows survive on east side and first floor.	

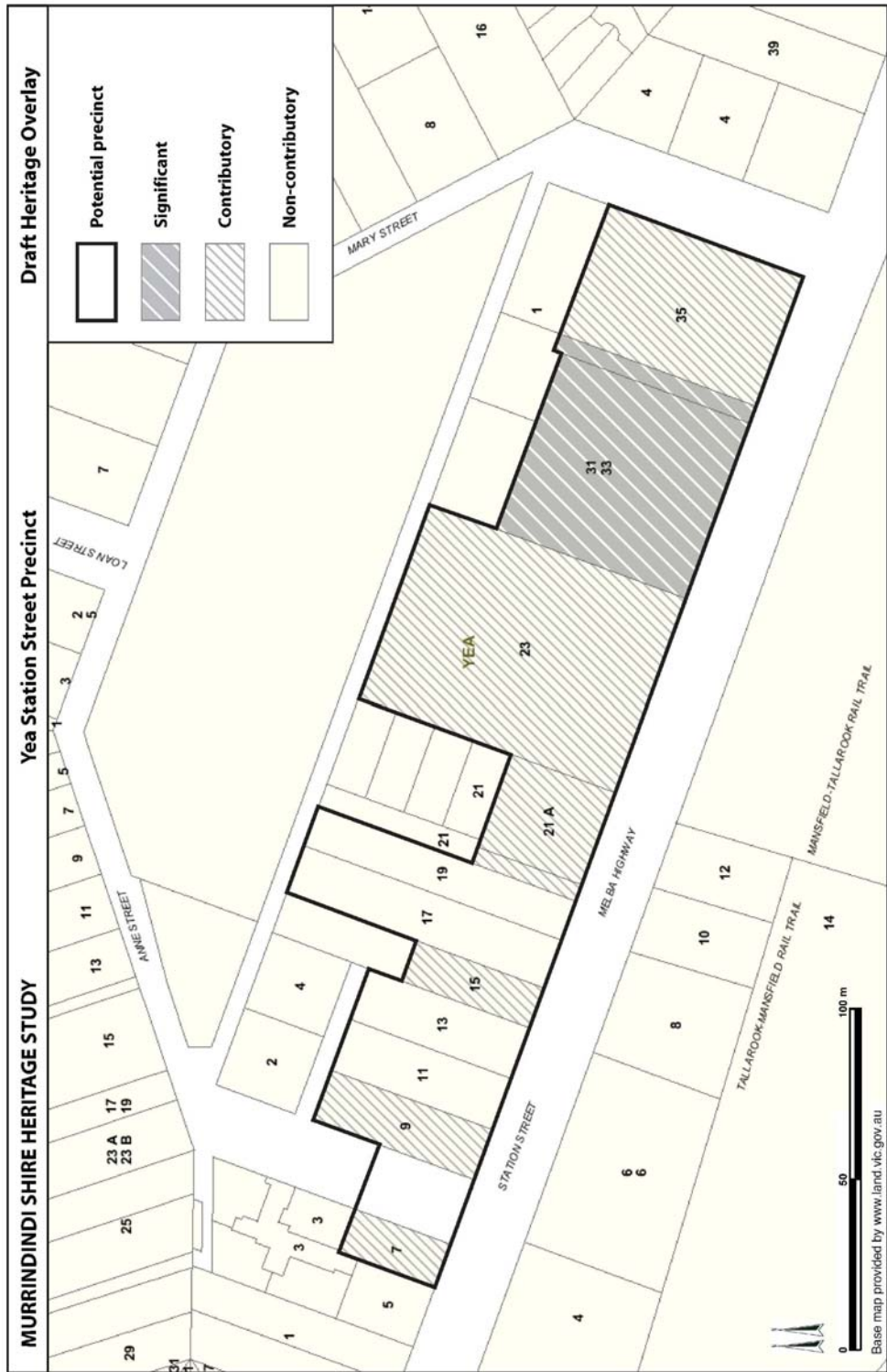
Place	Significant features	Specific guidelines
Shop 20 High St	Marmalade's (former Purcell's General Store), HO4 Intact 1887 store, including shopfront.	
Yea Shire Hall 27 High St	The whole of the Yea Shire Hall (former) including its interior	
Bank 34 High St	Westpac (former CBA), two-storey brick Federation bank, HO11	
Bank 48 High St	Commonwealth Bank, 1920s two-storey bank with rear residence, recent addition to east side	
Hotel 64 High St	Grand Central Hotel, 19 th -century hotel with double-storey front verandah with cast-iron details Early 20 th -century tiled dado is also significant.	
Beaufort Manor 113 High St	Two-storey brick Victorian house, sympathetic new verandah, two modern brick additions	
Hotel 88 High St	Royal Mail Hotel, two-storey Victorian brick hotel with major Interwar renovation 19 th -century fabric, including arched windows and doors to ground floor, ruled render; Interwar fabric, including verandah (with pressed metal ceiling), first floor façade (windows, end gables), chimneys.	
The Semicircle		
Yea Post Office 9 The Semicircle	A nineteenth century brick post office (HO8)	

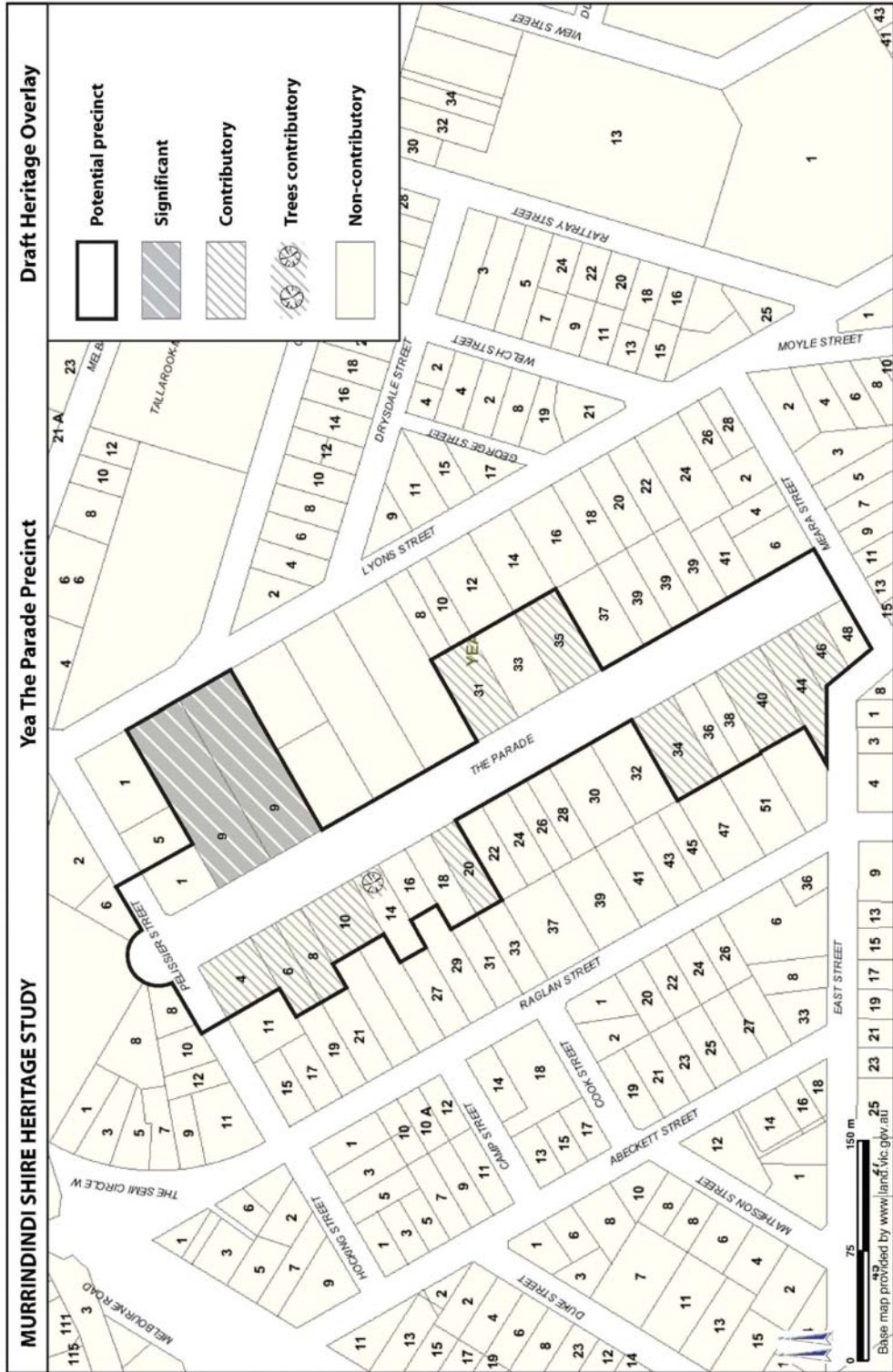
Precinct maps

Precinct name	HO
Alexandra Grant Street Civic & Commercial Precinct	TBA
Yarck Township Precinct	TBA
Yea Station Street Precinct	TBA
Yea The Parade Precinct	TBA
Yea High Street precinct	HO9









APPENDIX G – PLACES FOR FUTURE ASSESSMENT

G.1 Medium-priority & new places for assessment

In the table below are medium-priority places and one precinct, plus places that could not be accessed in the current stage, as well as new places and a precinct that are recommended for assessment during the next stage of the Study. It is indicated which places have primarily archaeological values, and which were added during Stage 2.

Once assessment of these places begins, it may be worthwhile to approach the owners of the four properties to which access was denied or otherwise prevented during the present stage of the Study, to see if there has been a change of owners (or a change of owner attitude) in the interim.

Places destroyed in the *Black Saturday* bushfires of February 2009 are shown ~~crossed out~~.

No.	Place name	Street	Locality	Comments
1.	Kilbirnie Homestead	3915 Maroondah Highway	Acheron	Access denied
2.	Leckie Park		Alexandra	new
3.	Drinking Well	Grant Street	Alexandra	
4.	Redgate site	Perkins Street, N side Grant St	Alexandra	
5.	House	16 Myrtle Street	Alexandra	
6.	Headmaster's Residence (former)	18 Myrtle Street	Alexandra	
7.	Eglinton Station outbuilding, former	19 Brooks Cutting Road	Alexandra	
8.	Methodist Church, former	52 Downey Street	Alexandra	
9.	Alexandra Myrtle Street Precinct	7 to 13 Myrtle Street	Alexandra	precinct
10.	Alexandra Cemetery	Allot. 4, Section 29 Mckenzie Street and Morris Street (off)	Alexandra	
11.	Tin Mine		Buxton	
12.	Dairy Shed	36 Ridds Road	Cathkin	
13.	Dairy Shed at Woodlea	3731 Goulburn Valley Highway	Cathkin	
14.	Turnbull's Homestead	59 Maroondah - Link Highway	Cathkin	Access denied
15.	Caveat School Building	Hewletts Road	Caveat	
16.	Eildon Township		Eildon	precinct - new
17.	McVeigh's Log Cabin	1115 Spring Creek Road	Fawcett	
18.	Graceburn Park	301 Spring Creek Road	Fawcett	

No.	Place name	Street	Locality	Comments
19.	Ganger's House, former	400 Spring Creek Road, SE cnr Parsons Ln	Fawcett	
20.	Flowerdale Hall	Whittlesea-Yea Road	Flowerdale	new
21.	Stoney Creek Water Channels	111 Switzerland Road	Ghin Ghin	archaeological
22.	Old Ghin Ghin Homestead	163 Old Ghin Ghin Road	Ghin Ghin	new
23.	Coolangatha	458 Ghin Ghin Road	Ghin Ghin	
24.	Caithness	253 Old Ghin Ghin Road	Ghin Ghin	new
25.	Brilliant Estate	276 Kanumbra-Gobur Road	Gobur	
26.	Hazeldene General Store	Whittlesea-Yea Road	Hazeldene	new
27.	Highlands Community Hall	1603 Ghin Ghin Road	Highlands	
28.	Gangelhoff Road	Gangelhoff Road	Kinglake	
29.	Kinglake Hardware and Produce Store	8 Whittlesea-Kinglake Rd (Gangelhoff Rd)	Kinglake	
30.	Lawrey Cairn & Reserve	Sutherland Road or Extons Road	Kinglake Central	
	St Peter's Memorial Anglican Church	10 Bald Spur Road	Kinglake Central	
	Middle Kinglake Primary School No 3315	44 Extons Road	Kinglake Central	
31.	Kinglake West Mechanics Institute Hall and Reserve	1061 Kinglake - Whittlesea Road	Kinglake West	
	Kinglake West Garage	1256 Yea - Whittlesea Road	Kinglake West	
	Snell Home	20 Burtons Road	Kinglake West	
32.	Memorial	Goulburn Valley Highway	Koriella	
33.	Koriella Post Office, former	3318 Goulburn Valley Highway	Koriella	
34.	Nicholls Lookout		Marysville	
35.	Sitka Spruce	Falls Road	Marysville	
36.	Marysville Centenary Cairn	Marysville Road (13-17 Barton Ave)	Marysville	
37.	Liriodendrum tulipefera	Sedgwick Street	Marysville	
	Our Lady of the Snows Bakery, Butcher's, General Store (former)	17 Barton Avenue 2 to 4 Murchison Street	Marysville Marysville	

STAGE 2 KEY FINDINGS & RECOMMENDATIONS, REVISED

No.	Place name	Street	Locality	Comments
38.	Engine	Marysville - Buxton Road (Gallipoli Park)	Marysville	
39.	Water wheel	Marysville - Buxton Road (Gallipoli Park)	Marysville	
40.	Marysville Public Cemetery	Old Melbourne Road	Marysville	
41.	Rantin Robyn Rocks		Molesworth	
42.	Farmhouse	1449 Killingworth Road	Molesworth	
43.	Molesworth Primary School No 2253	4394 Goulburn Valley Highway	Molesworth	
44.	Slab Outbuildings	4702 Goulburn Valley Highway	Molesworth	Access denied
	Tudor Lodge roadhouse	645 Maroondah Highway	Narbethong	New
	Tudor style buildings		Narbethong	New
	Pheasant Creek Store	1 Pheasant Creek Road	Pheasant Creek	
45.	Farmhouse	141 Watsons Road	Pheasant Creek	
	Morella Guesthouse, former	635 Whittlesea-Kinglake Road	Pheasant Creek	
	St Terese's Roman Catholic Church, former	708 Whittlesea-Kinglake Road	Pheasant Creek	
46.	Potato Growers Co-operative, former	892 Whittlesea-Kinglake Road	Pheasant Creek	
47.	Mining Races and Gold Mine	Falls Road area	Strath Creek	archaeological
48.	Strath Creek General Store	1 Munro Street	Strath Creek	
49.	Sailor Jack Mine	484 Falls Road, cnr Sailor Jack Road	Strath Creek	archaeological
50.	Boisdale Homestead	722 Upper King Parrot Creek Road	Strath Creek	
51.	House	12 Taggerty-Thornton Road	Taggerty	
52.	Cathedral-Side Hotel site orchard	2893 Maroondah Highway, at Torbreck St	Taggerty	
53.	Miner's Cottage	3329 Maroondah Highway, at Little River	Taggerty	
54.	Maudoit Cottage	51 Kerrs Road	Taggerty	
55.	Robertson's Homestead	71 Robertsons Road	Taggerty	

No.	Place name	Street	Locality	Comments
56.	Farmhouse	1541 Goulburn Valley Highway	Thornton	
57.	Farmhouse	6692 Maroondah Highway	Yarck	
58.	Yarck Cemetery	Wrights Road	Yarck	
59.	Yea State School No 699, former*	Pioneer Reserve	Yea	new
60.	Swallowdale	125 High Street	Yea	new
61.	Braeside	21 Lyons Street	Yea	
62.	House	21 Snodgrass Street	Yea	
63.	Cottage	4 Raglan Street	Yea	new
64.	Webster House	16 North Street	Yea	No access

*The guidelines for Yea High Street, Streetscape Precinct (HO9) recommend that Yea State School No. 699 be added to the existing precinct.

G.2 Medium-priority places that do not need assessment

Following further refinement of the list of medium-priority places identified in Stage 1 of the Study, it was determined that the 13 places on the list below do not require further assessment. In most cases this is because they are already protected within State Forests or National Parks, or could not be reliably located. The individual reasons are included below.

Place	Address	Locality	Comments
Cathedral Range area	Maroondah Highway		Sufficiently protected in Cathedral Range State Park
St Fillian's Anglican Church	Maroondah Highway	Narbethong	Does not exist (entry in National Trust Register is in error)
Andrew Hill Fire Tower	Melba Highway	Glenburn	Sufficiently protected in Kinglake National Park
Monda Track	Road 9	Narbethong	Sufficiently protected in State Forest
St Ronan's Well	Black Spur Road	Narbethong	Sufficiently protected in State Forest
Acheron Way	Acheron Way		Sufficiently protected in State Forest
Toolangi Tree Fire Lookout			Sufficiently protected in Toolangi State Forest
Trawool Valley	Goulburn Valley Highway		Primarily natural values
EUCALYPTUS MACRORHYNCHA			Sufficiently protected in Fraser National Park
EUCALYPTUS POLYANTHEMOS			Sufficiently protected in Fraser National Park
EUCALYPTUS OBLIQUA near Penny Residence			Primarily natural values
Lone Graves		Marysville	Insufficient information to locate them

APPENDIX H – GUIDELINES FOR YEA HIGH STREET PRECINCT (HO9)

As an additional task for the Study, the Shire requested tailored guidance for the existing Yea High Street, Streetscape Precinct (HO9) to assist in evaluating in-coming permit applications. In consultation with Geoff Austin of Heritage Victoria, the following approach was determined:

- Identification of the key characteristics that contribute to the historic character of the precinct (section 3);
- Identification of the key management issues in the precinct and review of the relevant planning scheme provisions (section 4); and
- Provide both general and specific conservation guidelines for Significant and Contributory places in the precinct, noting intact features, those that have been altered and desirable conservation works (e.g., remove paint from bricks, reinstate appropriate verandah, etc.). (sections 6 & 7)

These guidelines should be seen as an adjunct to Heritage Victoria's *Heritage Overlay – Guidelines for Assessing Planning Permit Applications*, which provide generalised advice for evaluating permit applications in relation to common topics such as: Demolition, New Buildings in an Area HO, External Alterations, Landscape, Gardens & Trees, External Painting & Finishes, Signs, and Civic Areas, Utilities & Services. The Heritage Victoria guidelines can be downloaded from the website: www.heritage.vic.gov.au.

In addition, during field survey of Yea High Street, a number of errors (mapping, addresses) in the Heritage Overlay were noted (section 8). Also, recommendations have been made for extension to the precinct's boundaries to encompass a number of significance elements near its boundaries that have a clear link to the precinct's commercial and civic/public-use character with residential outskirts (section 9).

APPENDIX I – TALLAROOK-MANSFIELD RAILWAY GUIDELINES

As part of Stage 2 of the Study, the former Tallarook-Mansfield Railway line and branch line to Alexandra were investigated. A brief history of the railway was prepared and fieldwork was undertaken with reference to the original Victorian Railway plans of the line, during which all the former station sites were visited and other features visible or accessible from the road were also inspected. The line was then assessed for its heritage values and a statement of significance prepared, which determined that the line is of local heritage significance and should be protected by a Heritage Overlay. The full precinct citation is found in Volume 3 – *Stage 2 Heritage Place & Precinct Citations*.

On the basis of this significance, and in anticipation of works to the railway precinct adapting it for use as a rail trail, conservation guidelines have been prepared covering works and permit exemptions for three categories of heritage features: built heritage, archaeology and trees. They may be adapted in the future to form an incorporated plan for the precinct.

