

# Strathbogie Shire Heritage Study Stage 2

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## Volume 1 Introduction and Recommendations



Balmattum State School



North-Eastern Hotel, Euroa



Mitchellstown Bridge



Strathbogie WW1 Memorial

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# 1 INTRODUCTION

## 1.1 General

The Strathbogie Shire Heritage Study has been prepared for the Shire of Strathbogie by RBA Architects & Conservation Consultants. It has been made possible with the financial assistance provided by the Victorian State Government through the Victorian Heritage Fund as well as the support of the Strathbogie Shire Council.

## 1.2 Structure of the Study

The Strathbogie Shire Heritage Study is divided into four separate volumes as follows:

Volume	Title
1	Introduction and Recommendations
2	Thematic Environmental History
3	Place Citations (2 parts)
4	Precinct Citations

## 1.3 Location

The Shire of Strathbogie is located in central northern rural Victoria, situated between two regional river systems: the Broken River to the north and east, and the Goulburn River to the south and west. The Shire is traversed by two major roads, the Hume Freeway and the Goulburn Valley Highway, while the Strathbogie Ranges form a natural border to the east. It encompasses an area of over 3,302 square kilometres and the population was 9,486 in the 2011 census.



Figure 1 – Location Map, shire highlighted  
(Source: Wikipedia, retrieved 31.08.2012)

According to the Department of Planning and Community Development (DPCD), ‘the Strathbogie Shire has a rural economic base of wool, grain and cattle production, extensive vineyards at Nagambie and throughout the Strathbogie Ranges and a wide range of intensive cool climate horticultural enterprises.’<sup>1</sup> It is also noted for its horse thoroughbred industry.

<sup>1</sup> DPCD website, [www.dpcd.vic.gov.au/localgovernment/find-your-local-council/strathbogie](http://www.dpcd.vic.gov.au/localgovernment/find-your-local-council/strathbogie), accessed 31/08/2012

## **1.4 Background**

### **1.4.1 Findings from Stage One**

RBA Architects undertook Stage One of the Strathbogie Shire Heritage Study during 2008-2009. The first stage of the Heritage Study involved preparing a (draft) thematic environmental history and a database (Hermes) in which over 750 places of potential heritage significance were identified across the Shire of Strathbogie.

The data entry for each site was limited to a basic description, an approximate date of construction, and some historical information, which had come to light. A preliminary grading (high, medium to high, medium and low) was provided and several potential precincts were identified.

#### **Thematic Environmental History**

The thematic environmental history provides an overview of the post-contact development of the land (due to settlement, agriculture, industry etc) in the shire. Seven key themes were identified:

- Early Occupation
- Primary Production
- Utilising natural Resources
- Settlement
- Transport and Communication
- Government and Services
- Community and Cultural Life

The thematic environmental history provided the basis for identifying places of potential heritage significance and typically such places will reflect one or more of the major 'themes' that have been outlined. Places can include buildings, structures, gardens, cultural landscapes, archaeological sites and heritage precincts.

### **1.4.2 Brief for Stage Two**

The purpose of Stage Two of the Strathbogie Heritage Study was to undertake the detailed assessment and documentation of some of the 750 places of potential heritage significance that were noted in Stage One, that is, those that were likely to meet a threshold level of local significance. In addition, the (draft) thematic environmental history was to be revised, based on the findings of the further research undertaken.

As outlined in the brief for stage two, the principal objectives were to:

- Assess and document places of post-contact cultural significance considered worthy of future conservation.
- Enter this information into the Heritage Victoria's Hermes database.
- Review and update the Thematic Environmental History.
- Make recommendations for the conservation of the shire's cultural heritage including a draft schedule for the Heritage Overlay and mapped on the relevant Heritage Overlay maps.

## **1.5 Study Team**

The consultant team for stage two of the heritage study has included the following:

- Anthony Hemingway (Architectural Historian)
- Roger Beeston (Director, architect)
- Margaret Nicoll (Research Assistant)

## 1.6 Steering Committee

During stage two, regular meetings were held with the steering committee, which consisted of various people from the following:

Steve Hicks (Manager Statutory Support, Strathbogie Shire Council), also Stacey Hesketh  
Emma Kubeil (Manager Economic Growth, Strathbogie Shire Council)  
Debra Kemp (Heritage Advisor for Strathbogie Shire)

Colleen Furlanetto (Councillor, Strathbogie Shire)  
Debra Swan (Councillor, Strathbogie Shire)  
Malcolm Little (Councillor, Strathbogie Shire)

Robin Machin (Community Member, former Councillor)  
Jackie Laughlin (Community Member, former Councillor)

Ian Wight (Heritage Victoria, DPCD)  
Noel Eltringham (DPCD, Benalla Regional Office) or a representative such as Leah Smith, Jacqui Bright

Anthony Hemingway (RBA Architects)

## 1.7 Acknowledgements

The authors are grateful for the assistance provided by the following individuals and groups/organisations. In addition, all the owners/managers of individual places where access was provided, which are too many to mention.

- Euroa Historical & Genealogical Society
- Nagambie Historical Society (Elaine Lodding)
- Yvonne Cochrane (Graytown Cemetery)
- Owners/managers who met the consultants at their sites

## 2 PLANNING CONTEXT

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### 2.1 Introduction

In this section, the planning context for recommending the heritage places, the citations for which are provided in volumes 3 + 4 of this study (60 individual sites and 9 precincts respectively). The process is defined in the document, *Applying the Heritage Overlay*, and has been followed except for some minor instances.

An overview of the current heritage listings, both statutory and non-statutory, is provided along with discussion of the sites classified by the National Trust of Australia [Victoria] and the Register of the National Estate that have yet to be included in the Schedule to the Heritage Overlay in the Strathbogie Planning Scheme.

### 2.2 *Planning and Environment Act*

Places have been recommended for inclusion in the Schedule to the Heritage Overlay and are listed in Appendices A and B of volume 1 (schedule and map respectively). This work has been undertaken as the Strathbogie Shire Council seeks to comply with Sections 6(1)(a) and 12 (1)(a) of the *Planning and Environment Act 1987* that require planning authorities further the objectives of planning in Victoria. One of the six objectives, section 4(1)(d) of the Act is

to conserve and enhance those buildings, areas and other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

#### **Victorian Planning Provisions (VPP)**

The *Planning and Environment Act 1987* allows for the Minister for Planning to prepare a set of standard provisions for planning schemes called the Victorian Planning Provisions (VPP). The VPP is a State-wide reference document or template from which planning schemes are sourced and created.

In the VPP practice note, *Applying the Heritage Overlay*, guidance is provided about what places should be included in the Heritage Overlay as follows:<sup>2</sup>

- Any place that has been listed on the Australian Heritage Council's now closed Register of the National Estate.
- Any place that has been referred by the Heritage Council for consideration for an amendment to the planning scheme.
- Places listed on the National Trust Register of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay

Places listed on the Register of the National Estate or on the National Trust Register of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place should include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.

### 2.3 Current Statutory Listings

The heritage significance of a number of sites within the Shire of Strathbogie has previously been assessed or recognised by the organisations outlined below.

#### 2.3.1 Strathbogie Planning Scheme - Schedule to the Heritage Overlay

Currently there are 29 individual heritage places listed on the Schedule to the Heritage Overlay in the Strathbogie Planning Scheme. Of these, 15 are included on the VHR and the 14 have local significance.

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<sup>2</sup> 'Practice Note 01 - Applying the Heritage Overlay', revised September 2012, [http://www.dpcd.vic.gov.au/\\_\\_data/assets/pdf\\_file/0017/41705/PN01-Applying-the-heritage-overlay-published-1-Oct-2012.pdf](http://www.dpcd.vic.gov.au/__data/assets/pdf_file/0017/41705/PN01-Applying-the-heritage-overlay-published-1-Oct-2012.pdf)

Many of the sites are buildings but other types are included such as bridges, avenues of trees, and a navigational aid (Air Navaid at Strathbogie).

Several inconsistencies between the Schedule to the Heritage Overlay and the heritage overlay maps were noted in the Stage 1 report (June 2009). Some have been resolved in the interim however the outstanding are outlined in the following table.

Heritage Overlay	Issue
HO2	HO2 and HO7 have been partly interposed between the schedule and maps as follows: <ul style="list-style-type: none"> <li>• Bridge over Pranjip Creek is not labelled on any map. It should be on map 11, but currently there isn't a Map No. 11HO.</li> <li>• Bridge over Hughes Creek - HO2 on Map No 23HO, but labelled in the schedule as HO7. The address should be Henry Street, Avenel, not Mangalore-Avenel Road, Mangalore.</li> </ul>
HO5	Calder Woodburn Memorial Avenue Locality spelt incorrectly, should be Arcadia South not Acadia South.
HO7	HO2 and HO7 have been partly interposed between the schedule and maps: Refer to HO2 above
HO12	Goulburn Weir Complex Now in the locality of Goulburn Weir, not Nagambie.
HO13	RSL Hall, Nagambie It was used by the RSL for a time but originally was the Colonial Bank. As such, it should be labelled as the Former Colonial Bank.
HO20	Is not marked on Map No 21HO Possibly there is meant to be a distinction between the two 'HO25' sections identified. However HO20 is marked on Map No 4HO on McBurneys Road near the intersection with Moglonemby Road. This may meant to be HO21 as listed in the schedule.
HO21	HO21 and HO22 have been interposed between the schedule and maps: Peppercorn Tree – is not labelled on any map, should be on Map No 4HO. Labelled in schedule as HO21. No tree of discernible size found at location indicated on map. "Rose-Glen" labelled as HO21 on Map No 21HO but as HO22 in the schedule.
HO22	HO21 and HO22 have been interposed between the schedule and maps: "Rose-Glen" labelled on as HO21 on Map No 21HO, but as HO22 in the schedule. Peppercorn Tree – is not labelled on any map, should be on Map 4HO. Labelled in schedule as HO21.
HO27	Former Balmattum Blacksmith shop Does not appear to be marked on a HO map. Check address as does not appear in planning maps online.

For any sites that are also included on the VHR, the address on the Schedule to the Heritage Overlay should correspond with that on the VHR however there seem to be some errors with the nomenclature on the VHR. In order to rectify this problem, the matter will need to be resolved with Heritage Victoria.

### **2.3.2 Victorian Heritage Register**

There are 15 sites within the Shire of Strathbogie included on the Victorian Heritage Register. Currently 118 are included in the Heritage Inventory but only about 65 sites have been assigned a HI number. One of these sites has been recommended for inclusion on the Schedule to the Heritage Overlay, the Graytown Cemetery (H7824-0022).

### **2.3.3 Other Heritage Lists**

There are currently no sites in the shire listed on the Commonwealth Heritage List or the National Heritage List, which are administered by the Australian Heritage Council.

## **2.4 Current Non-Statutory Listings**

The following heritage listings do not carry any statutory implications however they are generally considered to be authoritative and as such have been noted in the VPP practice note, *Applying the Heritage Overlay*.

### **2.4.1 National Trust of Australia (Victoria)**

The National Trust of Australia (Victoria) has either classified or has files on 53 sites within the shire. The classification varies in that sites are identified as being of local, regional or state significance. In some cases, a file has been created for the site but the level of significance has not been assessed.

In regards to these 53 sites, the following is noted:

- 23 have already been included on the Schedule to the Heritage Overlay.
- 19 have been recommended for inclusion in the Schedule either as an individual heritage overlay or part of a precinct in this study.
- 7 have been demolished or removed.
- 4 were not included as they were not a priority but have been noted for further research in section 5 of this report.

### **2.4.2 Register of the National Estate**

There are 20 places included on the now closed Register of the National Estate which is managed by the Australian Heritage Council (previously the Australian Heritage Commission).<sup>3</sup> The status of the sites varies as some are registered and others have been identified as indicative places (that is data had been provided or obtained by the Australian Heritage Council but the place was not assessed).

Of the 20 sites located within the shire:

- 12 are already included in the Schedule
- 3 have been recommended for inclusion in the Schedule (Avenel Courthouse, Forlonge Memorial, Polly McQuinn's Reserve) in this study.
- 2 have been demolished (Greens Cottage, Avenel; Violet Town Railway Station Goods Shed)
- 2 have natural heritage values (Gooram Falls, Mt Wombat)
- 1 has Indigenous heritage values

## **2.5 Previous Heritage Studies**

One (official) heritage study has previously been commissioned by any of the former shires which now constitute the Shire of Strathbogie - *Townscape and Conservation Study of Euroa Township*, which was

<sup>3</sup> Another three were incorrectly listed as being within Strathbogie Shire: two relating to the Puckapunyal Military area and also the bishops greens house site.

prepared by David Bick for the Shire of Euroa in 1985. A few of the identified sites have been included thus far in the Schedule to the Heritage Overlay though many have not received heritage protection.

Some further research and assessment work was undertaken on many of the same buildings in Euroa in 2002 by Betty Seide, as part of a study project.

Nearly all of the sites identified in these two previous studies have been included in this current study either as an individual site or in a precinct (vols 3 + 4 respectively). If not, they have been included in the Hermes database for future research as they were not included in the high priority list.

## **3 METHODOLOGY**

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### **3.1 General**

The methodology used to assess the heritage significance of places, either individual sites or precincts, is in accordance with the processes outlined in the *Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance)* and has included the following:

- A site inspection.
- Historical research.
- Analysis to come to an understanding about the development of the place.
- An objective determination of the heritage significance of the place/precinct based on the aforementioned stages.
- Preparation of a citation for those individual sites and precincts warranting heritage protection, including the criteria developed by the Australian Heritage Commission.

#### **Citations**

A citation was prepared with a consistent format based on the requirements outlined in the Brief for the study. Each citation contains the following:

- Essential information: name, address, construction date/s, building type, and existing (heritage) listings.
- Statement of significance (what is significant?, how is it significant?, and why is it significant?),
- History,
- Description,
- Thematic context/s, including sub-themes - Identification of the relevant themes outlined in the Thematic Environmental History (vol. 2)
- Recommendations (extent of designation and conservation recommendations).

### **3.2 Site Inspections**

Nearly 700 sites across the shire were assessed but more time was spent at sites of individual significance (60 No.) than for those within a precinct (over 600). Not all sites within a precinct however have heritage significance (that is, some have been defined as non-contributory).

A physical description has been provided on the basis of the site inspections. The description typically includes a determination of the (approximate) age of the building, its architectural/vernacular style, details of what elements are original, or not, and any distinguishing features.

#### **Precincts**

The precincts across the principal townships of the shire (Avenel, Euroa, Longwood, Nagambie and Violet Town) were inspected on foot during late 2009 and early 2010.

#### **Individual Sites**

64 individual sites, outside precincts, were inspected in three stages from early 2011 to mid-2012. Where ever possible (most cases), a site inspection was organised, with the owner/manager though this was not necessary to some public sites which were readily accessible such as the weirs, railway bridge, etc.

In a few cases, it was not possible to make contact with the owner or the owner did not allow access to their property. In these instances, a site inspection was limited to the front boundary. Further information was gained by aerial photographs and other images/documentation.

### 3.3 Research

In regards to the potential heritage overlays, the sources employed have been a combination of primary and secondary sources.

#### Primary Resources

The primary sources consulted have included the following:

- Certificates of Title (and Application Files, held by Land Victoria).
- Newspapers: primarily the *Argus* and *Euroa Advertiser*, but also the *Benalla Ensign* and others.
- Parish and Township Plans.
- Photographs (eg State Library of Victoria, Picture Victoria).
- Public Records Office of Victoria (PROV) files, especially: Land Selection files (esp. VPRS 626), Public Building Files (VPRS 7882), PWD (BSA) drawings, school files (VPRS 795, VPRS10,516, etc), and Waterworks Trusts (eg VPRS 3844).
- Valuation Cards (Shire of Euroa).
- Victoria Government Gazettes.

Rates Books for much of the shire have been lost, though some survive for Avenel area and are held by the Seymour Historical Society.

Other Databases:

- Australian Architectural Index for tender notices, etc.

#### Secondary Sources

A variety of secondary sources were consulted (refer to individual citations for details).

The local histories have been a valuable resource. Several have been prepared over the last half century for the principal townships (Avenel, Longwood, Nagambie, Strathbogrie and Violet Town) with the work of Cliff Halsall in the Euroa area being the most comprehensive.

### 3.4 Assessment of Significance

#### 3.4.1 *Burra Charter*

The methodology adopted in the assessment of the heritage significance (or heritage values) of the various places in this study is in accordance with the process outlined in the *Burra Charter* (or *The Australia ICOMOS Charter for Places of Cultural Significance*). As outlined in the *Burra Charter*, the criteria considered include aesthetic (including architectural), historical, scientific (or technical), social and spiritual values.

#### 3.4.2 AHC Criteria

The AHC criteria developed by the Australian Heritage Commission (now Australian Heritage Council) have been employed where appropriate in the citations (volumes 3 and 4). Reference to the relevant AHC criteria is defined in brackets within the statements of significance (for example A4 or B2).

The thresholds for local significance have been determined according to the guidelines and examples outlined in the 'Criteria for the Register of the National Estate - Application Guidelines', which was prepared by the Australia Heritage Commission in April 1990.

The AHC criteria are listed in the following table. Some criteria relate specifically to natural history and were not applicable to this study:

Main Criteria	Sub-Criteria used in this study	Sub-Criteria not used in this study
<p><b>A:</b> Its Importance in the course, or pattern, of Australia's natural or cultural history</p>	<p><b>A.4</b> Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.</p>	<p>A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate.</p> <p>A.2 Importance in maintaining existing processes or natural systems at the regional or national scale.</p> <p>A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.</p>
<p><b>B:</b> Its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history</p>	<p><b>B.2</b> Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest</p>	<p>B.1 Importance for rare, endangered or uncommon flora, fauna, communities, ecosystems, natural landscapes or phenomena, or as a wilderness.</p>
<p><b>C:</b> its potential to yield information that will contribute to an understanding of Australia's natural or cultural history</p>	<p><b>C.2</b> Importance for information contributing to a wider understanding of the history of human occupation of Australia.</p>	<p>C.1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.</p>
<p><b>D:</b> its importance in demonstrating the principal characteristics of: (i) a class of Australia's natural or cultural places; or (ii) a class of Australia's natural or cultural environments</p>	<p><b>D.2</b> Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).</p>	<p>D.1 Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristic of their class.</p>
<p><b>E:</b> its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group</p>	<p><b>E.1</b> Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.</p>	
<p><b>F:</b> its importance in demonstrating a high degree of creative or technical achievement at a particular period</p>	<p><b>F.1</b> Importance for its technical, creative, design or artistic excellence, innovation or achievement.</p>	
<p><b>G:</b> its strong or special associations with a particular community or cultural group for social, cultural or spiritual</p>	<p><b>G.1</b> Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational,</p>	

Main Criteria	Sub-Criteria used in this study	Sub-Criteria not used in this study
reasons.	or social associations.	
<b>H:</b> its special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history	<b>H.1</b> Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region	

### 3.4.3 Thematic Context

A draft 'Thematic Environmental History' was prepared during Stage 1 of the Strathbogie Shire Heritage Study and has been modified during Stage 2.

The structure of seven principal themes, which have shaped the post-contact development of the Shire, has been retained but some additional sub-themes have been introduced. Additional information has also been included throughout the 'Thematic Environmental History' subsequent to the detailed research undertaken during Stage 2. The major changes to 'Thematic Environmental History' are summarised in the following table.

Theme	Notes
Early Occupation	'Squatting' was expanded to include as section 'Fabric associated with Squatting'. 'Surveying' was expanded to include information about 'Early Land Sales'. 'Selection' was expanded to include specific examples developed due to the Selection Acts.
Primary Production	'Sheep' was elaborated to include more information about 'Shearing Sheds and Huts' as well as 'Sheep Dips'. Under 'Cropping', included information about the small-scale tobacco growing industry in the Strathbogies. Included more information about Mitchelton winery under Vineyards.
Utilising natural Resources	Expanded 'Waterworks & Weirs' with more information about specific weirs. Created a new theme, 'Conserving and Appreciating the Natural Environment', and transferred the material that had been in 'Conserving the Environment' in Chapter 8.
Settlement	Provided additional information about all the towns, in which precincts have been recommended. Expanded the 'Closer Settlement' sections with additional settlements (Goulburn Weir, Moglonemby and Shean's Creek) and incorporated information that has come to light about some of the settlements. Created a new sub-theme, 'Houses associated with Large Holdings' to directly acknowledge the significance of the various homesteads and farm houses in the Shire.
Transport and Communication	Included information about the telegraph office in Longwood East and more detail about some individual post offices.
Government and Services	Included more information about the court houses at Avenel and Euroa. Provided more details about the various schools that were inspected.
Community and Cultural Life	Included more information about various churches, halls, and commemorative sites that were inspected.

## 4 SCOPE & FINDINGS

### 4.1 Introduction

During Stage 1, a four tier grading system was employed as a means of providing a preliminary assessment of the potential heritage significance of the sites. The assessment was primarily based on the apparent integrity/intactness of the sites and some limited historical research. The grading system was as follows:

- High - Likely to have historical and/or architectural significance. Typically, the site would be substantially intact and often display some distinctive detailing. Other sites might be known to also likely have considerable historical and/or social significance.
- Medium to High - Likely to have historical and/or architectural significance as above, but may be less distinctive and fairly intact or a more distinctive example that has undergone some degree of change.
- Medium – Likely to be of some local historic and architectural interest/significance. May be a common example of a type or style, but partly altered, and so may not be of individual significance. These sites would contribute to a precinct.
- Low – Possibly only of local interest historically and/or architecturally as a common type, often considerably altered. These sites may nonetheless contribute to a precinct.

The priorities established by the Steering Committee at the start of Stage 2 were to undertake the necessary detailed work for the precincts and the sites identified as 'high' potential significance outside the precincts. As with any project, there were budgetary constraints limiting the number of places that could have been assessed and the original budget would have only allowed for about half the 'highs' outside the precincts to be assessed. On that basis, the Steering Committee sought additional funds from the Victorian Heritage Fund in late 2009 to prepare citations for all the 'highs' outside precincts. The funds were approved by the Heritage Council in early 2010.

### 4.2 Precincts

During Stage 1, up to 11 precincts were nominated in the principal townships across the Shire of Strathbogie.<sup>4</sup> All had been recommended for investigation, however on further discussion, the Steering Committee decided to postpone the assessment of the Elizabeth Street precinct in Euroa.

In Euroa, the Elizabeth Street precinct is a largely intact, housing commission development dating to the mid-20<sup>th</sup> century. Broader acceptance of the heritage values of such precincts however has been typically less forthcoming than many other types of heritage sites. Inclusion of similar precincts elsewhere across the State, or attempts to include similar precincts in other local planning schemes, has been contentious and can affect the approval process of a proposed planning scheme amendment. On this basis, it was thought prudent not to jeopardise the acceptance of the other sites (in what should be a large amendment) and re-consider it at a later date.

In Violet Town, up to 4 precincts were proposed during Stage 1, however on further consideration during Stage 2, two were combined and the boundaries of another were reconfigured though overall a similar number of places were included in the 3 precincts.

The following table summarises the proposed 9 precincts in five townships across the Shire.

Town	Proposed Precincts	Variation from Stage 1	Approx. No. of sites/elements
Avenel	Avenel Precinct	Some variation to boundary	60
Euroa	Euroa Central Precinct	Minor variation to boundary, primarily inclusion of 2 Hinton Street	70

<sup>4</sup> In the case of two precincts in Violet Town, it was possible they could be combined

Town	Proposed Precincts	Variation from Stage 1	Approx. No. of sites/elements
	Euroa Public & Residential Precinct	Minor variation to boundary	270
Longwood	Longwood Precinct	Linked the two sections across the railway reserve	40
Nagambie	Nagambie Central Precinct	Minor variations to boundary	40
	Nagambie Public & Residential Precinct	Removed section east of Boyd Street. Removed some properties from Vale Street.	50
Violet Town	Violet Town Central Precinct	Removed the residential component, west of Lily Street and added it	20
	Violet Town Memorial & recreational Reserve Precinct	No major change	30
	Violet Town Public & Residential Precinct	Created a three part precinct. Combined the: <ul style="list-style-type: none"> <li>• East Violet Town Precinct</li> <li>• VT Primary School &amp; environs precinct</li> <li>• part of the Central Precinct</li> </ul>	70

### Significance of Elements

Within the precincts, the terms significant and contributory have been employed to distinguish between the relative significance of places/elements. In addition, some sites/elements do not contribute to the heritage value of the precincts, that is, they are non-contributory. The definitions of these terms are as follows:

- Significant places/elements are of individual heritage significance at the local level (or in some cases they may be of State significance). In addition, they make a major contribution to the significance of the precinct.
- Contributory places/elements contribute to the heritage significance of a precinct. They are not considered to be 'significant' heritage elements in their own right, however, when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the overall heritage significance of a precinct.
- Non-contributory sites/elements do not contribute to the significance of the precinct, though they may not be unsympathetic. They are typically sites which date to a period later than the principal phase/s of development evident in the precinct.

### 4.3 Individual Places - Highs outside precincts

Initially a preliminary list was prepared by RBA and presented to the Steering Committee for discussion. It included over 60 individual places, on the basis that a few were likely not to meet the threshold level on closer inspection.

The preliminary list of sites was accepted though it was modified as Stage 2 progressed and with discussion of the findings with the Steering Committee. For instance, a site was brought to the attention of the authors by one of the Steering Committee members (Jackie McLaughlin). The heritage value of this site was immediately apparent and it was elevated to a high priority because of the rarity of the type in the shire – a dry stone wall.

As much as possible, places were chosen to provide a representative sample of the seven themes defined in the draft Thematic Environmental History. Another key consideration was to include as broad a geographical spread as possible. It was also hoped to include an historic site at many of the small settlements/townships (if a

suitable site survived) that were established during the late 19<sup>th</sup> century but which over the course of the 20<sup>th</sup> century have largely disappeared. As such, a 'medium-high' site (Miepoll School) was elevated in its priority and another site that came to light, Moglonemby Hall, was included.

Citations have been prepared for a variety of place types as summarised in the table below:

Type	No.	Localities	Notes
Bridge	1	Mitchellstown	The shire retains several significant early timber bridges.
Cemeteries	4	Graytown, Longwood East, Nagambie, Violet Town	These contain notable grave sites and in the case of Nagambie, an unusual pavilion.
Churches	3	Boho South, Goulburn Weir, Nagambie	Several churches were also included within the precincts.
Dry stone wall	1	Creightons Creek	A rare example in the shire.
Farmhouses	8	Boho South (1), Earlston (1), Longwood (1), Tabilk (2), Violet Town (2), Whroo (1)	Some of the most impressive or unusual houses in the shire are located outside the townships.
Halls	3	Boho South, Moglonemby, Strathbogie	These sites have high historical and social values. A few were also included with the precincts.
Horse Stud	2	Tabilk (Chatsworth Park), possibly Wahrung (Boundary Park)	Under-represented as they tend to be new or difficult to see from perimeter. Strathbogie however is the 'Horse Capital of Victoria'.
Hotels & Inns	6	Balmattum (Hawthorn House), Euroa (Fermoy, North-Eastern, Seven Creeks), Longwood East (St Helena), Mangalore (Railway)	The shire is fortunate in that several early hotels survive along the Old Sydney Road. A few notable hotels were also included with the precincts.
Houses (in towns)	7	Avenel (Former Teachers Residence), Balmattum (Former Willis), Euroa (Clontarf, Former Bos House, Former Kennedy), Nagambie (Narina), Violet Town (Oaklands)	Mostly brick, this group is among the more elaborate houses within the townships.
Memorials	3	Forlonge & Templeton (Euroa), Longwood East, Strathbogie	Some notable memorials have been erected in the Shire.
Outbuildings	2	Balmattum (Springside), Strathbogie (Baldavan Park)	Mostly associated with 19 <sup>th</sup> century farming development, though relatively few early examples have come to light. A few others included as part of a larger site.
Prisoner of War Camp	1	Graytown	Although only the foundations or floor slabs survive, they are evocative of the original facilities.
Railway (bridges)	1	Euroa	Notable early railway infrastructure.
Saleyards	1	Strathbogie	Under-represented in relation to their significance to the shire. Few survive or are

Type	No.	Localities	Notes
			operative and they are subject to regular renewal or change.
Schools	7	Avenel, Balmattum, Boho South, Kelvin View, Miepoll, Nagambie (2)	Schools are widely appreciated for their historic and social heritage values. Many local communities have fought to save them.
Shearing shed	1	Euroa	Under-represented, partly as often not visible from the perimeter.
Telegraph station	1	Longwood East	A site associated with this 19 <sup>th</sup> century technology.
Tobacco Drying Kiln	1	Strathbogie	A remnant of a brief experiment in the shire.
Trees	2	Avenel (Osage), Euroa (Moreton Bay Figs)	There are also notable trees at some individual sites and in parts of the precincts.
Weirs	4	Boho, Euroa, Goulburn Weir, Strathbogie	The shire contains some notable early water storage facilities, which supplied both the shire and areas beyond.
Winery	1	Mitchellstown	Wine production has been, and continues to be, important to the shire. This winery is the most distinctive architecturally of the late 20 <sup>th</sup> examples in the Shire.

Citations were not prepared for 4 inspected sites– either on the basis they did not meet the threshold level for local significance or insufficient historical information came to light to be certain about their level of significance (refer to appendix C for details).

The assessments were undertaken in three phases during late 2011 to mid-2012.

## **5 RECOMMENDATIONS**

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### **5.1 Introduction**

This section outlines the key recommendations of Stage 2 of the Strathbogie Shire Heritage Study. The principal recommendations relate to including sites within the Schedule to the Heritage Overlay of the Strathbogie Planning Scheme, the status of this document in the planning scheme, heritage policy, and nominations to the Victorian Heritage Register.

### **5.2 Heritage Overlay**

It is recommended that the 60 individual sites and 9 precincts as documented respectively in volume 3 (parts I and II) and volume 4 this report (Strathbogie Shire Heritage Study- Stage 2) be afforded heritage protection in the Strathbogie Planning Scheme by way of inclusion in the Schedule to the Heritage Overlay. It has been determined through undertaking detailed research and a physical inspection (in most cases) that these sites reach a threshold level of local significance.

To this end, it would be necessary for the Shire of Strathbogie to prepare and exhibit an amendment to the Strathbogie Planning Scheme so that the owners or managers of the various sites have an opportunity to review and respond to the relevant material.

#### **Schedule**

The recommended 69 heritage places have been included on the draft Schedule to the Heritage Overlay in the Strathbogie Planning Scheme in alphabetical order according to locality and then street address (refer appendix A).

#### **Maps**

Preliminary Heritage Overlay maps have been provided with a recommended polygon for each of the identified places (refer appendix B). It has been necessary to use another map to draw the polygon as a dedicated heritage overlay map has not as yet been required in the planning scheme. In these instances, another map has been temporarily employed (refer to appendix B for more details).

In regards to the planning scheme maps, it was difficult to accurately outline some of the places because of the broad scale of the maps relative to the size the proposed area of the overlay. As a result, some of the polygons appear very small.

Another difficulty relates to the Avenel precinct as the map for the Township of Avenel (Map no 23) focuses on the southern part of the town. As a result, the north and western parts of the precinct have had to be included on Map No. 21HO. It would be preferable if Map no. 23 included the full extent of the township.

### **5.3 Status of this Document in the Planning Scheme**

It is recommended that the Strathbogie Shire Heritage Study be included in the Strathbogie Planning Scheme in order that it has some statutory import. It is common practice for heritage studies to be included in planning scheme as reference documents.

Alternately, it could be included as an incorporated document, the less common practice. The advantage of this option is that the study would have more statutory import as it would need to be considered in the same light as other parts of the planning scheme. The disadvantage however is that a planning scheme amendment is required to make changes to an incorporated document.

### **5.4 Heritage Policy**

#### **5.4.1 Overview**

Currently in the Strathbogie Planning Scheme, there are decision guidelines by which to assess an application for change in clause 43.01 (Heritage Overlay), which is part of every planning scheme.

There are however no specific local heritage policy and only a minor reference to heritage in the MSS (refer table below). If the *Strathbogie Shire Heritage Study – Stage 2* is adopted by Council, it could be complemented by the inclusion of specific policies in the local planning provisions.

Hitherto some councils have included a heritage clause within the local planning provisions (at clause 22) to provide more specific guidance for change to heritage places than that outlined in Clause 43.01, which provides only broad base guidelines. The specific policies relate to the particular (development) issues in that municipality.

Alternately *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (prepared for the Heritage Council) could be included as a reference in the Strathbogie Planning Scheme. This document provides detailed guidance on a wide range of issues and would be useful in assessing applications to identified heritage places. The heritage issues covered relate to: subdivision and consolidation, demolition, removal and relocation, new buildings in an area Heritage Overlay, external alterations, internal alterations, landscapes (including gardens and trees), external painting and finishes, fences, signs, change of use, civic areas (including utilities and services) and archaeological sites.

#### 5.4.2 Municipal Strategic Statement - Recommendations

It has become apparent during the course of undertaking this heritage study that the Shire of Strathbogie has a considerable number of heritage assets and it is appropriate that they are recognised and suitably protected as required by the *Planning and Environment Act 1987*. If the recommendations of this heritage study are broadly accepted and enacted, then it might be appropriate for more reference to heritage and related issues to be made in the Municipal Strategic Statement (MSS).

The current MSS is the result of two amendments: C25 (05/07/2007) and C28, part 1(01/03/2012). The following table provides an overview of existing references to heritage and recommendations on how heritage issues might be incorporated into the MSS.

Clause	Name	Existing	Recommendations
21.01	Municipal Overview	No mention of heritage	It would be appropriate to acknowledge the Shire's heritage assets and possibly provide an overview of them.
21.02	Vision - Strategic Framework	No mention of heritage Relates primarily to the Council Plan of 2005-2009.	Consideration could be given in future Council plans about the value to the community of the Shire's heritage assets and their inter-relationship with economic potential.
21.03	Objectives – Strategies - Implementation	There are several references to 'built and cultural heritage' within the following sections: <ul style="list-style-type: none"> <li>Settlement (Orderly development of towns, protecting and enhancing the character and environment of the shire, objectives, strategies and implementation).</li> <li>Environment (protection of built and cultural heritage, tourism, objectives and strategies)</li> </ul>	With the completion of the heritage study, it would be possible to further refine some of the references and develop further objectives and strategies to increase the awareness and define the significance of heritage to the shire.  In section, 21.03-4, it would be appropriate to make reference of the need to continue the heritage assessment work, gradually reviewing other sites that have been identified as having potential heritage significance, and any others that might come to light.

Clause	Name	Existing	Recommendations
21.04	Monitoring and Review	No mention	Not necessary.
21.05	Reference Documents	No mention	Include the <i>Strathbogie Shire Heritage Study - Stage 2</i> (RBA Architects + Conservation Consultants) as a reference document, and possibly <i>The Heritage Overlay: Guidelines for Assessing Planning Permit Applications</i> (Heritage Council).

## 5.5 Other Issues or Planning Mechanisms

If the recommendations of this current study are accepted by Council, and if an amendment based on the material contained within is sought from the Minister for Planning, it would be possible for Council to request interim Heritage Overlays for the sites recommended for inclusion on the Schedule to the Heritage Overlay whilst the documentation is being assessed by the Minister. This action might only be required if it was thought some places were in danger of being demolished and/or substantially altered in the near future.

## 5.6 Nominations to the Victorian Heritage Register

Several individually significant sites within the shire have already been included on the Victorian Heritage Register (VHR), the now closed Register of the National Estate (RNE), and Register of the National Trust of Australia [Victoria].

It is apparent from the research and analysis undertaken for this heritage study that there are some sites that could be considered for inclusion on the VHR. It is possible for anyone to nominate a site to the VHR so that Council could do so, preferably in consultation with the owners. The following group of sites could be nominated so that they can be assessed by Heritage Victoria for their potential State significance:

- Hawthorn House (Former Ducks Pond Hotel), Balmattum
- Shearing Shed at Drysdale, Euroa
- Mountain Hut Weir, Euroa
- North-Eastern Hotel, Euroa
- Goulburn Weir
- Former Longwood Telegraph Station, Longwood East
- Honeysuckle (Station), Violet Town

## 6 FURTHER RESEARCH

### 6.1 Introduction

This section relates to the further research that should be undertaken in relation to potentially significant heritage sites as resources allow. As indicated previously, Stage 2 of the Strathbogie Heritage Study has resulted in the detailed assessment of many of the sites that had been surveyed during Stage 1. There are however some other potentially significant sites outside the proposed precincts which have not been part of Stage 2.

In addition, it should be understood that heritage assessment is an ongoing process. The stage 1 was effectively a broad sweep of the shire and as with all heritage studies, there are limitations primarily relating to visibility from the boundary. This is a perennial problem with heritage studies, but especially in rural areas where buildings are often well set back from the road. It also has to be expected that additional sites will come to light, as they have during the course of undertaking stage 2, and that understanding of a the potential heritage value of a site might change as further information is gained and/or perceptions change as to what places have heritage value.

### 6.2 Strathbogie Shire Heritage Study

The following groups of sites warrant further consideration of their potential heritage value:

- Medium to Highs  
There were another 79 medium to high sites outside precincts, many of which are likely to meet the threshold for local significance.
- Some of the mediums outside precincts on closer inspection and/or with further research may also warrant individual protection.
- Elizabeth Street precinct in Euroa.
- Sites Graded Uncertain.  
A preliminary assessment of the potential significance or grading of some places (about 12) has not been possible for a variety of reasons such as limited visibility, unconfirmed location.
- Two houses in Avenel listed in Appendix C.
- Two trees classified by the National Trust of Australia {Victoria} noted below.
- Four sites which have been noted during the course of undertaking stage 2 and which are outlined in the following table.

Name	Address	Location	Preliminary Level of Significance	Notes
Burtens Bridge	Clifton & Tarcombe Streets (Old Hume Hwy)	Euroa	High	Cast in place, reinforced concrete bridge with solid flat deck slab built 1941, replacing timber trestle type.
House	9 Racecourse Rd	Nagambie	Medium to High	C1900, timber with hip roof
Outbuildings	Merton –Strathbogie Rd (opposite Walkers Rd)	Strathbogie	Medium to High	3 timber outbuildings, 1 of which has collapsed.
House	634 Warring-Euroa Rd	Warring	High	C1900, timber with cast iron frieze, hip roof

### Landscape

During the course of preparing stage 2 of this heritage study, several groups of well-established trees, and one garden of potential significance, have come to the attention of the authors. In most cases, these landscape elements are associated with significant building fabric but also contribute to the significance of the places. As such, they have been included within the extent of designation.

In most cases the genus was identified but not always the species and so it would be appropriate if further research were undertaken on these items.

### 6.3 National Trust of Australia (Victoria)

Four sites listed by the National Trust were not included in the study but are outlined in the following table. They have been included in the HERMES database.

The level of significance (local, regional, or State) is that which has been attributed by the National Trust. The term 'file only' indicates that information is held by the Trust but an assessment of the heritage value has not been made as yet.

Number	Name	Location	Level of Significance	Notes
B5279	Suspension Bridge	Across Hughes Creek, near Tarcombe Road, Avenel	Local	The bridge has largely collapsed. Possible archaeological potential.
L10,190	Hume Highway	Strathbogie Shire	File only	The earlier route of the Hume Hwy has been noted for further investigation.
T11,113	<i>Morus nigra</i> Black Mulberry	42 Mitchell Street, Avenel	State	The location of this tree had been listed incorrectly as 38 Anderson Street and could not be located. Thought to be some 150 years old.
T12,040	<i>Corymbia citriodora</i> Lemon Scented Gum	Euroa Memorial Oval Near corner of Dunn and Slee Streets	Regional	Confirm location

Of this group, assessment of the heritage value of the two trees should be undertaken as a matter of priority, preferably being confirmed by an arborist, or other qualified professional, and if appropriate, recommended for inclusion in the Schedule to the Heritage Overlay.

### 6.4 Register of the National Estate (RNE)

No other sites listed on the RNE require further investigation for their cultural heritage values however there are two landscapes (Gooram Falls and Mt Wombat) that could be assessed for their natural heritage values and suitably protected within the Planning Scheme.

### 6.5 Archaeological

#### 6.5.1 Existing HI sites

There are about 65 sites on the Heritage Inventory (HI), accessible through the Victorian Heritage Database (VHD). Most sites relate to gold mining infrastructure and towns (Graytown), though there are a few former railway stations, houses and outbuildings, a sheep dip, etc.

Some sites may on the HI warrant further investigation for inclusion in the Schedule to the Heritage Overlay especially those outlined in the following table.

HI no.	Name	Location	Notes (from VHD)
H7924-0084	Clydesdale Bros Water Tank & Well No. 1	978 Plain Rd, Nagambie	This type of rural water tank, particularly with the manufacturer and date, is rare and of high local significance. The existence of the intact well adds to the overall significance.
H7924-0086	East Goulburn Main Channel Siphon & Weir Complex	Off Goulburn Valley Freeway, Moorlim	Regulation weir on Pranjib Creek with stream flow monitoring equipment erected above it. The siphon on the channel built with buried pipes connecting irrigation channel. Stone lined drains for discharge. Earlier remains of concrete structure, possibly a weir.
H7924-0057	Sheep Dip	Cullens Road, Molka	Site consists of a group of pepper trees and a sheep dip and associated holding pens. The majority of fencing and gates are of recent origin though the sheep dip is made from 19th century wire cut bricks with concrete mortar and render.

### 6.5.2 Additional Archaeological Sites

A few other potential archaeological sites have come to light during the course of undertaking the Strathbogie Shire Heritage Study as listed in the following table.

Name	Location	Notes
Suspension bridge	440 Tarcombe Road, Avenel	Built circa 1932 by Mr Willis, a local farmer. Consists of concrete piers, steel cable, timber planks. Poor condition in 1982, now collapsed.
Paths and hut foundations	846 Tarcombe Road, Avenel	Said to be unusual paths and possible foundations of a hut of Kong Meng (not located), a gold prospector who lived in Longwood and had business interests in Melbourne.
Timber Mill site	1110 Tarcombe Road, Avenel	Said to be remains of a timber mill. Not visible from boundary/road.
Community Sheep Dip (plunge type)	Balmattum School Road (West side near freeway), Balmattum	Not inspected as located in grassy area along Hume Freeway. Associated with brick reservoir and tank on tree stump opposite intersection with Sheans Creek Road. Associated well has been filled in by VicRoads ( <i>Balmattum Memories</i> , pp152-153).
Foundations	Ankers Road, Boho South	Possibly former managers house of the Strathbogie North butter factory (not visible from road) Meant to be on Lot 9/TP857786
Gold mining shafts and channels	Walls Road, Earlston (opp. 376) On west side, about half way between Paynters Road (north) and Gellibrand Tonks Road (south)	Located on TP359438 Shown site by Barbara Ramage

Name	Location	Notes
Brick Chimney	Harringtons Road, Miepoll	Allotment 18, Section H
Domed well	15 Kennedy Street, Miepoll	Unusually prominent Rendered
Sheep dip	(20?) Nolans Road, Ruffy	There are said to be remnants of one in the paddock opposite the school (J Hobby, <i>Tales of the Tablelands</i> , p11).
Brick Chimney	1319 + 1475 Upton Road, Upton Hill	Probably former house
Basalt and brick wall	293 (?) High Street, Violet Town	Part of former Commercial Hotel and coaching station site, with included other buildings. Taken over by Henry Williams in 1863. Was an important centre of social life pre-railway (1873), though closed in 1878 (D Chambers, <i>Violet Town ...</i> , pp120-122, 135) Extensive section of one wall survives.

There are also a few former school sites of some archaeological interest, for example at Banjee, Earlston, Strathbogie and Upotipotpon. These schools were generally small, one room timber buildings which operated during the late 19<sup>th</sup> to early part of the 20<sup>th</sup> century.

## **APPENDIX A –Schedule to the Heritage Overlay**

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The following schedule includes the proposed heritage overlays and is listed in order of address.

Note that heritage overlay numbers would be assigned by the Council.



**SCHEDULE TO THE HERITAGE OVERLAY**

<b>PS Map Ref</b>	<b>Heritage Place</b>	<b>External Paint Controls Apply?</b>	<b>Internal Alteration Controls Apply?</b>	<b>Tree Controls Apply?</b>	<b>Out-buildings or fences which are not exempt under Clause 43.01-4</b>	<b>Included on the Victoria Heritage Register under the Heritage Act 1995?</b>	<b>Prohibited uses may be permitted?</b>	<b>Name of Incorporated Plan under Clause 43.01-2</b>	<b>Aboriginal Heritage Place?</b>
	<i>Avenel Precinct</i>	No	No	No	No	No	No	-	No
	<i>Euroa Central Precinct</i>	No	No	No	No	No	No	-	No
	<i>Euroa Public &amp; Residential Precinct</i>	No	No	No	No	No	No	-	No
	<i>Longwood Precinct</i>	No	No	No	No	No	No	-	No
	<i>Nagambie Central Precinct</i>	No	No	No	No	No	No	-	No
	<i>Nagambie Residential &amp; Public Precinct</i>	No	No	No	No	No	No	-	No
	<i>Violet Town Central Precinct</i>	No	No	No	No	No	No	-	No
	<i>Violet Town Memorial &amp; Recreation Reserve Precinct</i>	No	No	No	No	No	No	-	No
	<i>Violet Town Residential &amp; Public Precinct</i>	No	No	No	No	No	No	-	No
	<i>Osage trees (Maclura pomifera) x15</i> 34 Livingstone Street, Avenel	No	No	Yes	No	No	No	-	No
	<i>Avenel Primary School</i> 39 Livingstone Street, Avenel	No	No	Yes Oak ( <i>Quercus sp.</i> ) Pine ( <i>Pinus Radiata</i> )	No	No	No	-	No
	<i>Former Teacher's Residence</i> 41 Livingstone Street, Avenel	No	No	No	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Out-buildings or fences which are not exempt under Clause 43.01-4	Included on the Victoria Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
	<i>Former Balmattum State School</i> 207 Balmattum Church Road, Balmattum	Yes	No	No	No	No	No	-	No
	<i>Former Willis House</i> 217 Balmattum Church Road, Balmattum	No	No	No	No	No	No	-	No
	<i>Springside - Outbuildings &amp; House</i> 154 Barn Lane, Balmattum	No	No	No	Yes to brick barn and adjacent, early timber buildings	No	No	-	No
	<i>Hawthorn House (Former Duck Ponds Hotel)</i> 1070 Sheans Creek Road, Balmattum	Yes	No	No	Yes, that with timber slabs	No	No	-	No
	<i>Violet Town Reservoir</i> Harrys Creek Road, Boho	No	No	No	No	No	No	-	No
	<i>Former Boho South School (No. 3150)</i> 467 Bonnie Doon Road, Boho South	No	No	Yes Several mature deciduous and evergreen trees, pines, etc.	Yes to former bicycle shed	No	No	-	No
	<i>Boho South Uniting Church</i> 560 Boundary Hill Road, Boho South	No	No	No	No	No	No	-	No
	<i>Boho South Public Hall</i> 562 Boundary Hill Road, Boho South	No	No	No	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Out-buildings or fences which are not exempt under Clause 43.01-4	Included on the Victoria Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
	<i>Waldara</i> 54 Chapman's Road, Boho South	No	No	No	No	No	No	-	No
	<i>Beaton's Dry Stone Wall</i> 151 Creightons Creek Road, Creightons Creek	No	No	No	Yes to dry stone wall	No	No	-	No
	<i>Lochgardie</i> 236 Walls Road, Earlston	No	No	No	Yes to Silo Timber slab shed	No	No	-	No
	<i>Broad Gauge Rail Bridges (2 No.) at Euroa</i> Between Boundary Road North and Railway Street, and over Charles Street, Euroa	No	No	No	No	No	No	-	No
	<i>North-Eastern Hotel</i> 2 De Boos Street, Euroa	No	Yes, rooms with pressed metal dado and ceilings	No	Yes, garage and signage on Beaton Street	No	No	-	No
	<i>Shearing Shed at Drysdale</i> 838 Drysdale Road, Euroa	No	No	No	Yes to shearing shed	No	No	-	No
	<i>Mountain Hut Weir</i> (off) Euroa-Strathbogie Road, Euroa	No	No	No	No	No	No	-	No
	<i>Eliza Forlonge &amp; Janet Templeton Memorial</i> 527 Forlonge Memorial Road, Euroa	No	No	No	No	No	No	-	No
	<i>Moreton Bay Fig Trees (Ficus</i>	No	No	Yes	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Out-buildings or fences which are not exempt under Clause 43.01-4	Included on the Victoria Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
	<i>macrophylla</i> ) x8 at Euroa Showgrounds 16 Frost Street, Euroa								
	<i>Former Bos House</i> 101-103 Kennedy Street, Euroa	No	No	No	Yes to front fence and garage	No	No	-	No
	<i>Seven Creeks Hotel</i> 2 Tarcombe Street, Euroa	Yes	No	No	No	No	No	-	No
	<i>Fermoy (former Euroa Inn)</i> 43-45 Tarcombe Street, Euroa	Yes	No	No	Yes to the former wash house	No	No	-	No
	<i>Clontarf</i> 62-64 Tarcombe Street, Euroa	No	Yes, rooms with pressed metal	No	No	No	No	-	No
	<i>House</i> 33 Templeton Street, Euroa	Yes	No	Yes, to front hedge	No	No	No	-	No
	<i>Goulburn Weir</i> Goulburn Weir Road, Goulburn Weir	No	No	No	No	No	No	-	No
	<i>Former Presbyterian Church</i> 18 Scouler Road, Goulburn Weir	No	No	No	No	No	No	-	No
	<i>Graytown Cemetery</i> Graytown Cemetery Road, Graytown	No	No	No	No	No	No	-	No
	<i>Graytown POW Forest Camp 6</i> Polkinghome Street, Graytown	No	No	No	No	No	No	-	No
	<i>Kelvin View Hall (former School no. 3480)</i>	No	No	Yes to pine	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Out-buildings or fences which are not exempt under Clause 43.01-4	Included on the Victoria Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
	40 Kelvin View School Road, Kelvin View			trees ( <i>Pinus radiata</i> )					
	<i>Shandon Park Cottage</i> 2339 Grimwade Road, Longwood	Yes	No	No	No	No	No	-	No
	<i>Longwood East Soldiers' Memorial</i> Allan Street, Longwood East	No	No	No	No	No	No	-	No
	<i>St Helena</i> 133 Faithfull Street, Longwood East	Yes	No	No	No	No	No	-	No
	<i>Former Longwood Telegraph Station</i> 147 Faithfull Street, Longwood East	No	No	No	No	No	No	-	No
	<i>Longwood East Cemetery</i> 10 Symon Street, Longwood East	No	No	No	No	No	No	-	No
	<i>Railway Hotel</i> 848 Seymour-Avenel Road, Mangalore	Yes	No	No	No	No	No	-	No
	<i>Former Miepoll School (no. 2480)</i> 37 Miepoll School Road, Miepoll	No	No	No	No	No	No	-	No
	<i>Mitchellstown Bridge</i> Mitchellstown Road, Mitchellstown & Tabilk	No	No	No	No	No	No	-	No
	<i>Mitchelton Winery</i> 468-470 Mitchellstown Road, Mitchellstown	Yes	No	No	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Out-buildings or fences which are not exempt under Clause 43.01-4	Included on the Victoria Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
	<i>Moglonemby Hall</i> 270 Moglonemby Hall Road, Moglonemby	No	No	No	No	No	No	-	No
	<i>Nagambie Cemetery</i> 4 Cemetery Lane, Nagambie	No	No	Yes Oaks x 6 ( <i>Quercus sp.</i> ), Golden Elm x2 ( <i>Ulmus Sp.</i> ) She-Oaks x 5 ( <i>Casuarina sp.</i> )	No	No	No	-	No
	<i>Narina</i> 20-24 Goulburn Street, Nagambie	Yes	No	Possible	Possible	No	No	-	No
	<i>Nagambie State School No. 1104</i> 31-33 Goulburn Street, Nagambie	Yes	No	No	No	No	No	-	No
	<i>Former Goulburn Valley Common School (Pine Lodge)</i> 202 High Street, Nagambie	Yes	No	No	No	No	No	-	No
	<i>St John's Anglican Church</i> 262 High Street, Nagambie	No	No	Yes Cedars x3 ( <i>Cedrus deodara</i> )	No	No	No	-	No
	<i>Tobacco Drying Kiln</i> 17 Armstrong Avenue, Strathbogie	No	No	No	No	No	No	No	No
	<i>(Former) Strathbogie Saleyards</i>	No	No	No	Yes to fences	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Out-buildings or fences which are not exempt under Clause 43.01-4	Included on the Victoria Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
	Euroa-Strathbogie Road, Strathbogie								
	<i>Strathbogie WWI Memorial</i> (Central Island) Main Street Strathbogie	No	No	No	No	No	No	-	No
	<i>(Former) Strathbogie Protestant Hall</i> 14 Main Street, Strathbogie	No	No	No	No	No	No	-	No
	<i>Baldavan Park Outbuilding</i> 1678 Merton-Strathbogie Road, Strathbogie	No	No	No	Yes to outbuilding	No	No	-	No
	<i>Polly McQuinn's Weir</i> Polly McQuinns Road, Strathbogie	No	No	No	No	No	No	-	No
	<i>Chatsworth Park</i> 297 Mitchellstown Road, Tabilk	No	No	Possible	Possible	No	No	-	No
	<i>Kiora</i> 70 Nagambie-Locksley Road, Tabilk	No	No	No	No	No	No	No	No
	<i>Terrara</i> 13 Terrara Lane, Tabilk	Yes	No	Yes Kurajong Trees ( <i>Brachychiton</i> <i>sp.</i> )	No	No	No	-	No
	<i>The Gorge</i> 440 Harrys Creek Road, Violet Town	No	No	No	No	No	No	-	No
	<i>Honeysuckle (Station)</i>	No	No	Yes to Scots Pines ( <i>Pinus</i>	No	No	No	-	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Out-buildings or fences which are not exempt under Clause 43.01-4	Included on the Victoria Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
	110 Hayes Road, Violet Town			<i>silverstris</i> )					
	<i>Oaklands</i> 179 High Street, Violet Town	No	No	Yes to Irish Strawberry Tree ( <i>Arbitus unedo</i> )	No	No	No	-	No
	<i>Violet Town Cemetery</i> 34 Williams Lane, Violet Town	No	No	No	No	No	No	-	No
	<i>Boundary Park</i> 926 Dargalong Road, Wahring	No	No	Possibly	No	No	No	-	No
	<i>Shewgile + Glencoe</i> 132 Gorys Road, Whroo	No	No	No	Yes to timber stables and mud-brick laundry	No	No	-	No

## APPENDIX B – Planning Scheme Maps

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The following set of maps, used to present the polygons associated with the recommended heritage sites listed on the Draft Schedule (refer to Appendix A), derives from the Strathbogie Planning Scheme. In some cases, a heritage overlay map does not yet exist so that an alternative map has been used in the interim.

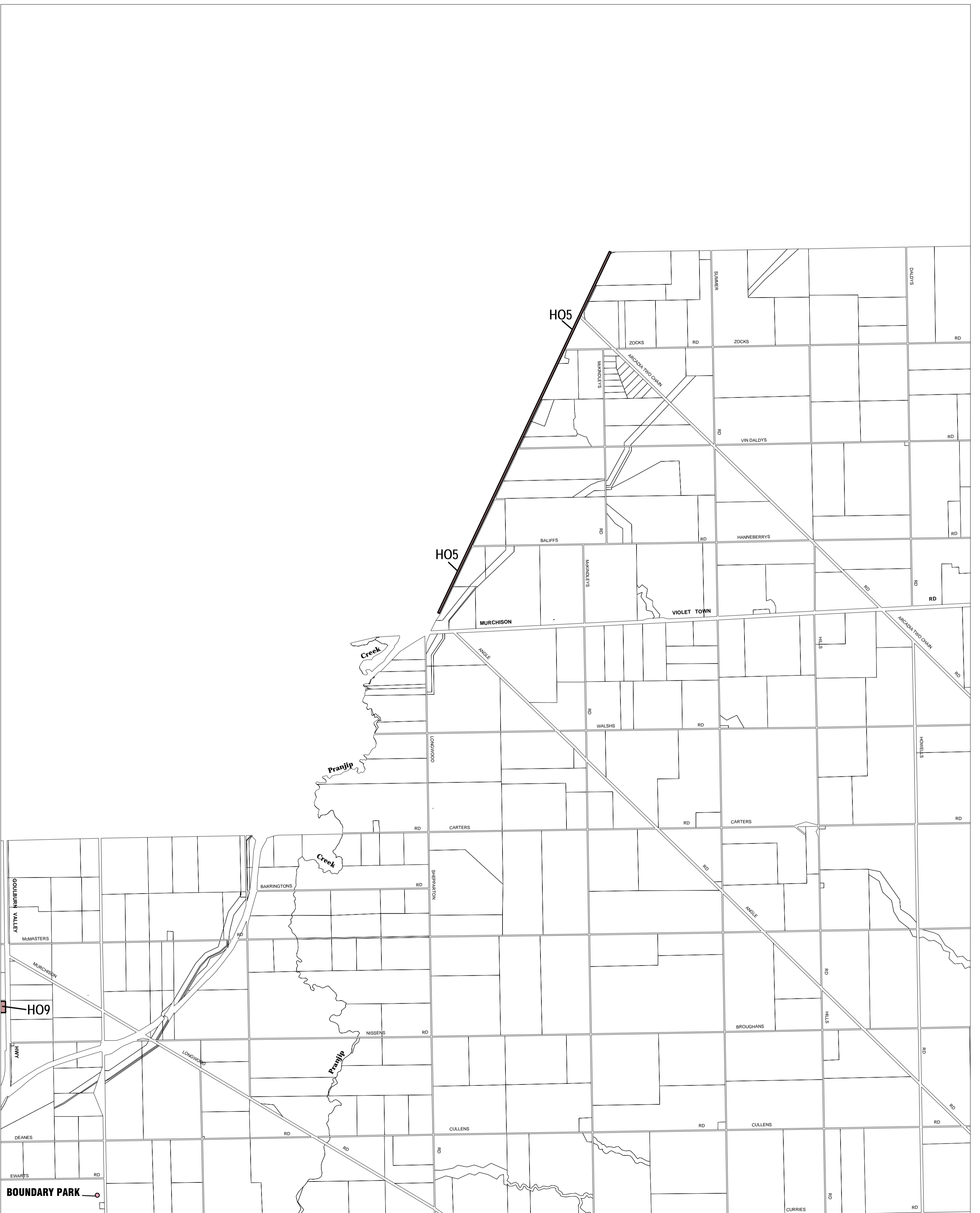
The proposed name of the recommended sites has been used because heritage overlay numbers are yet to be assigned by the Council.

Map	Towns and/or Localities
1 LSIO-FO	Earlston
3 HO	Wahring
4 HO	Moglonemby
5	Miepoll
6 HO	Balmattum, Boho, Violet Town
7 LSIO-FO	Violet Town
8 LSIO-FO	Boho South
10 HO	Goulburn Weir, Whroo
11 WMO	Longwood
12 HO	Creightons Creek, Euroa
13 EMO	Longwood
14 EMO	East Longwood
15 HO	Euroa
16 HO	Euroa
17 EMO	Euroa
18 EMO	Euroa
20 WNO	Graytown
21 HO	Avenel, Mitchellstown, Mangalore, Nagambie, Tabilk
22 HO	Nagambie
23 HO	Avenel
26 HO	Euroa, Kelvin View, Strathbogie
27 HO	Strathbogie
28 WMO	Boho South





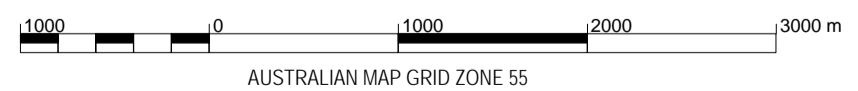
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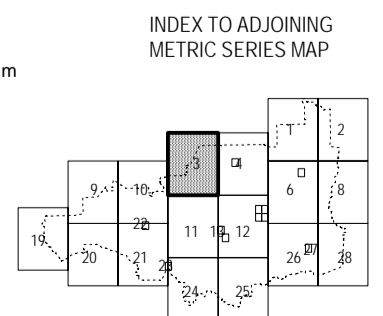
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**Overlays**

HO Heritage Overlay



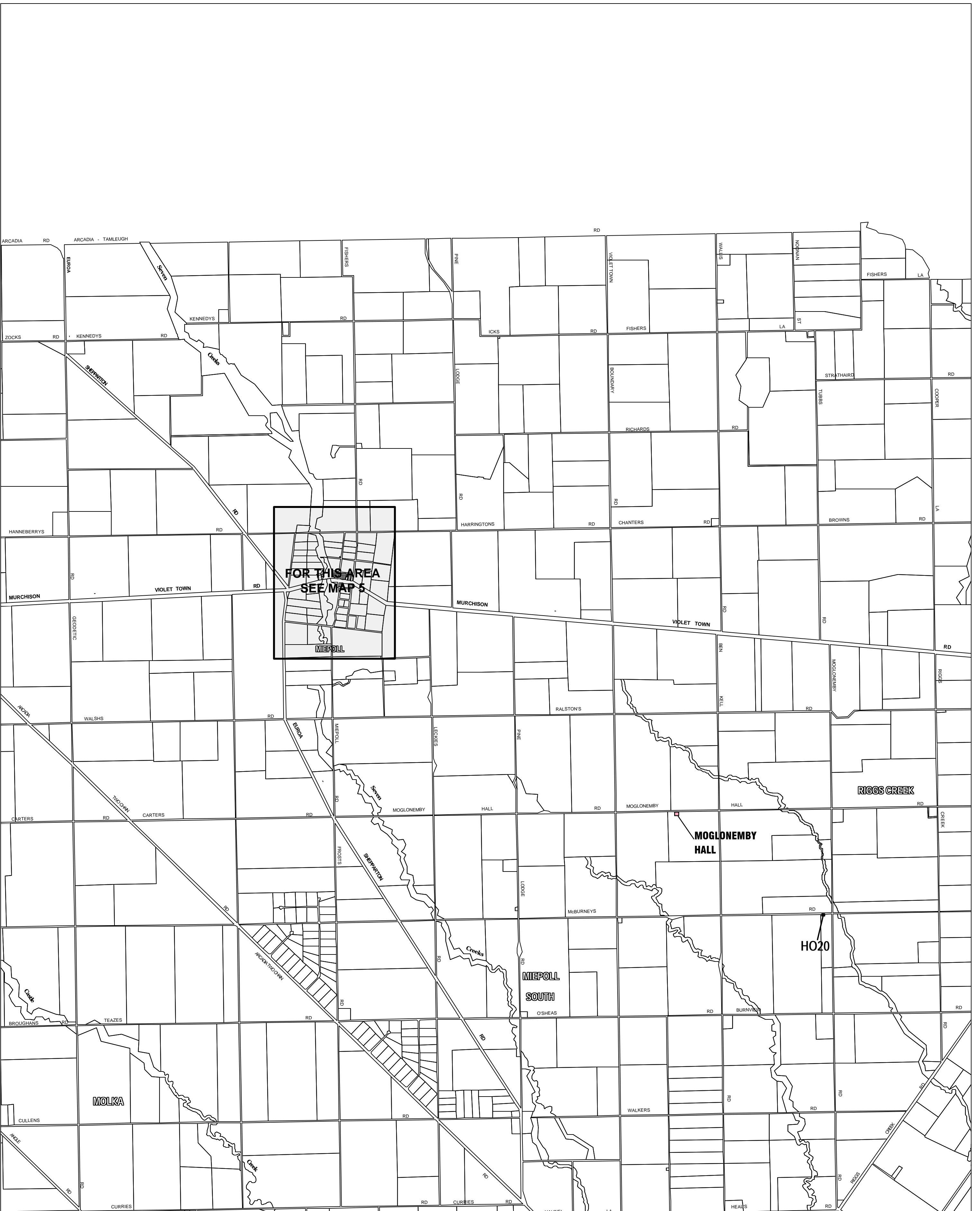
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AMENDMENT C45

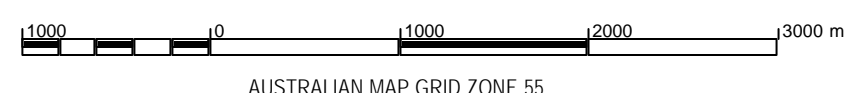
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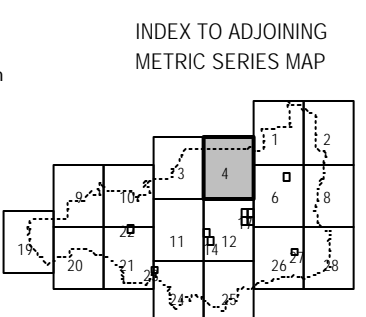
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**Overlays**

HO Heritage Overlay

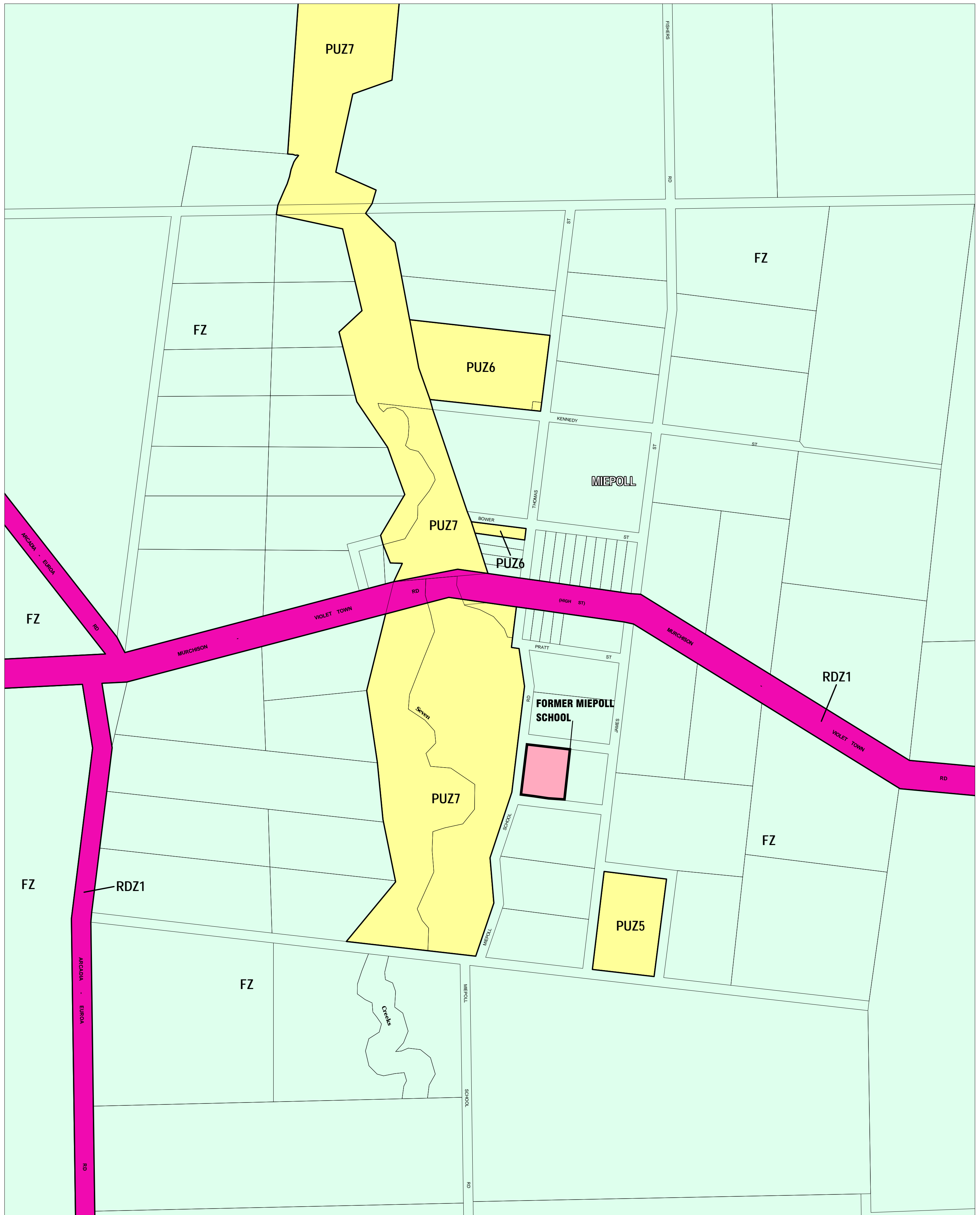


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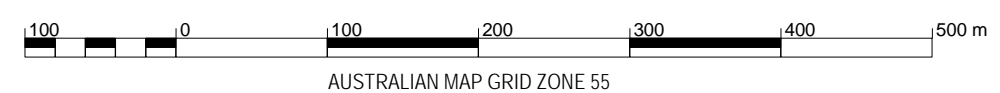
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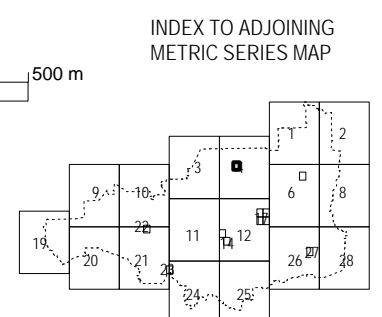
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Public Land	
	Public Use Zone Cemetery/crematorium
	Public Use Zone Local Government
	Public Use Zone Other Public Use
	Road Zone Category 1
Rural	
	Farming Zone



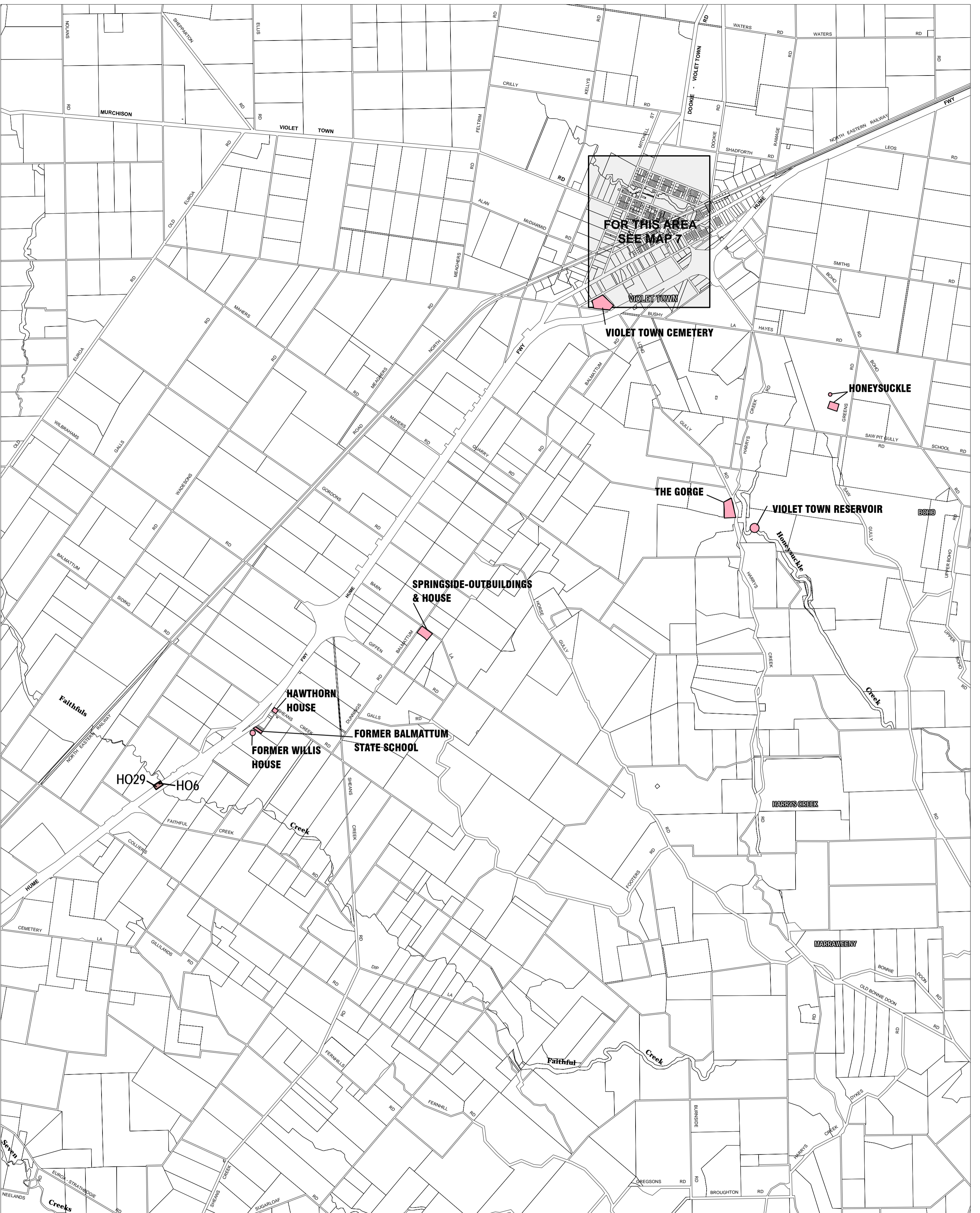
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THIS MAP INCORPORATES APPROVED ZONES AS AT: 04/05/2006 AMENDMENT C35



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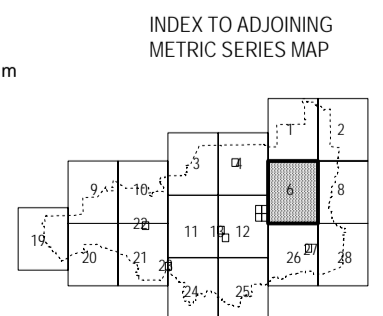
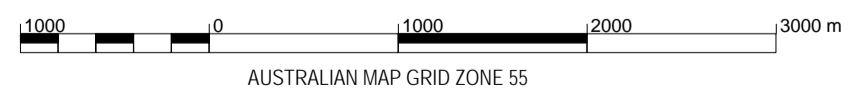
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**Overlays**

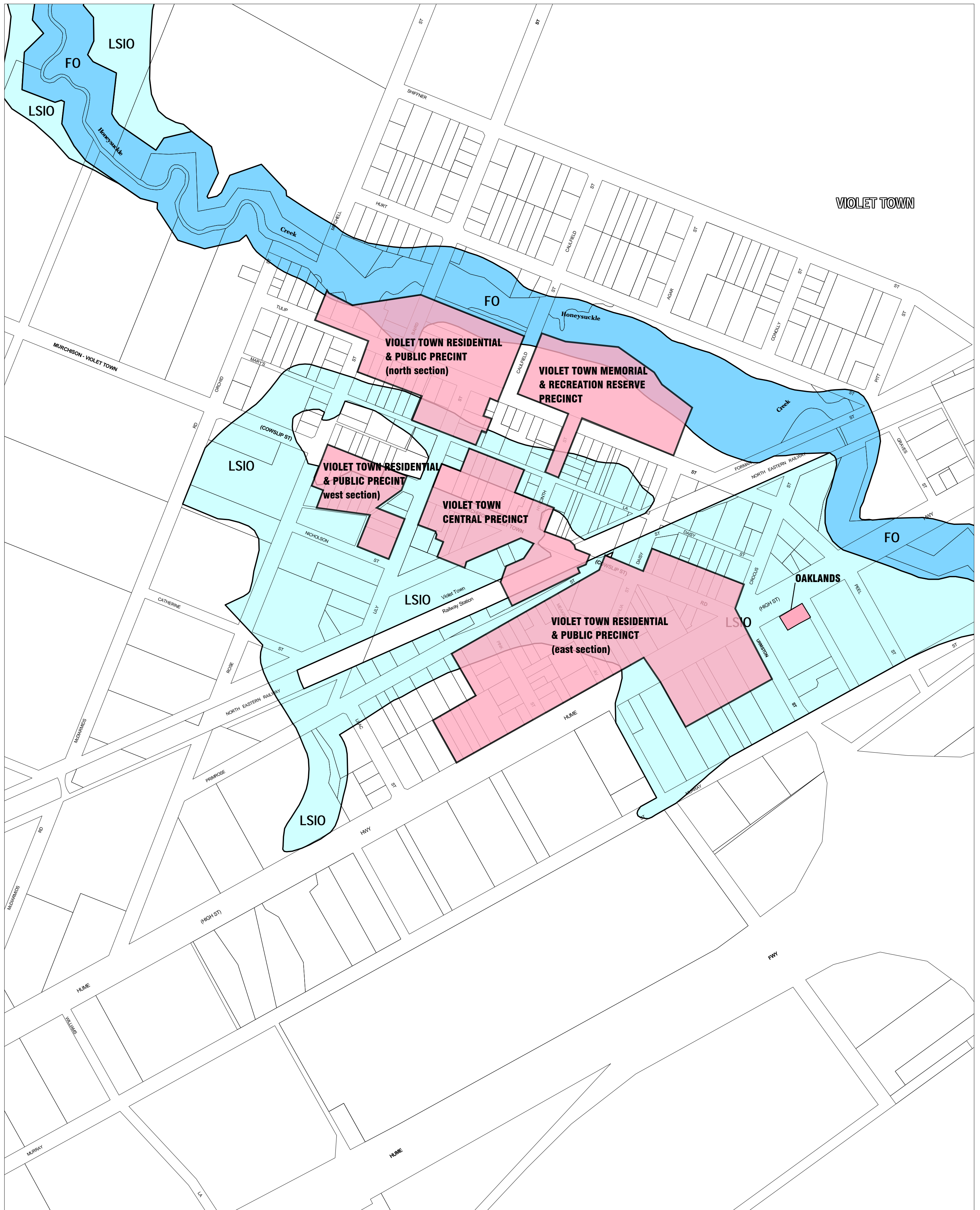
HO Heritage Overlay



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**Overlays**

- FO Floodway Overlay
- LSIO Land Subject To Inundation Overlay

100 0 100 200 300 400 500 m  
 AUSTRALIAN MAP GRID ZONE 55

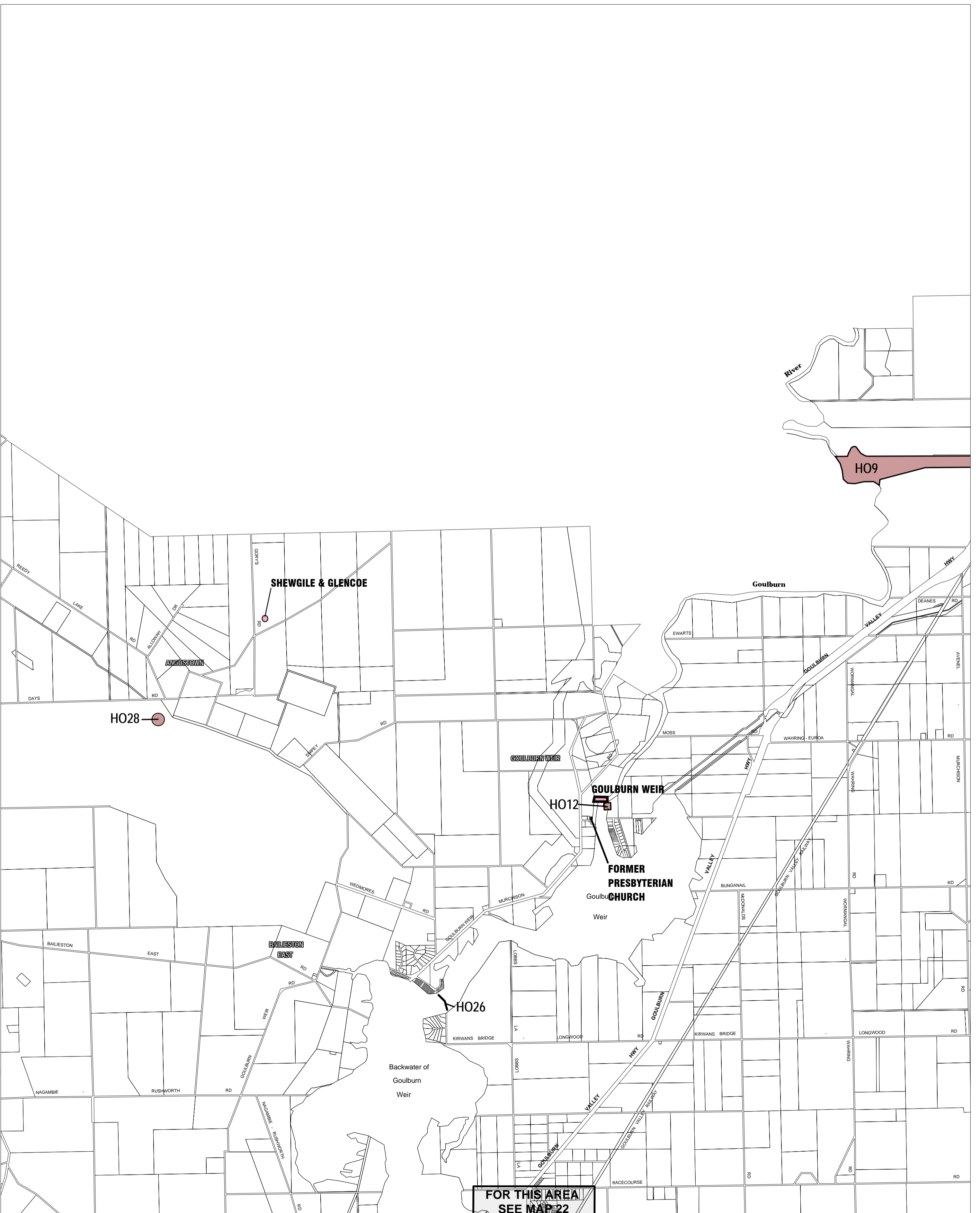
Amendment C14  
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Victoria  
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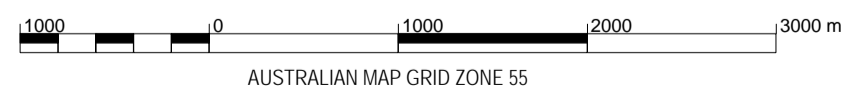


**FOR THIS AREA  
SEE MAP 22**

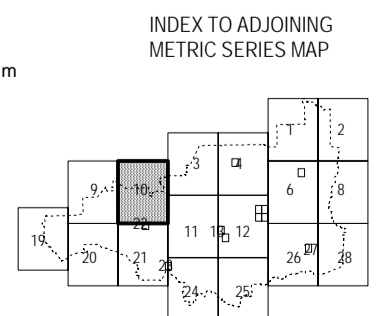
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**Overlays**

- HO Heritage Overlay



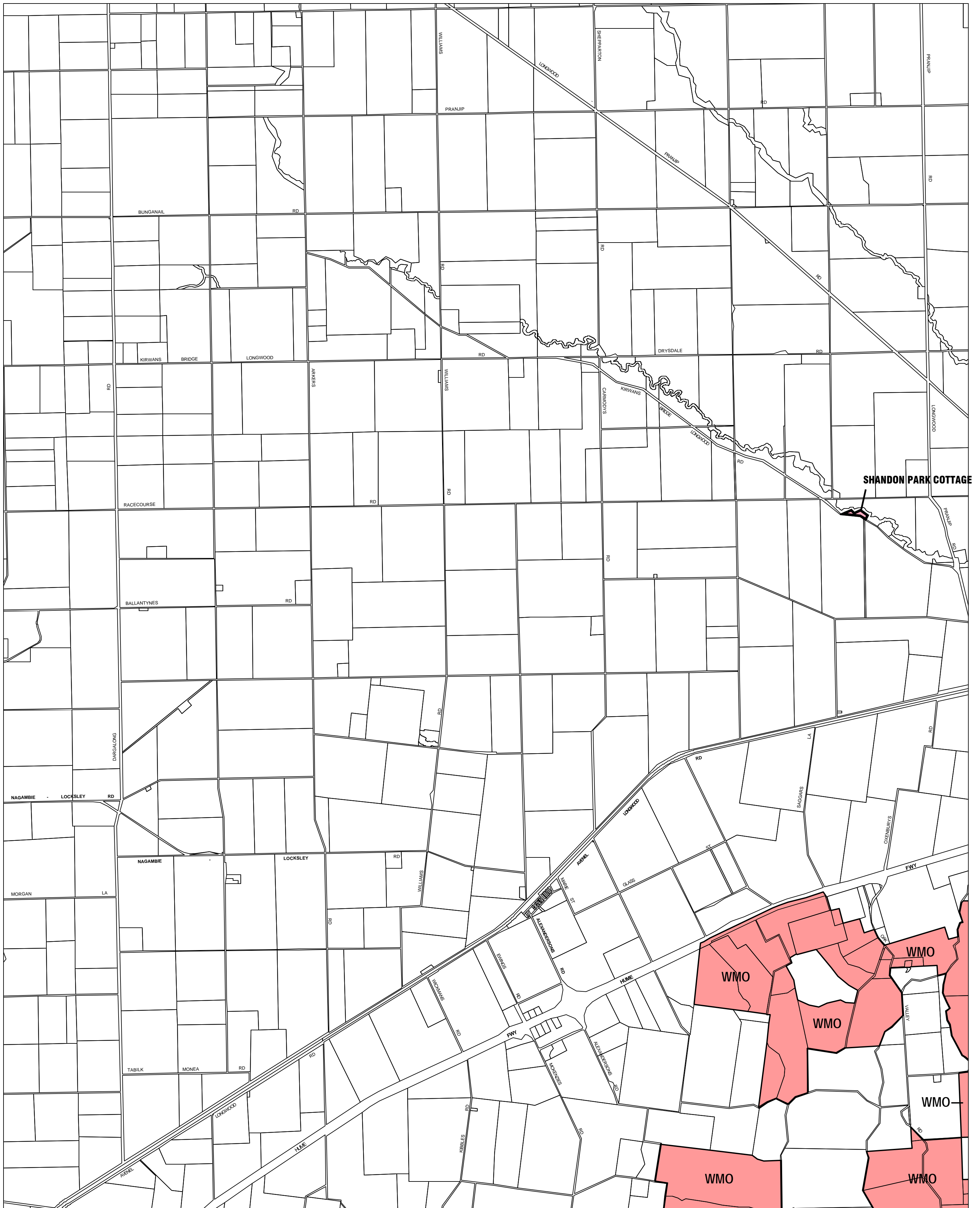
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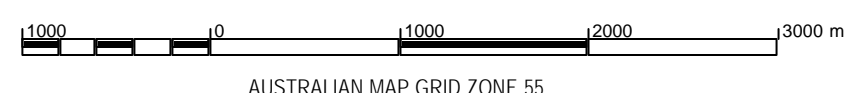
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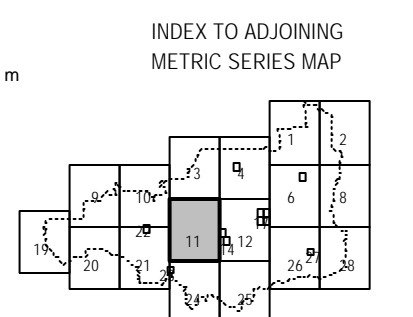
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**Overlays**

Wildfire Management Overlay



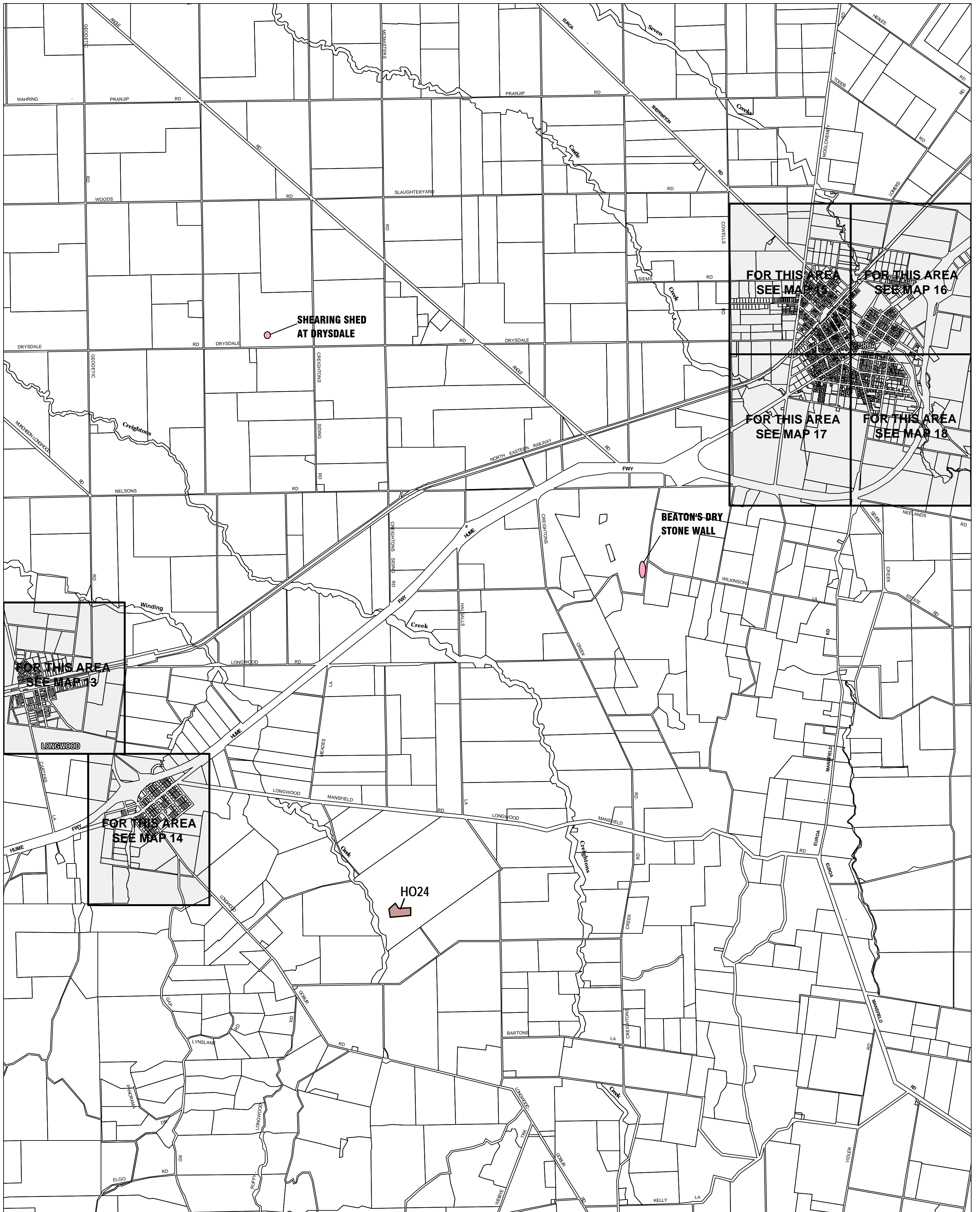
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**AMENDMENT C17**

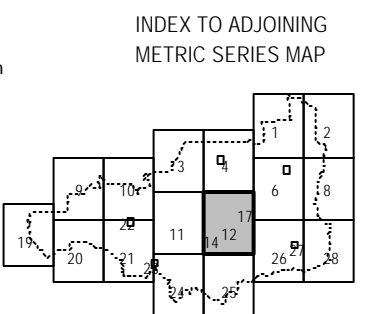
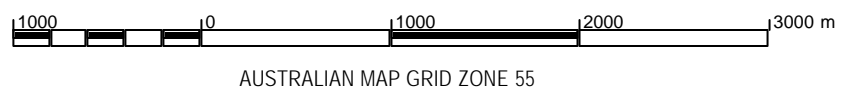
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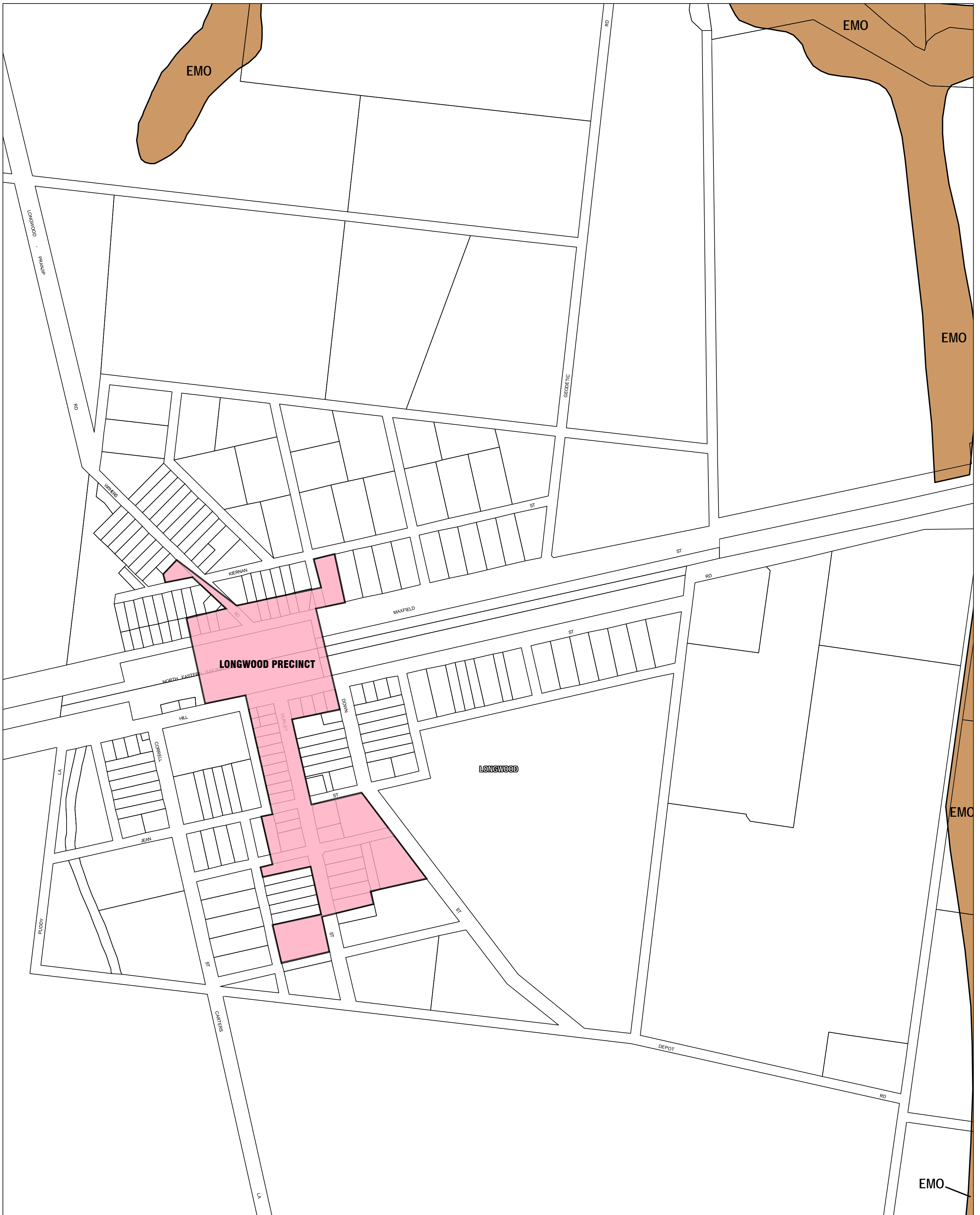
Overlays	
	Heritage Overlay



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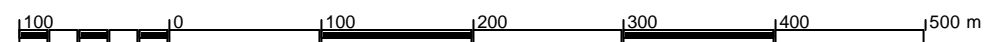


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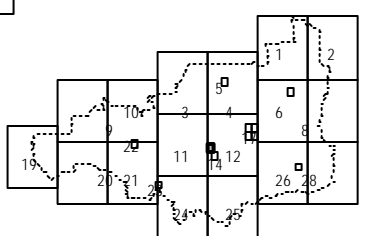
 Erosion Management Overlay



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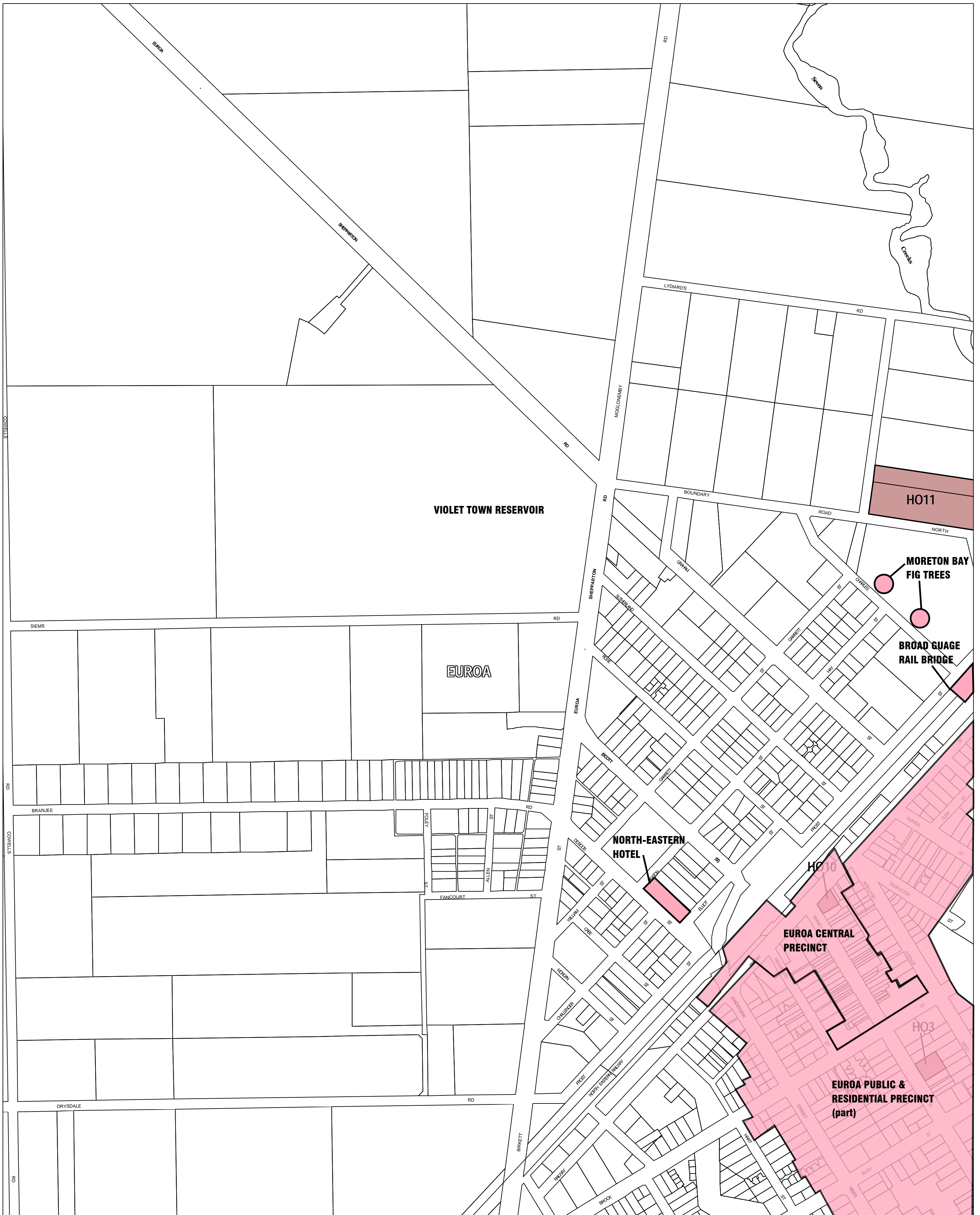
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


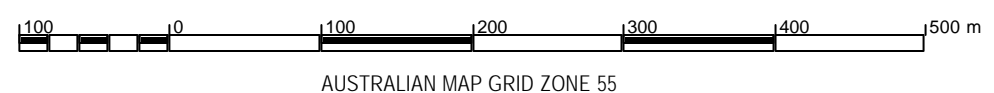
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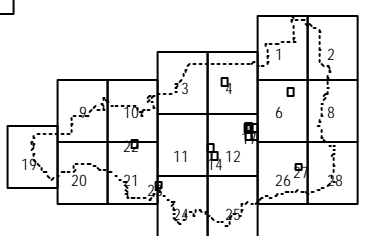
Overlays
 Heritage Overlay



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**Overlays**

HO Heritage Overlay

100 200 300 400 500 m

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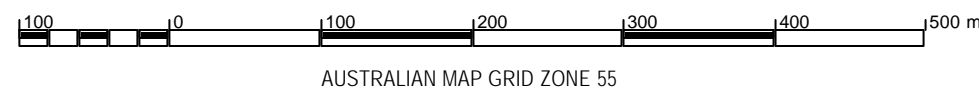
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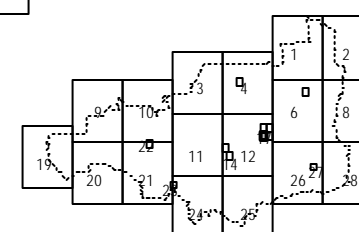
**Overlays**  
 Erosion Management Overlay



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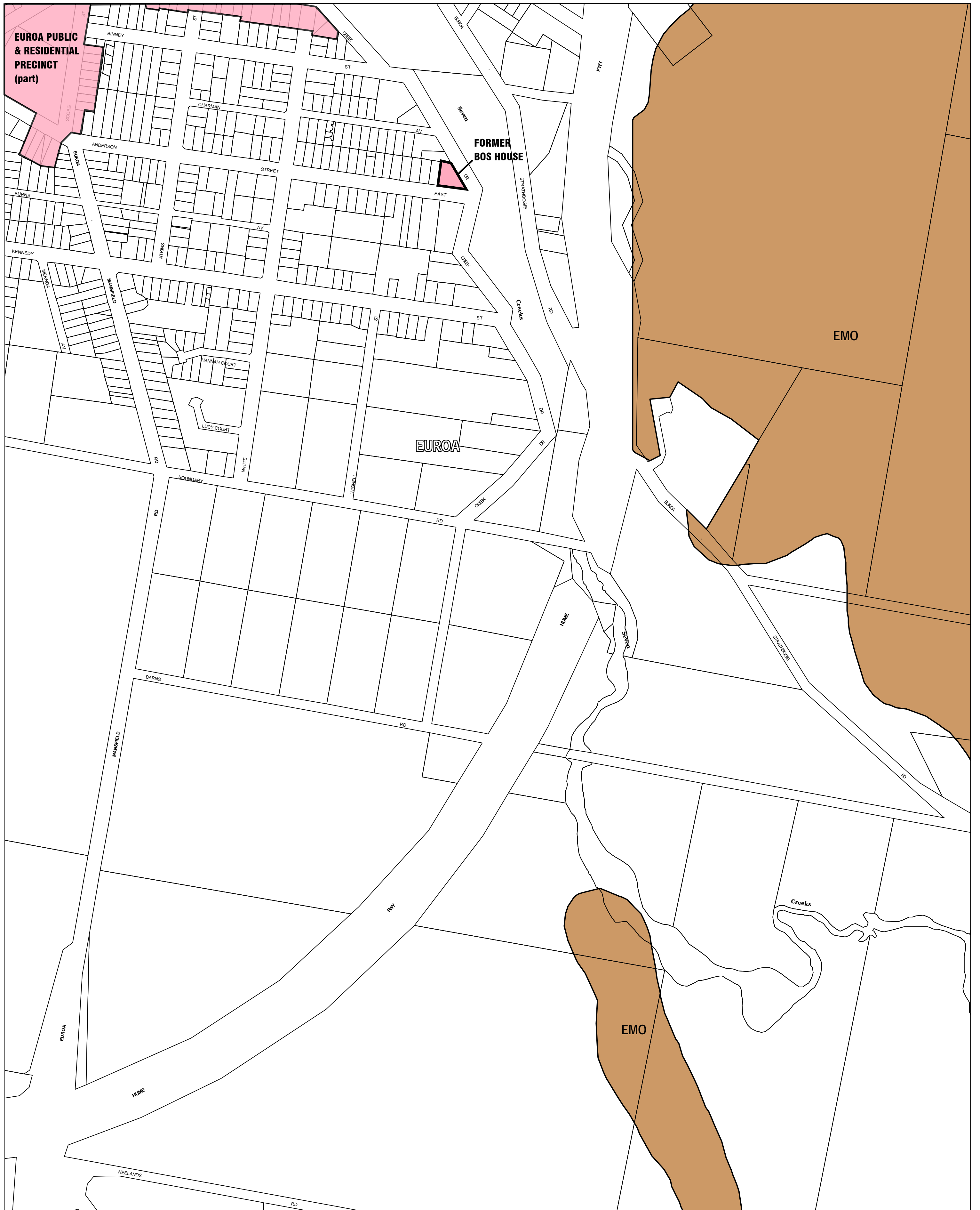


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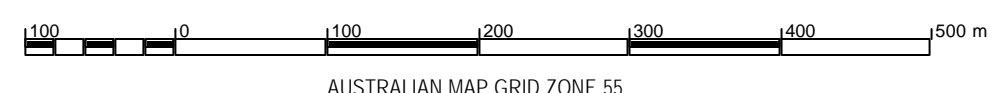
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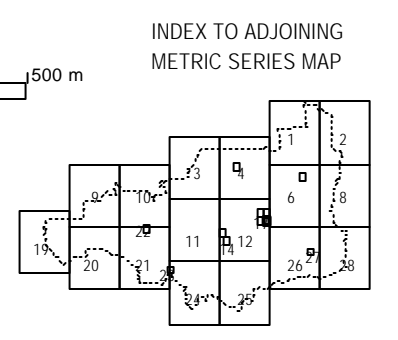


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**Overlays**  
 Erosion Management Overlay



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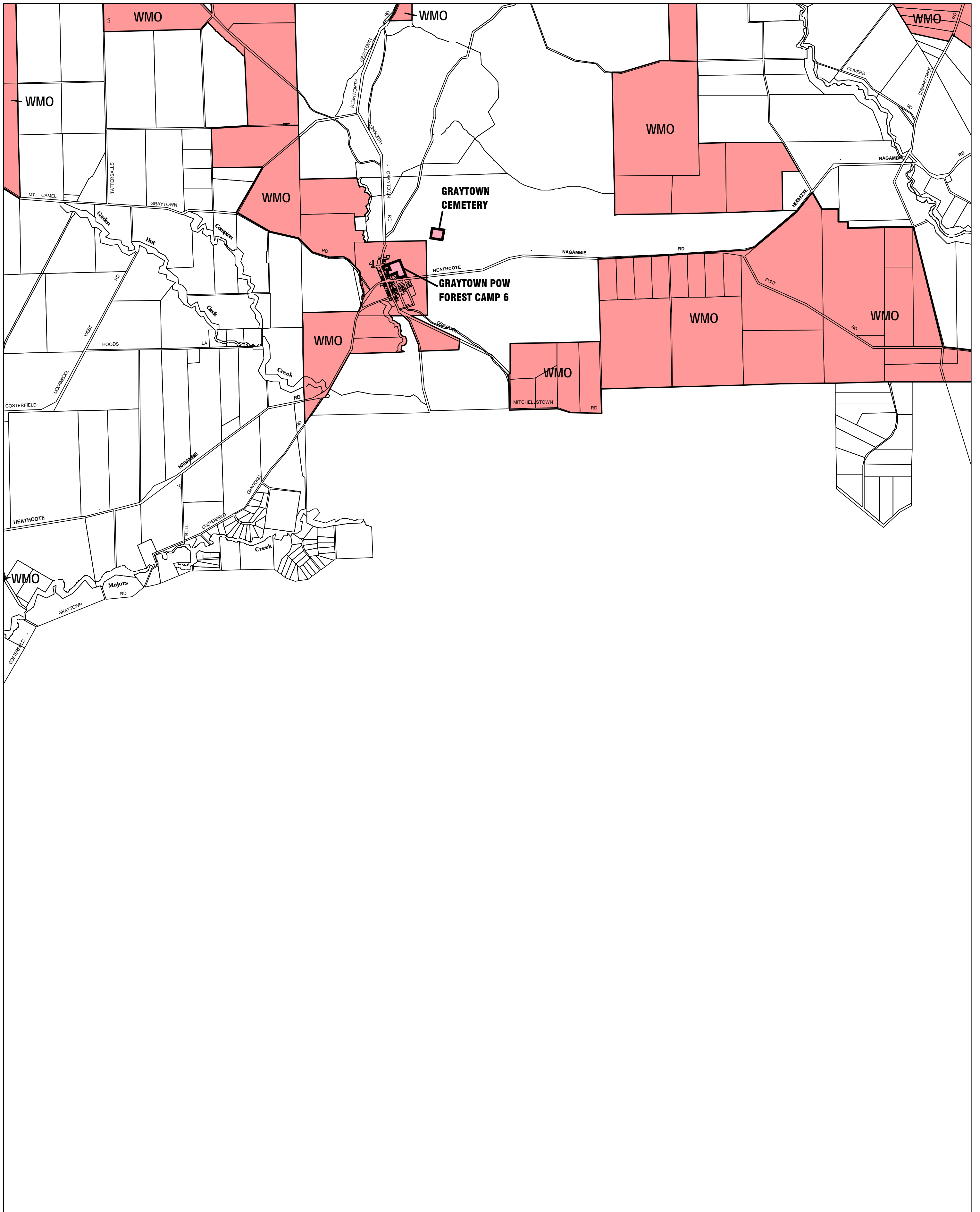
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**AMENDMENT C18**

**EROSION MANAGEMENT OVERLAY**

**MAP No 18EMO**

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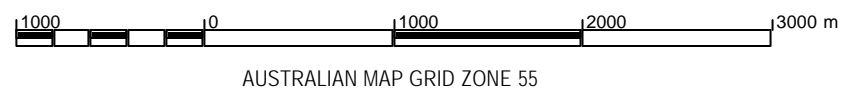


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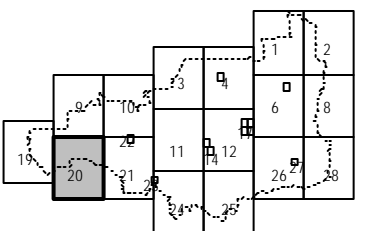
WMO Wildfire Management Overlay



AUSTRALIAN MAP GRID ZONE 55



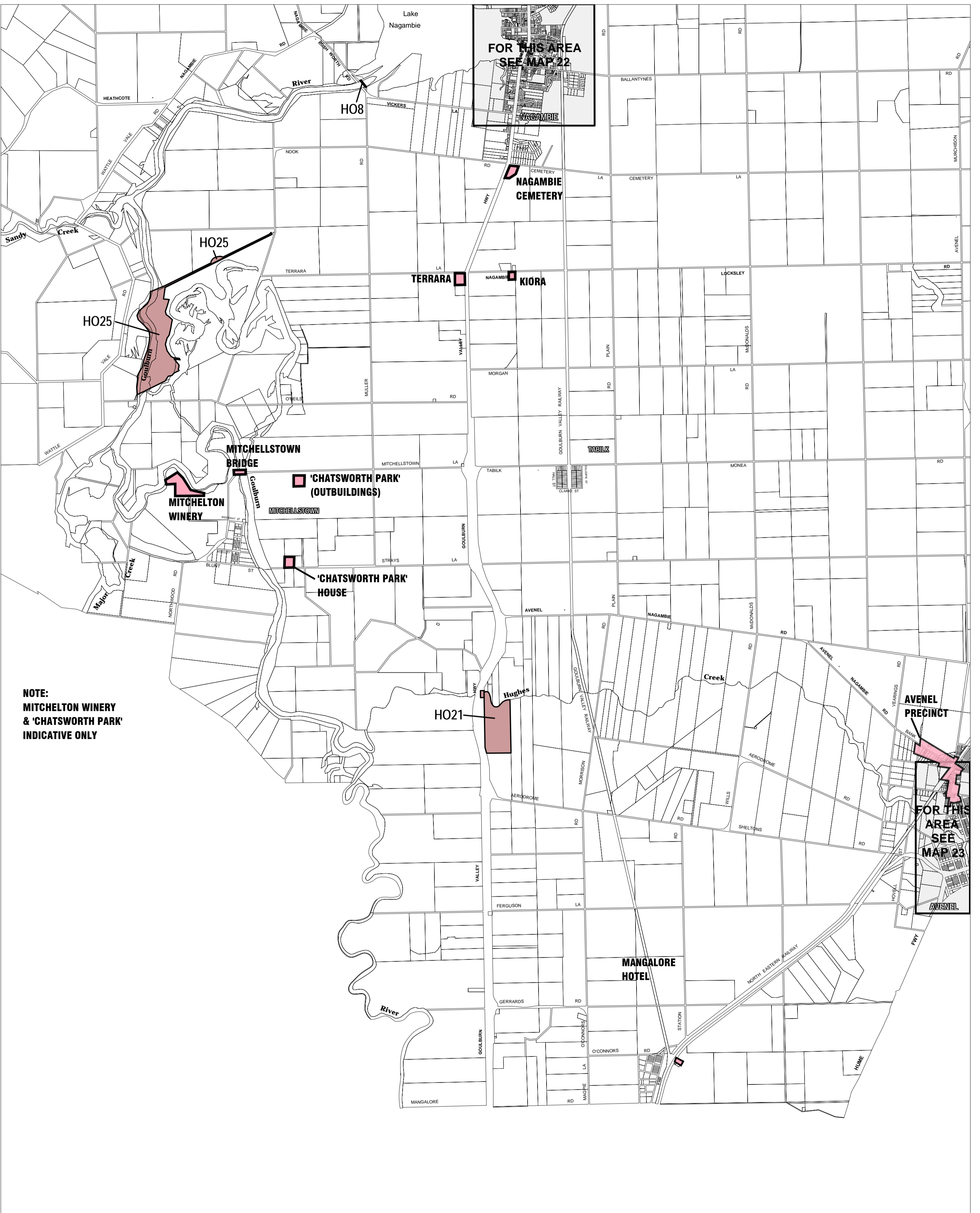
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**AMENDMENT C17**

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**NOTE:**  
MITCHELTON WINERY  
& 'CHATSWORTH PARK'  
INDICATIVE ONLY

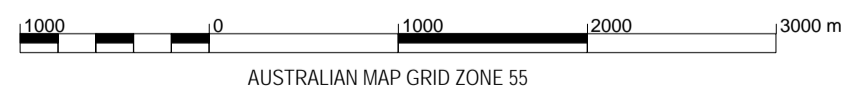
FOR THIS AREA  
SEE MAP 22

FOR THIS AREA  
SEE MAP 23

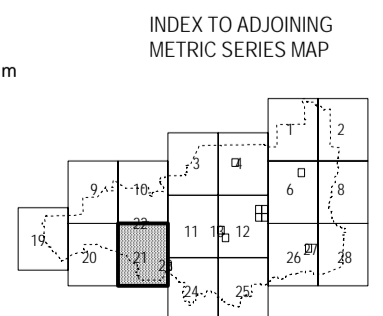
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**Overlays**

HO Heritage Overlay



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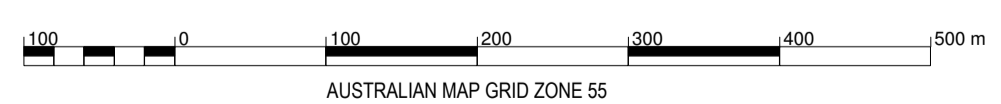
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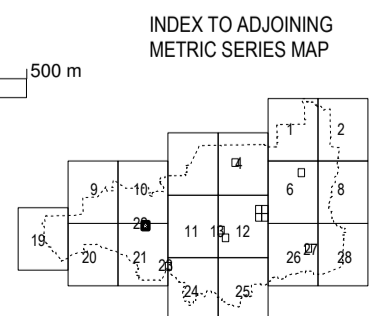
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**Overlays**

HO Heritage Overlay



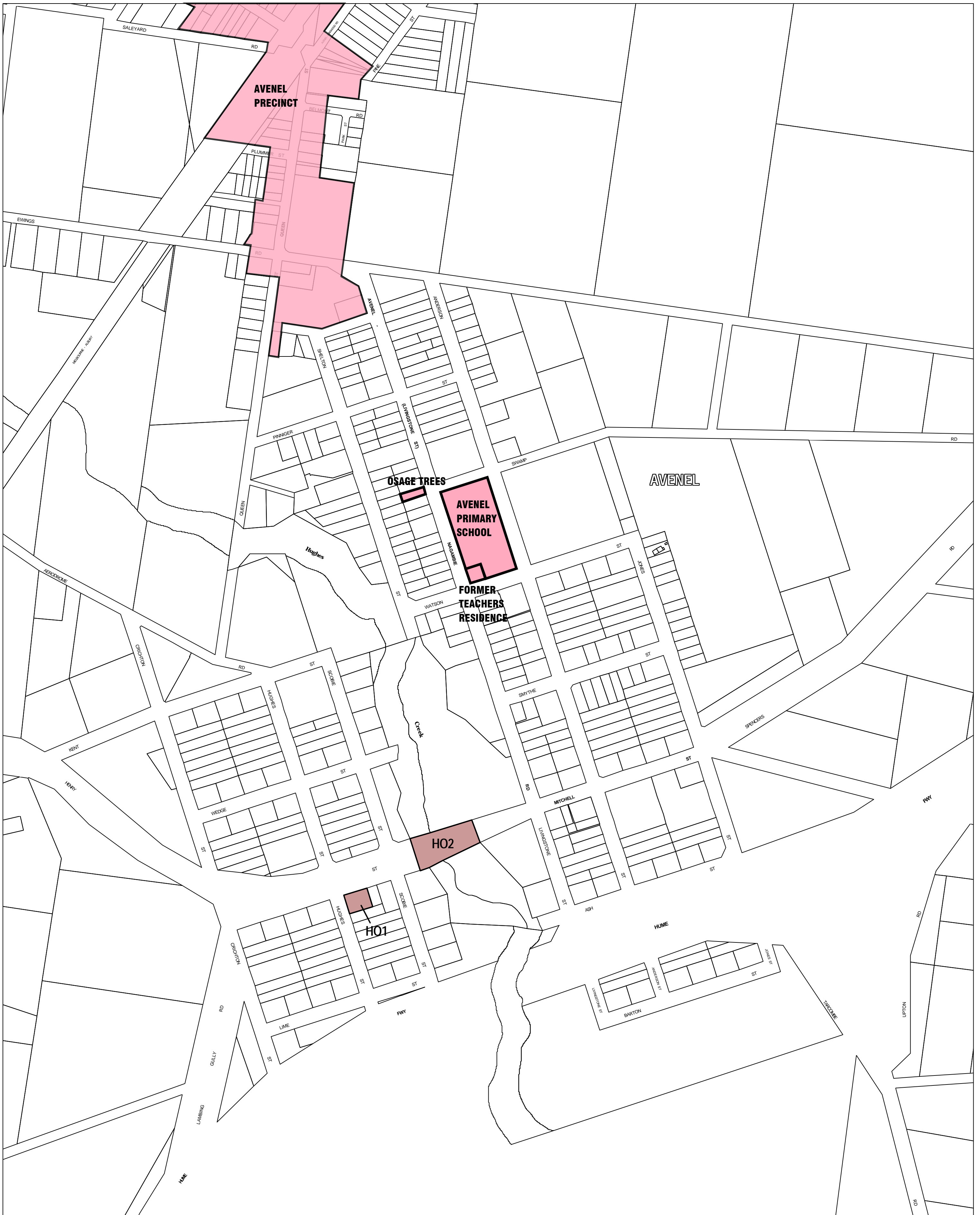
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**Overlays**

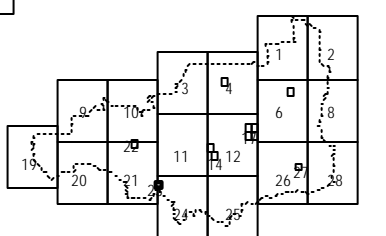
HO Heritage Overlay



AUSTRALIAN MAP GRID ZONE 55



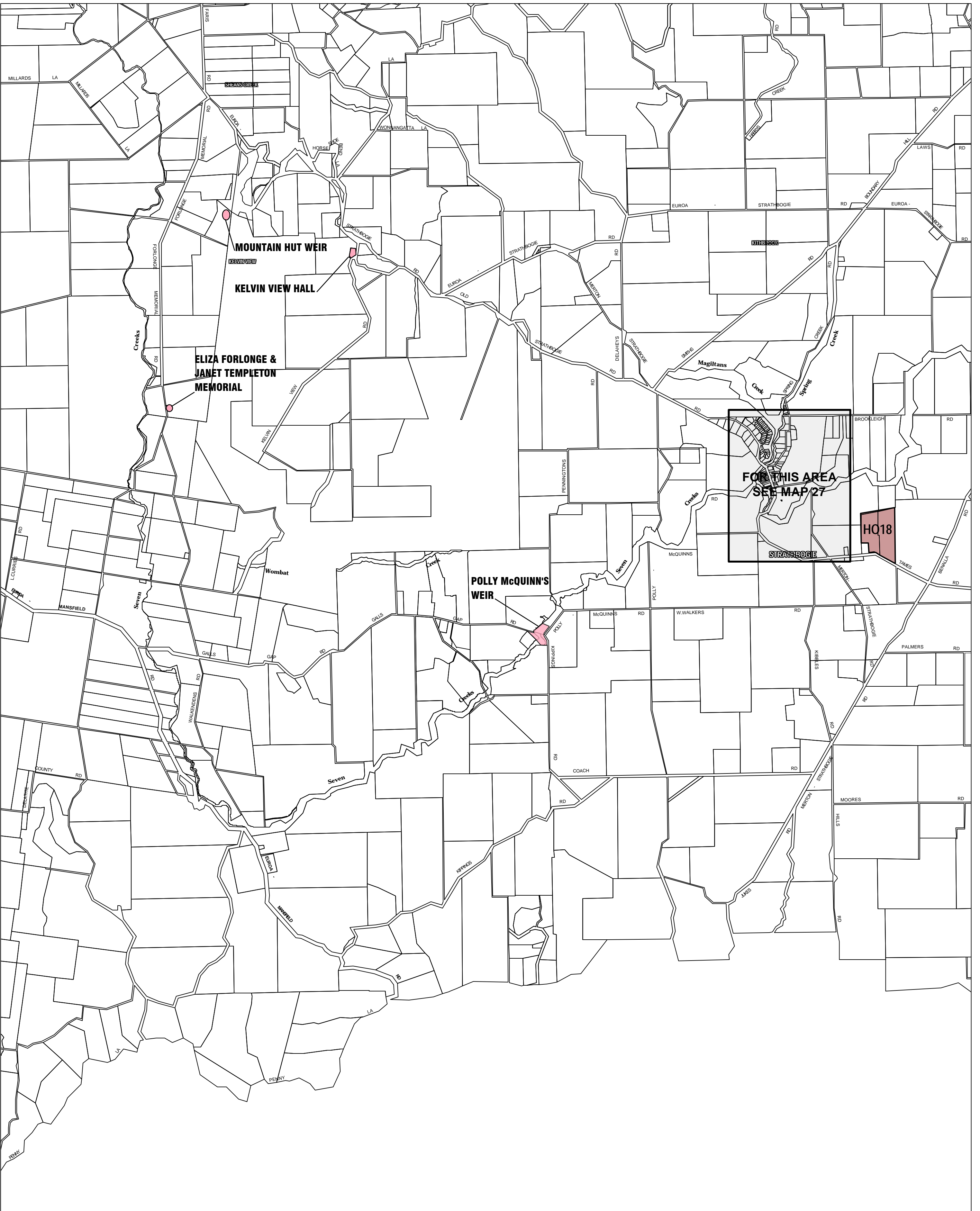
INDEX TO ADJOINING METRIC SERIES MAP



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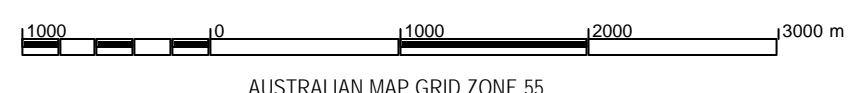


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**Overlays**

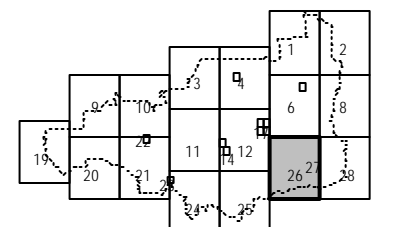
HO Heritage Overlay



AUSTRALIAN MAP GRID ZONE 55

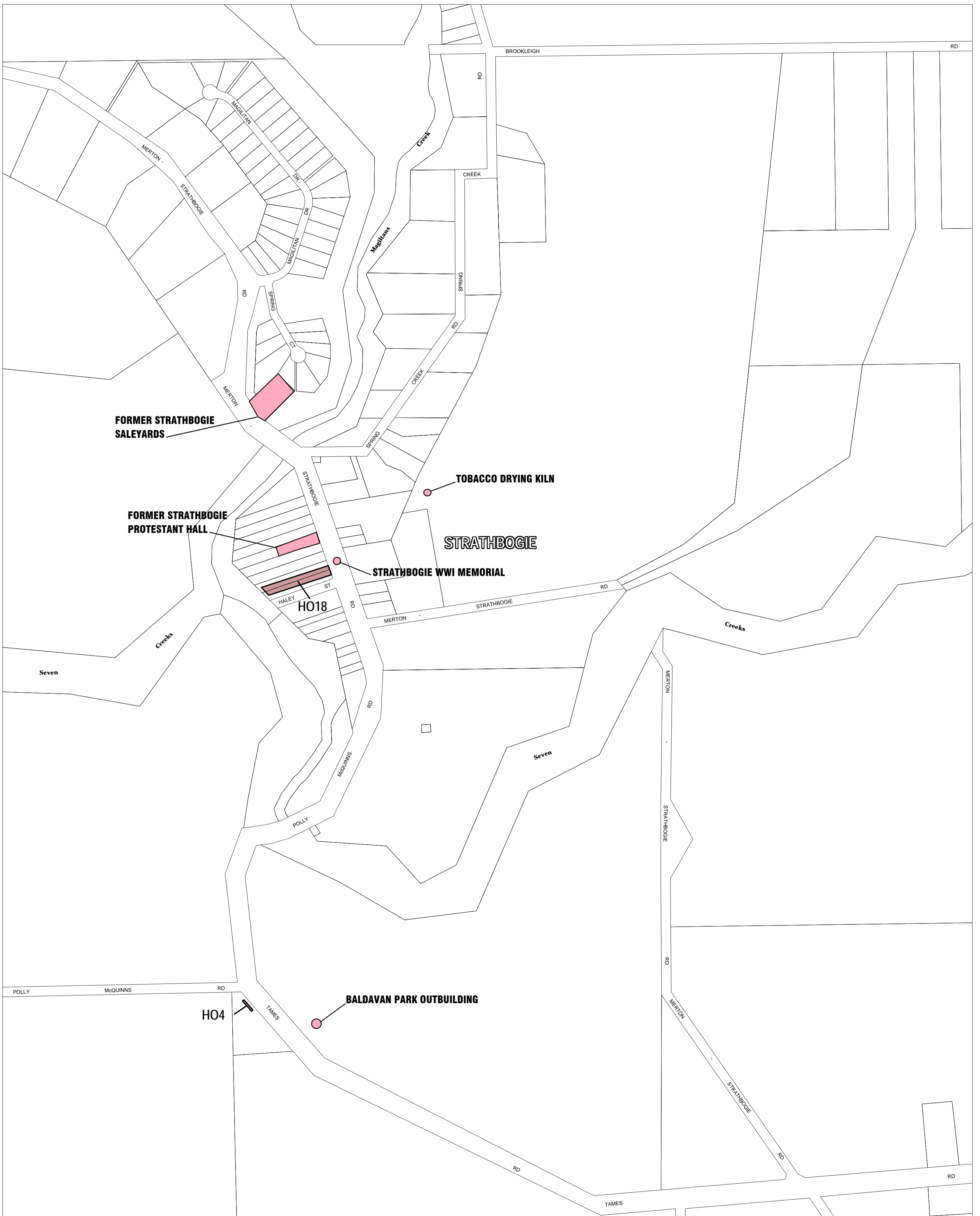


INDEX TO ADJOINING METRIC SERIES MAP



Printed: 12/6/2007

# STRATHBOGIE PLANNING SCHEME - LOCAL PROVISION

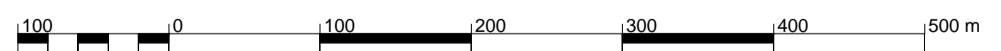


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**Overlays**

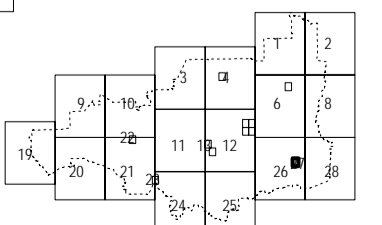
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AUSTRALIAN MAP GRID ZONE 55



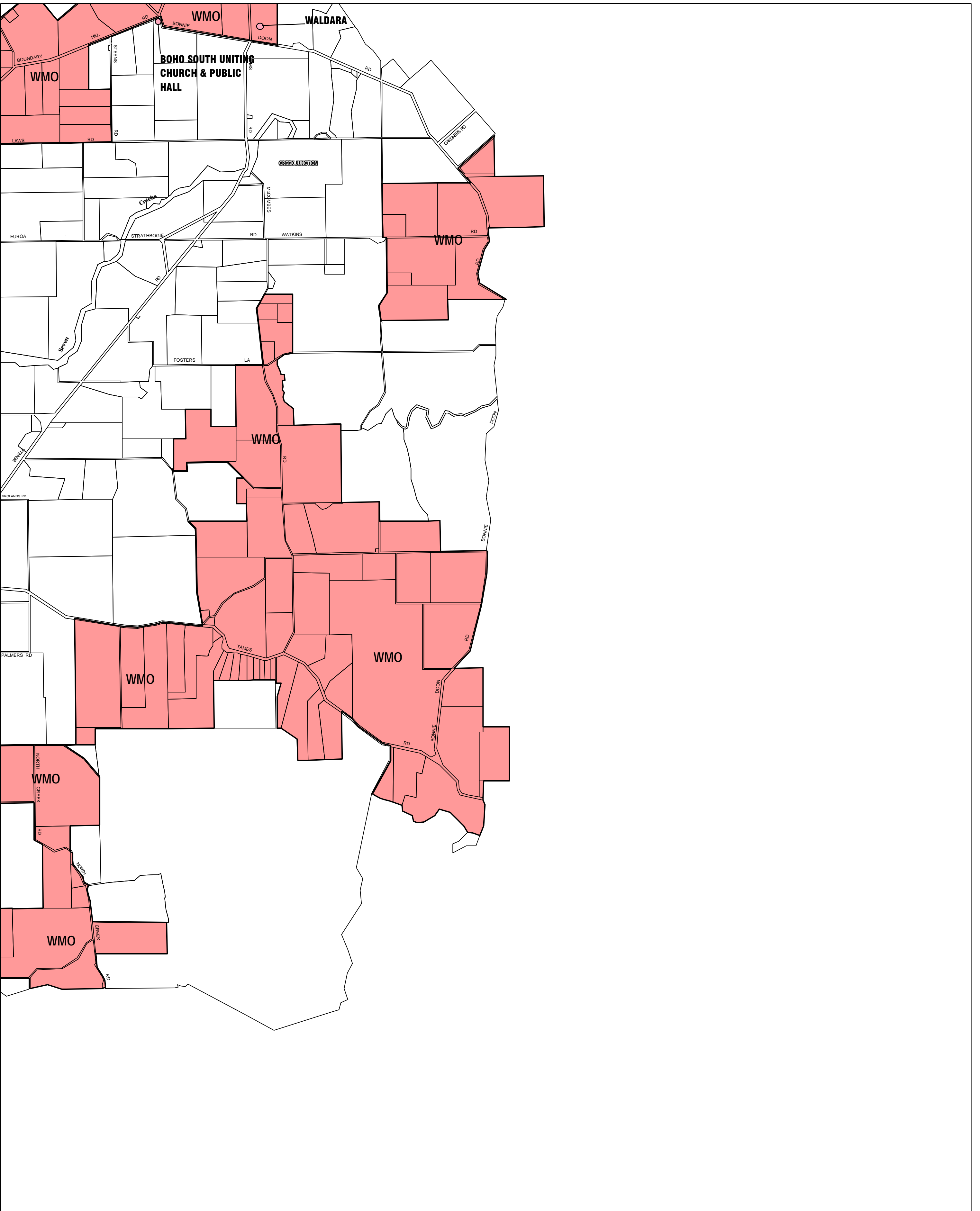
INDEX TO ADJOINING METRIC SERIES MAP



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AMENDMENT C45

# STRATHBOGIE PLANNING SCHEME - LOCAL PROVISION

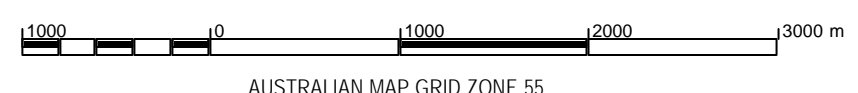


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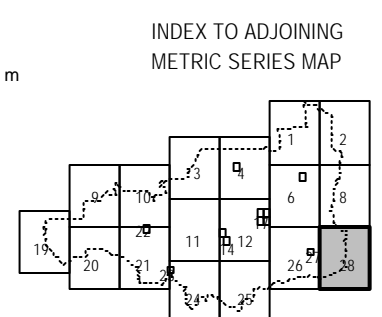
This map should be read in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.

**Overlays**

Wildfire Management Overlay



AUSTRALIAN MAP GRID ZONE 55



Printed: 12/6/2007

**AMENDMENT C17**

## APPENDIX C – Other Sites Inspected

The following table provides details of four other sites that were inspected across the shire but for which a citation was not prepared.

Site	Reason for not proceeding	Further Action
House 3 Hughes Street, Avenel	<p>The date of construction of this timber cottage has not been confirmed. Located on two crown allotments and that on which the house stands was sold in 1856. Likely to date to the 19<sup>th</sup> century, possibly mid-19<sup>th</sup> because of multi-paned windows. Has been partly altered.</p> <p>A request for rate books searches at the Seymour Historical Society provided no information.</p> <p>A large Oak tree (<i>Quercus</i> sp.) to the north may be a century old.</p>	<p>Further historical investigation required to determine if reaches a threshold level of local heritage significance.</p> <p>More than likely to reach threshold.</p>
House 11 Scobie Street, Avenel	<p>The miners cottage had reportedly been relocated to the site some 60 or 70 years ago. Has been enlarged over time.</p> <p>A title search indicated that the site was sold to Joseph Reder in 1852 but did not seemingly change hands until 1935. It was not converted to a Torrens title until 1981.</p> <p>A request for rate books searches at the Seymour Historical Society provided no information.</p>	<p>Further historical investigation required to determine if reaches a threshold level of local heritage significance.</p> <p>May not however reach threshold.</p>
Moy Cottage 48 Sevens Ave, Euroa	<p>When a site inspection was to be undertaken in February 2011, alterations were underway to this mid-20<sup>th</sup> century house.</p> <p>A permit had been approved for the relocation and re-orientating of the house. Several distinctive features were to be lost in the process.</p>	None required
House 8 O'Deas Road, Wahring	<p>Built for Robert &amp; Annie Booker and has remained in the family.</p> <p>Largely obscured from road. One of a group of red brick farm houses in the shire built about 1900-1910. Partly altered (verandah) and less distinctive than other examples. Condition also poor.</p>	None required

