

South Gippsland Heritage Study



VOLUME 4
APPENDICES



December 2004



The front cover shows (from top):

- A typical Victorian weatherboard homestead.
- Lynton House, Commercial Street, Korumburra.
- St Paul's Church of England, Korumburra.

South Gippsland Heritage Study

Volume 4 - Appendices

Places of local significance

Planning Policy & Guidelines

Financial & Technical Assistance

Building Style Guide

Heritage Character Areas

2004

Contents

Places of local significance	1
Planning policy & guidelines	19
2.1 Introduction	19
2.2 Municipal Strategic Statement	19
2.3 Local Policy	23
2.4 Heritage Guidelines	23
Financial & technical assistance	27
3.1 Introduction	27
3.2 Heritage Advisor	27
3.3 Local Heritage Funds & Grants	28
3.4 State & Federal Heritage Funding	29
Building style guide	31
4.1 Introduction	31
4.2 Residential	32
4.3 Community	49
4.4 Commercial	57
4.5 Industrial	60
4.6 Rural	61
Heritage character areas	63
Attachment 1 – Heritage local policy	65

Places of local significance

1.1 Introduction

Table 1.1 provides a list of the places within the Shire assessed by the Study to be of local significance to South Gippsland Shire. As described in Volume 2, they are recommended for inclusion in the Heritage Overlay of the South Gippsland Planning Scheme.

The places are listed in alphabetical order by district or town and then by street address.

Table 1.1
Heritage Places Recommended for Inclusion in the Heritage Overlay

Site ID	Name of Place	Address or Location	Significance
AG-01	AGNES & DISTRICT		
AG-SO-5967	Dwelling	5967 South Gippsland Hwy Agnes	Local 1
AL-01	ALLAMBEE & DISTRICT		
AL-GR-CE	Allambee East Cemetery (former)	Grand Ridge Road Allambee South 3871	Local 1
AL-MIYA-PS	Allambee South State School No. 3075 (former)	55 Mirboo-Yarragon Road Allambee South 3871	Local 1
AR-01	ARAWATA & DISTRICT		
AR-FA-355	Arawata Post Office (former) (Rowe cottage)	355 Fairbank Road Arawata 3951	Local 1
AR-FA-555	'Quambi' & 'Hazel Hill'	555 Fairbank Road Arawata 3951	Local 1
AR-FA-CH	Arawata Uniting Church (Former Union Church)	Fairbank Road Arawata 3951	Local 1
AR-FA-HA	Arawata Public Hall	Fairbank Road Arawata 3951	Local 1
AR-FA-PS	Former Arawata State School No. 2970	Fairbank Road Arawata 3951	Local 1
AR-ON-150	'Geraldine Glens'	150 One Chain Road Arawata 3951	Local 1
AR-ON-450	'Devonscot'	450 Fairbank Road Arawata 3951	Local 1
BC-01	BERRYS CREEK & BOOROOL		
BC-BE-AV	Berry's Creek Honour Avenue	Berry's Creek Road Berry's Creek 3953	Local 1
BC-BE-HA	Berry's Creek Public Hall	Berry's Creek Road Berry's Creek 3953	Local 1
BC-FO-095	Shearing shed & cottage	95 Forresters Lane Berry's Creek 3953	Local 1
BC-MOVE-310	'Boorool'	310 Mount Vernon Road Berrys Creek 3953	Local 1
BC-ST-MO	Mossvale Park	Mossvale Road Berrys Creek 3953	Local 1
BE-01	BENA & DISTRICT		
BE-BEPO-006	Stationmasters Residence (former)	6 Bena-Poowong Road Bena 3946	Local 1
BE-BEPO-BR	Bena-Poowong Road Bridges	Bena-Poowong Road Bena 3946	Local 1
BE-SO-7530	'Shamrock Vale'	7530 South Gippsland Hwy Bena 3946	Local 1
BE-SO-7730	'Clarendon'	7730 South Gippsland Hwy Bena 3946	Local 1

Site ID	Name of Place	Address or Location	Significance
BN-01			
BENNISON & DISTRICT			
BN-PO-310	Bennison School residence (fmr) & Site of Bennison State School	310 Port Franklin Road Bennison 3960	Local 1
BU-01			
BUFFALO			
BU-RS-022	Buffalo Stationmasters Residence (former)	Lot 22 Railway Siding Buffalo 3958	Local 1
BU-STDU-1050	'Tullaree'	1050 Stewart & Dunlops Rd Buffalo 3958	Local 1
DOLLAR			
DO-DO-640	'Koombahla'	640 Dollar Road Dollar via Stony Creek 3957	Local 1
DO-DOHA-DW	Dollar State School Residence (former)	Dollar Hall Road Dollar via Stony Creek 3957	Local 1
DO-DOHA-PS	Dollar State School No. 3473 (former)	Dollar Hall Road Dollar	Local 1
DUMBALK & DISTRICT			
DU-DUMI-CH	Dumbalk North Methodist Church (former)	Dumbalk North-Milford Road Dumbalk North 3956	Local 1
DU-DUMI-PS	Dumbalk North State School No. 2945 (former)	Dumbalk North-Milford Road Dumbalk North 3956	Local 1
DU-IN-180	Inglis farm complex	180 Inglis Road Dumbalk East via Stony Creek 3957	Local 1
FISH CREEK & DISTRICT			
FI-FA-019	Bank of Australasia (former)	19 Falls Road Fish Creek 3959	Local 1
FI-FA-HA	Fish Creek Memorial Hall	13 Falls Road Fish Creek 3959	Local 1
FI-FIFO-685	'Biran Biran'	685 Fish Creek-Foster Road Fish Creek 3959	Local 1
FI-FO-002	Promontory Gate Hotel (aka 'The Fishy Pub')	2 Foster Road Fish Creek 3959	Local 1
FI-FO-018	Catholic Church of the Immaculate Conception	18 Foster Road Fish Creek 3959	Local 1
FI-LO-UN	Fish Creek Union Church	Lorimer Street Fish Creek 3959	Local 1
FOSTER & DISTRICT			
FO-AM-175	'Hillcrest'	175 Amey's Track Foster 3960	Local 1
FO-DA-DW	Davis cottage (former)	Davis Road Foster 3960	Local 1
FO-HO-AV	Foster HES War Memorial	Hoddle & Pioneer Street Foster 3960	Local 1
FO-JA-040	'Fairlie'	40 Jackson's Road Foster 3960	Local 1

Site ID	Name of Place	Address or Location	Significance
FO-MA-MU	Foster Post Office (former)	Main Street Foster 3960	Local 1
FO-MA-MU2	Agnes State School No. 3043	Main Street Foster 3960	Local 1
FO-MA-043	Exchange Hotel	43 Main Street Foster 3960	Local 1
FO-MA-WWI	Foster World War 1 Memorial	Main Street Foster 3960	Local 1
FO-MI-005	Dwelling	5 Mine Road Foster 3960	Local 1
FO-MA-043	Exchange Hotel	43 Main Street Foster 3960	Local 1
FO-S0-4420	'Argyle'	4420 South Gippsland Hwy Foster 3960	Local 1
FO-ST-035	Foster Police Stables (former)	35 Station Street Foster 3960	Local 1
FO-ST-057	Dwelling	57 Main Street Foster 3960	Local 1
FO-ST-059	'Wilga' (Former Dickson Residence)	59 Station Road Foster 3960	Local 1
FO-ST-86	Dwelling	86 Station Road Foster 3960	Local 1
FO-ST-98	'Heatherlea'	98 Station Road Foster 3960	Local 1
FO-ST-REPA	Foster Recreation Reserve Pavilion	Station Road Foster 3960	Local 1
GRASSY SPUR			
GR-CH-CH	'Oakwood' (Former GR Charlton homestead)	Charlton's Road Grassy Spur 3957	Local 1
HALLSTON			
HA-CL-160	'Fernvale'	160 Clarke's Road Hallston 3953	Local 1
HA-GR-HA	Hallston Public Hall & Memorial Cairn	Grand Ridge Road Hallston 3953	Local 1
HA-GR-PS	Former Hallston State School No. 2825	2640 Grand Ridge Road Hallston 3953	Local 1
HEDLEY			
HE-HO-GR	'Fern Tree Vale' (aka 'Greenaway')	Hodgsons Road Hedley 3967	Local 1
HE-HO-030	Robert Hodgson homestead	30 Hodgsons Road Hedley 3967	Local 1
HE-SO-6922	Hedley Anglican Church of Transfiguration	6922 South Gippsland Hwy Hedley 3967	Local 1
HE-SO-HA	Hedley Public Hall	South Gippsland Highway Hedley 3967	Local 1
HAZEL PARK			
HP-HA-PS	Former Hazel Park State School No. 4363	Hazel Park Road Hazel Park via Toora 3962	Local 1

Site ID	Name of Place	Address or Location	Significance
JEETHO & DISTRICT			
JE-JE-90	House	90 Jeetho Road Jeetho via Loch 3945	Local 1
JE-JE-190	'Glenorchy'	190 Jeetho Road Jeetho via Loch 3945	Local 1
JE-JE-270	House	270 Jeetho Road Jeetho via Loch 3945	Local 1
JE-JE-HA	Jeetho Public Hall (Former Shire of Poowong & Jeetho Offices & Hall)	Jeetho Road Jeetho via Loch 3945	Local 1
JUMBUNNA & DISTRICT			
JU-CR-037	Jumbunna school residence (fmr)	37 Cruikshank Road Jumbunna 3951	Local 1
JU-CR-049	General Store, Post Office & Bakery (former)	49 Cruikshank Road Jumbunna 3951	Local 1
JU-TA-005	'Cora Lynn'	5 Taverners Road Jumbunna 3951	Local 1
KARDELLA & DISTRICT			
KA-KAFA-AV	Kardella Avenue of Honour	Kardella Road	Local 1
KA-KAFA-OAK	Boer War Memorial Oaks	Kardella Road Kardella South 3951	Local 1
KONGWAK & DISTRICT			
KON-KOWO-1487	Kongwak Store	1487 Korumburra-Wonthaggi Road Kongwak 3951	Local 1
KON-KOWO-AV	Kongwak Avenue of Honour	Korumburra-Wonthaggi Road Kongwak 3951	Local 1
KON-KOWO-BU	Kongwak Co-op Butter Factory (former)	1486 Korumburra-Wonthaggi Road Kongwak 3951	Local 1
KON-SH-040	'Wolonga'	40 Sheepways Road Kongwak 3951	Local 1
KOONWARRA			
KOO-KO-002	Koonwarra Café & Store (Former Coffee Palace)	2-6 Koala Drive Koonwarra 3954	Local 1
KOO-RW-BR	Three Railway Bridges	Tarwin River Koonwarra	Local 1/State
KORUMBURRA & DISTRICT			
KOR-BR	BRIDGE STREET HERITAGE PRECINCT	(odd) 1-7, 23-33 (inclusive) (even) 24, 34 Bridge Street Korumburra	Local 1
KOR-BR-001	St Joseph's Catholic School	1-3 Bridge Street Korumburra 3950	Local 1
KOR-BR-024	Korumburra Post & Telegraph Office (former)	24-26 Bridge Street Korumburra 3950	Local 1

Site ID	Name of Place	Address or Location	Significance
KOR-BR-025	Korumburra Masonic Lodge	25 Bridge Street Korumburra 3950	Local 1
KOR-BR-034	Austral Hotel (former Bridge Hotel)	34 Bridge Street Korumburra 3950	Local 1
KOR-CC	Coal Creek Heritage Village (former Coal Creek Historical Park)	South Gippsland Highway Korumburra 3950	Local 1
KOR-CO	COMMERCIAL STREET HERITAGE PRECINCT	(odd) 3-25, 55-81, 93, 97 (inclusive) Commercial Street Korumburra 3950	Local 1
KOR-CO-019	Shops	7-9 Commercial Street Korumburra 3950	Local 1
KOR-CO-019	CBC Bank (former)	15-17 Commercial Street Korumburra 3950	Local 1
KOR-CO-021	Sutcliffe's buildings	19-25 Commercial Street Korumburra 3950	Local 1
KOR-CO-025	Sutcliffe's buildings	25 Commercial Street Korumburra 3950	Local 1
KOR-CO-073	Lynton House	73 Commercial Street Korumburra 3950	Local 1
KOR-CO-081	Korumburra Hotel	81 Commercial Street Korumburra 3950	Local 1
KOR-CO-093	Shop	93 Commercial Street Korumburra 3951	Local 1
KOR-CO-097	Foreman's Buildings	97 Commercial Street Korumburra 3950	Local 1
KOR-GO-016	House	16 Gordon Street Korumburra 3950	Local 1
KOR-GU	GUYS ROAD HERITAGE PRECINCT	2-38, 47, 48 (inclusive) Guys Road Korumburra 3950	Local 1
KOR-GU-004A	St Joseph's Catholic Church	4 Guys Road Korumburra 3950	Local 1
KOR-GU-004B	St. Joseph's Catholic Presbytery	4 Guys Road Korumburra 3950	Local 1
KOR-GU-004C	Good Samaritan Catholic Convent	4 Guys Road Korumburra 3950	Local 1
KOR-GU-047	House	47 Guys Road Korumburra 3950	Local 1
KOR-KOWA-STRZ	Korumburra Strzelecki Memorial	Korumburra-Warragul Road Korumburra 3950	Local 1
KOR-MI-CH	Korumburra Baptist Church	Mine Road Korumburra 3950	Local 1
KOR-MI-PS	Korumburra State School No. 3077 (Former Infant Room and Korumburra South building)	Mine Road Korumburra 3950	Local 1

Site ID	Name of Place	Address or Location	Significance
KOR-QU	QUEEN STREET HERITAGE PRECINCT	(odd) 7-15, 25-27 (inclusive) (even) 28-44 (inclusive) Queen Street Korumburra 3950	Local 1
KOR-QU-003	St. Paul's Church of England	3 Queen Street Korumburra 3950	Local 1
KOR-QU-028	Church of England Rectory (fmr)	28 Queen Street Korumburra 3950	Local 1
KOR-CO-044	Church of England Rectory (fmr)	44 Queen Street Korumburra 3950	Local 1
KOR-QU-WW1	Korumburra WW1 Monument	Coleman Park Queen Street Korumburra 3950	Local 1
KOR-RA	RADOVICK STREET HERITAGE PRECINCT	(even) 18-70 (inclusive) (odd) 1-63 (inclusive) Radovick Street Korumburra 3950	Local 1
KOR-RA-003	Korumburra Comfort Station for women (former)	3 Radovick Street Korumburra 3950	Local 1
KOR-RA-005	State Savings Bank (former)	5 Radovick Street Korumburra 3950	Local 1
KOR-RA-013	Falconer Building (former)	13 Radovick Street Korumburra 3950	Local 1
KOR-RA-031	Dwelling	31 Radovick Street Korumburra 3950	Local 1
KOR-RA-033	Dwelling	33 Radovick Street Korumburra 3950	Local 1
KOR-RA-052	'Braeside'	52-54 Radovick Street Korumburra 3950	Local 1
KOR-ST-017	Dwelling	17 Station Street Korumburra 3950	Local 1
KOR-ST-RS	Korumburra Railway Station complex	Station Street Korumburra 3950	State
KOR-VI	VICTORIA STREET HERITAGE PRECINCT	(odd) 1A-13, 19, 25, 27 (inclusive) (even) 18-26 (inclusive) Victoria Street Korumburra 3950	Local 1
KOR-VI-001A	Dwelling	1A Victoria Street Korumburra 3950	Local 1
KOR-VI-009	Dwelling	9 Victoria Street Korumburra 3950	Local 1
KOR-VI-018	'St Georges'	18 Victoria Street Korumburra 3950	Local 1
KOR-VI-020	Dwelling	20 Victoria Street Korumburra 3950	Local 1
KOR-VI-025	Dwelling	25 Victoria Street Korumburra 3950	Local 1

Site ID	Name of Place	Address or Location	Significance
LEONGATHA & DISTRICT			
LE-BA	BAIR STREET HERITAGE PRECINCT	(odd) 1-3 (inclusive) (even) 2-22, 38-48 (inclusive) Bair Street Leongatha 3953	Local 1
LE-BA-008	Shops	8-10 Bair Street Leongatha 3953	Local 1
LE-BA-016	Former Thomas Ridgway Store (Nick's Clothing)	16 Bair Street Leongatha 3953	Local 1
LE-BA-018	Bair's Otago Hotel	18-22 Bair Street Leongatha 3953	Local 1
LE-BA-046	Former Knight's Garage	46-48 Bair Street Leongatha 3953	Local 1
LE-BA-PS	Former Leongatha South State School No. 3251	7975 Bass Highway Leongatha South 3953	Local 1
LE-BAS-7735	Former Leongatha State School Shelter	7735 Bass Highway Leongatha South 3953	Local 1
LE-BAS-7855	'Wahroonga'	7855 Bass Highway Leongatha South 3953	Local 1
LE-BRU-002	St Peter's Church of England complex	2-8 Bruce Street Leongatha 3953	Local 1
LE-CA-315	'Hollyside'	315 Canavans Road Leongatha North 3953	Local 1
LE-GW-185	'Springdale' (H Desbrowe Annear house)	185 Gwyther Siding Road Leongatha South 3953	Local 1
LE-HAR-WA	South Gippsland Regional Water Authority Purification Plant	Harveys Road Leongatha 3953	Local 1
LE-HO-LA	Leongatha Labour Colony (former)	Horn Street Leongatha 3953	Local 1
LE-HY-AV	Koorooman Avenue of Honour	Hydes Road Koorooman 3953	Local 1
LE-JE-037	'Egerton'	37 Jeffrey Street Leongatha 3953	Local 1
LE-JE-041	'Mortlake'	41 Jeffrey Street Leongatha 3953	Local 1
LE-KO-440	'Cluanie' (Lyre Bird Mound')	440 Koonwarra-Inverloch Rd Leongatha South 3953	Local 1
LE-LO-011	Dwelling	11 Long Street Leongatha 3953	Local 1
LE-LO-017	Dwelling (Former Coffee Palace)	17 Long Street Leongatha 3953	Local 1
LE-LO-019	Dwelling & Former Boarding House	19 Long Street Leongatha 3953	Local 1
LE-LO-RS	Leongatha Railway Station complex	Long Street Leongatha 3953	Local 1

Site ID	Name of Place	Address or Location	Significance
LE-LO-STRZ	Leongatha Strzelecki Memorial	Long Street Leongatha 3953	Local 1
LE-MC	McCARTIN STREET HERITAGE PRECINCT	(odd) 1-13 (inclusive) (even) 2-10 (inclusive) McCartin Street Leongatha 3953	Local 1
LE-MC-002	Leongatha Court House (former)	2 McCartin Street Leongatha 3953	Local 1
LE-MC-004	Leongatha Post & Telegraph Office	4 McCartin Street Leongatha 3953	Local 1
LE-MC-006	Leongatha Memorial Hall & Former Shire Offices	6-8 McCartin Street Leongatha 3953	Local 1
LE-MC-010	Leongatha Mechanics' Institute & Free Library	10 McCartin Street Leongatha 3953	Local 1
LE-MC-011	Former Goller's Saddlery	11 McCartin Street Leongatha 3953	Local 1
LE-MC-021	Shop (former Colonial Bank of Australasia)	21 McCartin Street Leongatha 3953	Local 1
LE-MC-036	Great Southern Star office	36 McCartin Street Leongatha 3953	Local 1
LE-MC-110	Dwelling	110-112 McCartin Street Leongatha 3953	Local 1
LE-NE-530	Knox's Rockhill Farm	530 Nerrena Road Leongatha 3953	Local 1/State
LE-NE-SS	Leongatha High School (former Leongatha Agricultural College)	Nerrena Road (1-45 Horn Street) Leongatha 3953	Local 1
LE-OG	OGILVY STREET HERITAGE PRECINCT	(odd) 1-3, 11-39 (inclusive) (even) 2, 24-40 (inclusive) Ogilvy Street Leongatha 3953	Local 1
LE-NE-SS2	Mackey State School No. 3796 (former)	Nerrena Road Leongatha 3953	Local 1
LE-OG-001	Dwelling (Former Railway cottage)	1 Ogilvy Street Leongatha 3953	Local 1
LE-OG-002	Dwelling (Former Bridge Retail Dairy)	2 Ogilvy Street Leongatha 3953	Local 1
LE-OG-003	Dwelling (Former Railway cottage)	3 Ogilvy Street Leongatha 3953	Local 1
LE-OG-019	'Veronica'	19-21 Ogilvy Street Leongatha 3953	Local 1
LE-OG-025	St Laurence's Parish Hall	25 Ogilvy Street Leongatha 3953	Local 1
LE-OG-026	Dwelling (Former UV Knight residence)	26 Ogilvy Street Leongatha 3953	Local 1

Site ID	Name of Place	Address or Location	Significance
LE-OG-027	St Laurence's Catholic Church	27 Ogilvy Street Leongatha 3953	Local 1
LE-OG-031	St Laurence's Presbytery	31 Ogilvy Street Leongatha 3953	Local 1
LE-OG-037	St Laurence's Convent	37 Ogilvy Street Leongatha 3953	Local 1
LE-PE-016	Former Leongatha Presbyterian Church	16-18 Peart Street Leongatha 3953	Local 1
LE-PO-031	'Namoorook'	31 Potters Road Leongatha 3953	Local 1
LE-RO-004	Former Hayes' Store (aka PA Dunnes Store)	4-8 Roughead Street Leongatha 3953	Local 1
LE-RO-010	Dwelling	10 Roughead Street Leongatha 3953	Local 1
LE-RO-013	Leongatha Cooperative Stores (former)	13 Roughead Street Leongatha 3953	Local 1
LE-RO-CR	Leongatha Croquet Club pavilion	Roughead Street Leongatha 3953	Local 1
LE-RO-GR	Leongatha Showgrounds Grandstand	Recreation Reserve & Showground Roughead Street Leongatha 3953	Local 1
LE-SI-169	Dwelling	169 Simons Lane Leongatha 3953	Local 1
LE-SM-036	'Mavis Bank'	36 Smirls Road Leongatha North 3953	Local 1
LE-SP-080	'Emerald Hill' (former WT Johnson homestead)	80 Spencers Road Leongatha 3953	Local 1
LE-ST-015	Steele's Old Barn	Behind 15 -19 Steele Street Leongatha 3953	Local 1
LE-TU-027	'Rostrevor' ('Hylands')	27 Turner Street Leongatha 3953	Local 1
LE-YA-AV	Leongatha WWI Memorial Avenue of Honour	Yarragon Road & Wild Dog Valley Road Leongatha 3953	Local 1
LE-YA-BU	Leongatha Butter & Cheese Factory	1 Yarragon Road Leongatha 3953	Local 1
LOCH & DISTRICT			
LO-CL-002	St Paul's Church of England & Parish Hall	2 Clarence Street Loch 3945	Local 1
LO-CL-010	Former Presbyterian Manse	10 Clarence Street Loch 3945	Local 1
LO-CL-025	'Colonial House'	25 Clarence Street Loch 3945	Local 1
LO-LOPO-RE	Loch Memorial Reserve	Loch-Poowong Road Loch 3945	Local 1
LO-RO	ROY STREET HERITAGE PRECINCT	3-7 (inclusive) Roy Street Loch 3945	Local 1

Site ID	Name of Place	Address or Location	Significance
LO-SM	SMITH STREET HERITAGE PRECINCT	(odd) 3 & 7 (even) 2-12 (inclusive) Smith Street Loch 3945	Local 1
LO-SM-002	Royal Hotel	2 Smith Street Loch 3945	Local 1
LO-SM-007	Loch Post Office	7 Smith Street Loch 3945	Local 1
LO-SM-008	Dwelling	8 Smith Street Loch 3945	Local 1
LO-SM-HA	Loch Mechanics' Institute Hall	16 Smith Street Loch 3945	Local 1
LO-VI	VICTORIA ROAD HERITAGE PRECINCT	(odd) 1-19, 31-35 (even) 2, 20, 32-50 Victoria Road Loch 3945	Local 1
LO-VI-001	St Vincent's Catholic Church	1 Victoria Road Loch 3945	Local 1
LO-VI-020	Loch Masonic Temple	20 Victoria Road Loch 3945	Local 1
LO-VI-035	Former Bigelow's Store	35 Victoria Road Loch 3945	Local 1
LO-VI-038	Shops	38-40 Victoria Road Loch 3945	Local 1
LO-VI-044	Union Bank (Manor House Antiques)	44 Victoria Road Loch 3945	Local 1
LO-VI-PS	Loch Primary School No. 2912	1 Victoria Road Loch 3945	Local 1
MARDAN & DISTRICT			
MA-CO-295	Coulter Homestead	295 Coulters Road Mardan South 3953	Local 1
MA-CO-HA	Mardan South Public Hall	Coulters Road Mardan South 3953	Local 1
MA-IN-080	'Warraving' (Former Andrew Inglis homestead)	80 Inglis Lane Mardan 3871	Local 1
MA-MA-5628	James Campbell Homestead	5628 Mardan Road Mardan 3871	Local 1
MA-MA-CH	Scots Presbyterian Church	Mardan Road Mardan South 3953	Local 1
MA-MA-PS	Former Mardan State School No. 2156	Mardan Road Mardan 3871	Local 1
MA-MA-PS-2	Former Mardan South State School No. 3166	1165 Mardan Road Mardan South 3953	Local 1
MA-OM-CH	Anglican Christ Church	O'Malleys Road Mardan South 3953	Local 1
MA-TO-295	Peter Campbell Homestead	295 Toomeys Road Mardan 3871	Local 1
MA-TO-JOCA	John Campbell homestead	Toomeys Road, Mardan	Local 1

Site ID	Name of Place	Address or Location	Significance
MEENIYAN & DISTRICT			
ME-AR-RW	Former Tarwin Station residence	Armstrongs Road Meeniyan 3956	Local 1
ME-GE-PS	Former Meeniyan State School No. 3165.	6 Geale Street Meeniyan 3956	Local 1
ME-MC-002	'Caringa'	2 McDonald Street Meeniyan 3956	Local 1
ME-RW-BR	Railway Bridge	Tarwin River Meeniyan 3956	Local 1/State
ME-WH	WHITELAW STREET HERITAGE PRECINCT	Whitelaw Street Meeniyan	Local 1
ME-WH-082	Shops (Former Baker and Butcher)	82-94 Whitelaw Street Meeniyan 3956	Local 1
ME-WH-089	Shop (Former Butcher)	89 Whitelaw Street Meeniyan 3956	Local 1
ME-WH-113	Meeniyan Hotel-Motel	113 Whitelaw Street Meeniyan 3956	Local 1
ME-WH-WW1	Meeniyan & Stony Creek World War 1 memorial	Whitelaw Street Meeniyan 3956	Local 1
ME-WH-AV	Meeniyan Honour Avenue	Whitelaw & Geale Streets Meeniyan 3956	Local 1
ME-WH-HA	Meeniyan Public Hall	Whitelaw Street Meeniyan 3956	Local 1
MILFORD, MIRBOO & MIRBOO NORTH			
MI-GI-028	Dwelling (Former Presbyterian Manse)	28 Giles Street Mirboo North 3871	Local 1
MIL-MIHA-HA2	Former Milford Hall and Primary School No. 3565	Milford School Road Milford via Mirboo 3871	Local 1
MI-MISO-HA	Mirboo on Tarwin Hall (aka Mirboo Mechanics Institute)	285 Mirboo South Road Mirboo 3871	State
MI-MISO-365	School residence (former	365 Mirboo South Road Mirboo 3871	State
MI-RI-004	Former Private & Bush Nursing Hospital	4 Ridgway Mirboo North 3871	Local 1
MI-RI-030	Former Mirboo Shire Hall & Offices	30 Ridgway Mirboo North 3871	Local 1
MI-RI-040	Gippsland and Mirboo Times Office (former)	40 Ridgway Mirboo North 3871	Local 1
MI-RI-042	Shop	42 Ridgway Mirboo North 3871	Local 1
MI-RI-058	Dwelling (Former Adam Ogilvy residence)	58 Ridgway Mirboo North 3953	Local 1
MI-RI-060	Former Colonial Bank of Australasia (Old Colonial Bank of Antiques)	60 Ridgway Mirboo North 3871	Local 1

Site ID	Name of Place	Address or Location	Significance
MI-RI-062	Shop	62 Ridgway Mirboo North 3871	Local 1
MI-RI-086	Shop	86 Ridgway Mirboo North 3871	Local 1
MI-RI-100	Mirboo North Post Office	100 Ridgway Mirboo North 3953	Local 1
MI-RI-PS	Former Mirboo North Memorial Higher Elementary School	Ridgway Mirboo North 3871	Local 1
MI-RI-RS	Former Mirboo North Railway Station	Ridgway Mirboo North 3871	Local 1
MI-RI-STRZ	Mirboo North Strzelecki Memorial	Ridgway Mirboo North	Local 1
MOYARRA			
MO-ANIN-075	Dwelling (Former Rainbow homestead)	75 Andersons Inlet Road Moyarra 3951	Local 1
MO-ANIN-PS	Former Moyarra State School No. 3556	Anderson Inlet Road Moyarra 3951	Local 1
MOUNT BEST			
MTBE-TI-HA	Mount Best Public Hall	5 Tin Mine Road Mount Best	Local 1
MOUNT ECCLES			
MTEC-HA-HA	Mount Eccles Public Hall	Hall/Brownhill Road Mount Eccles 3953	Local 1
NERRENA			
NE-NEHA-HA	Nerrena Public Hall	Nerrena Hall Road Nerrena 3953	Local 1
NYORA & DISTRICT			
NY-DA-046	Nyora Hotel	46 Davis Street Nyora 3987	Local 1
NY-PO-377	'Aroyn'	377-379 Poowong-Nyora Rd Nyora 3987	Local 1
NY-RW-ST	Nyora Railway Station complex	Nyora 3987	Local 1
OUTTRIM & DISTRICT			
OU-BE-SC	Former Outtrim School Residence	Beard Street Outtrim 3951	Local 1
OU-SM-DW	Dwelling	Smith Street Outtrim 3951	Local 1
PORT FRANKLIN			
PF-BO-011	Dwelling (Former Bowen Post Office)	11 Bowen Street Port Franklin 3964	Local 1
PF-BO-022	Dwelling	22 Bowen Street Port Franklin 3964	Local 1

Site ID	Name of Place	Address or Location	Significance
PF-TR-HA	Port Franklin Public Hall	Tramway Road Port Franklin 3964	Local 1
POOWONG & DISTRICT			
PO-DRKO-2476	'Peckham Rye'	2476 Drouin-Korumburra Rd Poowong 3988	Local 1
PO-DRKO-2605	'Marminta'	2605 Drouin-Korumburra Rd Poowong 3988	Local 1
PO-DRKO-DO	'Dorfstedt'	Drouin-Korumburra Road Poowong 3988	Local 1
PO-NY-005	Poowong Pioneer Store	5 Nyora Road Poowong 3988	Local 1
PO-NY-011	All Saints Church	6 Nyora Road Poowong 3988	Local 1
PO-NY-035	Poowong Pioneer Chapel (Former Poowong Wesleyan Church)	35 Nyora Road Poowong 3988	Local 1
PO-NY-068	Former Poowong Consolidated School No. 2011 (Bindaree School Camp)	68 Nyora Road Poowong 3988	Local 1
PO-NY-920	'Chock and Log Cottage'	920 Nyora-Poowong Road Poowong 3988	State
PO-NY-CH	All Saints Anglican Church	Nyora Road Poowong 3988	Local 1
PO-NY-WW1	Poowong WWI Memorial	Nyora Road Poowong 3988	Local 1
PO-RA-BU	Former Poowong Butter Factory	40-70 Ranceby Road Poowong 3988	Local 1
PORT WELSHPOOL			
PW-JE	Fishermens Jetty (aka Tramway Jetty)	Port Welshpool 3965	Local 1
PW-LOJE	'Long Jetty' (aka Long Pier, Big Jetty, New Jetty)	Port Welshpool 3965	Local 1
PW-TU-006	Dwelling	6 Turnbull Street Port Welshpool 3965	Local 1
PW-TU-CR	'Crescent' (Port Welshpool Museum)	Turnbull Street Port Welshpool 3965	Local 1
RA-01	RANCEBY & DISTRICT		
RA-KOWA-865	House	865 Korumburra-Ranceby Road Ranceby	Local 1
RU-01	RUBY & DISTRICT		
RU-RUAR-730	'Atherstone'	730 Ruby-Arawata Road Ruby 3953	Local 1
RU-RU-BR	Two reinforced concrete bridges	Ruby Road & Ruby-Arawata Road, Ruby 3953	Local 1

Site ID	Name of Place	Address or Location	Significance
RU-SO-8294	'Beltrassna'	8294 South Gippsland Highway	Local 1
RU-ST-HA	Ruby Public Hall	Station Road Ruby 3953	Local 1
SANDY POINT			
SA-SA-PI	Pilkington Homesteads	'Lallah Rookh' Sandy Point Road Sandy Point 3959	Local 1
SC-01	STONY CREEK & DISTRICT		
SC-HE	STONY CREEK HERITAGE PRECINCT	CA 9-11, Sec E CA 6, 8 & 9, Sec F Main Street & Stony Creek-Dollar Road Stony Creek 3957	Local 1
SC-MA-BA	Bank of Australasia (former)	Main Street Stony Creek 3957	Local 1
SC-MA-025	Stony Creek General Store	25 Main Street Stony Creek 3957	Local 1
SC-MA-HA	Stony Creek Mechanics' Institute & Free Library	31 Main Street Stony Creek 3957	Local 1
SC-STDO-002	Butter Factory Manager's Residence (former)	2 Stony Creek-Dollar Road Stony Creek 3957	Local 1
SC-STDO-280	'Woodlands'	280 Stony Creek-Dollar Road Stony Creek 3957	Local 1
SC-STDO-PS	Stony Creek State School No. 3665 & Teacher's residence	Stony Creek-Dollar Road Stony Creek 3957	Local 1
ST-01	STRZELECKI & DISTRICT		
ST-KOWA-1405	'The Firs'	1405 Korumburra-Warragul Road Strzelecki 3951	Local 1
ST-KOWA-AV	Strzelecki Avenue of Honour	Korumburra-Warragul Road Strzelecki	Local 1
ST-KOWA-CH	Strzelecki Uniting Church	Korumburra-Warragul Road Strzelecki	Local 1
ST-KOWA-HA	Strzelecki Public Hall	Korumburra-Warragul Road Strzelecki	Local 1
TA-01	TARWIN LOWER & DISTRICT		
TA-AR-025	'Tarwin Park' (former 'Halewood')	25 Arbuthnots Road Tarwin Lower 3956	Local 1
TAM-TA-HA	Middle Tarwin Public Hall	Tarwin Lower Road Middle Tarwin 3956	Local 1
TA-RI-HA	Tarwin Lower Memorial Hall (Former Mechanic's Institute)	River Drive Tarwin Lower 3956	Local 1
TA-RI-GR	John Simpson memorial	River Drive, Tarwin Lower	Local 1

Site ID	Name of Place	Address or Location	Significance
TA-RI-HA	Tarwin Lower Memorial Hall (Former Mechanics' Institute Library and Hall)	River Drive Tarwin Lower 3956	Local 1
TA-TAME-FA	'Tarwin Meadows'	Tarwin Meadows Road Tarwin Lower 3956	Local 1
TA-WA-008	Bush Nursing Residence (former)	8-10 Walkerville Road Tarwin Lower 3956	Local 1
TOORA & DISTRICT			
TO-CR-TIN	Toora Tin Mines (former)	Creamery Valley Road & Woomera Creek Road Toora 3962	Local 1
TO-DU-007	St Thomas' Anglican Church & Parish Hall	7 Dutton Street Toora 3962	Local 1
TO-DU-009	Dwelling	9 Dutton Street Toora 3962	Local 1
TO-FO-009	St Agnes' Catholic Church	9-11 Foster Road Toora 3962	Local 1
TO-FO-013	Toora Butter Factory Manager's residence (former)	13 Foster Road Toora 3962	Local 1
TO-GRA-020	Toora Fire Brigade Station	20 Gray Street Toora 3962	Local 1
TO-GRA-PS	Toora Primary School Jubilee gates	33 Gray Street Toora 3962	Local 1
TO-GRI-190	Dwelling	190 Grip Road Toora 3962	Local 1
TO-GRI-230	'Ambleside'	230 Grip Road Toora 3962	Local 1
TO-HA-017	Toora Bush Nursing Hospital (former)	17 Harriet Street Toora 3962	Local 1
TO-HA-026	Former Toora Police Station	26 Harriett Street Toora 3962	Local 1
TO-KE-100	Kewita Homestead	100 Kewita Road Toora 3962	Local 1
TO-KE-100EL	Kewita Hydro Electric facility (former)	"Kewita" 100 Kewita Road Toora 3962	Local 1
TO-SC-046	'Ingleside' (former)	46 Scannells Road Toora 3962	Local 1
TO-SO-4680	'Franklin Downs'	4680 South Gippsland Hwy Toora 3962	Local 1
TO-SO-5208	Miranda Farmhouse & Cooks Garden	5208 South Gippsland Hwy Toora	Local 1

Site ID	Name of Place	Address or Location	Significance
TO-ST	STANLEY STREET HERITAGE PRECINCT	(odd) 13, 15, 23-51 (incl.) (even) 30-74 (inclusive) Stanley Street Toora 3962	Local 1
TO-ST-030	Former Union Bank of Australia	30 Stanley Street Toora 3962	Local 1
TO-ST-013	Toora Post Office residence	13 Stanley Street Toora 3953	Local 1
TO-ST-015	Toora Post Office	15 Stanley Street Toora 3953	Local 1
TO-ST-023	Dawson's Cash Store (former) (Former Great Southern Cooperative Store)	23 Stanley Street Toora 3962	Local 1
TO-ST-030	Union Bank of Australia (former) (National Australia Bank)	30 Stanley Street Toora 3962	Local 1
TO-ST-039	Bank of Victoria (former)	Stanley Street Toora 3953	Local 1
TO-ST-058	Blanton's Store (former) (aka Cooper's Store)	Stanley Street Toora 3962	Local 1
TO-VI-039	Royal Standard Hotel	39 Victoria Street Toora 3962	Local 1
TO-WE-016	Toora Private Hospital (former)	16 Welshpool Road Toora 3962	Local 1
TO-WE-AV	Toora Avenue of Honour	Welshpool Road Toora 3962	Local 1
TO-WE-WW1	Toora WW1 Soldier's Memorial	Welshpool Road (Cnr. Stanley Street) Toora 3962	Local 1
TURTONS CREEK			
TU-GM	Turtons Creek Gold Mine site	Turtons Creek Road Turtons Creek	Local 1
WALKERVILLE & WARATAH BAY			
WA-BE-LIME	Bell Point Lime Kilns	Bell Point	Local 1/State
WA-LIME	Walkerville Lime Kilns	Walkerville North	Local 1/State
WAN-HA	Walkerville North Public Hall	Walkerville North	Local 1
WAR-COO	Cook's Creek Bridge	Mouth of Cook's Creek Waratah Bay	Local 1
WAR-GAP	The Gap Camping Ground	Cnr. Gale Street & Fish Creek Waratah Road Waratah Bay	Local 1
WELSHPOOL & DISTRICT			
WE-MA-021	Welshpool Hotel	21-23 Main Street Welshpool 3966	Local 1

Site ID	Name of Place	Address or Location	Significance
WE-MA-AV	Welshpool Avenue of Honour	Main Street Welshpool 3966	Local 1
WE-MA-WW1	Welshpool War Memorial	Main Street Welshpool 3966	Local 1
WE-PO-AV	Norfolk Pine Avenue	Port Welshpool Road Welshpool	Local 1
WONGA & WOORARRA WEST			
WN-BA-035	Shearing Shed at 'Wongalee'	'Wongalee' 35 Bakers Road Wonga 3960	Local 1
WOORARRA & DISTRICT			
WO-WO-HA	Former Woorarra Public Hall	Woorarra Road Woorarra 3966	Local 1
WOOREEN & DISTRICT			
WR-LEYA-AV	Wooreen Avenue of Honour	Leongatha-Yarragon Road Wooreen 3953	Local 1
WR-LEYA-PS	Former Wooreen State School No. 3723	Leongatha-Yarragon Road (Cnr. Wooreen-Mirboo Road) Wooreen 3953	Local 1
YANAKIE & DISTRICT			
YA-PR-3640	Yanakie General Store	3640 Promontory Road Yanakie	Local 1
YA-PR-3680	Yanakie Soldier Settlement house	3680 Promontory Road Yanakie 3960	Local 1

Planning policy & guidelines

2.1 Introduction

This appendix provides proposed new references to Cultural Heritage in the Municipal Strategic Statement that reflect the key findings and recommendations of the Study.

2.2 Municipal Strategic Statement

Municipal Profile

It is recommended that the existing reference to cultural heritage in the **Municipal Profile** be replaced with the following:

‘Cultural Heritage

The South Gippsland Shire Heritage Study has found that South Gippsland has a rich and diverse cultural heritage, which demonstrates the history of area from the occupation of the land by aboriginal people from the *Gunnai*, *Bun wurrung* and *Wurundjeri* clans through to the post-contact era, which refers to the period following the initial contact between the local aboriginal communities and European explorers and settlers.

The Study has identified over 1,200 cultural heritage places in the Shire including buildings, structures, monuments, trees, landscapes and sites of aboriginal or archaeological significance. All places are of local significance and some, such as Korumburra Railway Station, are of State or National significance.

Few places of aboriginal cultural heritage remain from the pre-contact period, and almost none from the post-contact period. The remaining places are therefore highly significant in demonstrating the indigenous history of the Shire. Examples include the evidence of shell middens along the coast, artefact ‘scatters’ in these areas and elsewhere, and ‘scarred’ trees. Aboriginal culture is also reflected by place names derived from the local language groups including Woorayl (lyre bird), Bunurong, and Gunyah Gunyah.

The post-contact cultural heritage places in the Shire illustrate the historic themes that were important in the development of the area and provide an historical explanation of the existing physical fabric and land use patterns. The majority of places reflect four of the key historic themes, which had the greatest influence upon the distinctive pattern of towns and settlements throughout the Shire. These themes comprise early pastoralism and settlement, the development of railways, the development of agricultural industries (particularly dairying), and coal and gold mining, which had a significant influence at Korumburra and Foster respectively.

These key historic themes are demonstrated by a variety of cultural heritage places including rural homesteads and farm buildings, public and community buildings

including halls, churches and schools, butter factories, railway buildings and infrastructure, commercial buildings and private dwellings. Other examples include the many Avenues of Honour, routes of early explorers such as McDonald's Track, and significant cultural landscapes such as Mossvale Park and the former Mossvale nursery.

The cultural heritage places of the Shire make a significant contribution to its character, amenity and identity, and can often provide economic benefits as well. The importance of heritage to the community is demonstrated by the care and pride taken in the conservation and enhancement of heritage places by both private and public custodians, the support for local historic societies, and townscape improvements with historic themes in many towns.'

Vision

It is recommended that the existing **Vision** be replaced with the following:

'Vision

The natural and cultural heritage of the Shire is retained and is protected, managed and promoted in a way that adds to, rather than diminishes its significance.'

It is recommended that the existing **Key Influences** be replaced with the following:

'Key Influences

The South Gippsland Shire Heritage Study identified the following key influences:

- Existing statutory protection is limited and there are few local guidelines to assist in the exercise of discretion. This has led to the loss of heritage places entirely or detrimental effects upon the significance of places through inappropriate alterations or other works.
- As many buildings (if not more) are being lost through neglect or poor management as through active destruction.
- There is a good general awareness of the importance of heritage to the Shire, although there is a tendency for many people to 'undervalue' the history of this area. The Study noted, as an example, how some older people did not place much value on certain heritage places, particularly older houses.
- The heritage places in the Shire have great potential to enhance its image and attractiveness to tourists, although it also recognised that there are few, if any, places within the Shire that could be considered as 'destinations' within themselves.
- It is considered that the greatest potential for our heritage places in terms of tourism is to further enhance our identity in a way that clearly distinguishes us from surrounding areas in the same way that the highly successful 'Prom Country' promotion has done.'

Cultural Heritage

It is recommended that the existing Cultural Heritage Section in the MSS be replaced with the following:

'Overview

The South Gippsland Shire Heritage Study has found that the Shire has a rich and diverse cultural heritage, which is demonstrated by many different places that illustrate the unique history of the South Gippsland region. Apart from the enormous cultural and social values of heritage places, they also provide significant economic benefits.

On this basis, the Study concludes that:

- It is important for heritage places to be adequately protected, and for assistance to be made available to custodians of these places to manage them in way that preserves their significance.
- There is the opportunity to foster existing community support for the preservation of the heritage of the Shire, and encourage greater understanding and awareness of the importance of heritage in the broader community.
- Council should facilitate a more integrated approach to the identification, promotion and marketing of heritage as part of the overall tourism strategy of the Shire.

Accordingly, the Study recommends that if our important heritage is to be preserved and enhanced for the benefit of future generations then it will require careful management as part of a comprehensive Conservation Strategy.

Objectives

- To ensure that the history of the Shire is demonstrated by a variety of heritage places that illustrate the key historic themes identified by the South Gippsland Shire Heritage Study.
- To ensure that heritage places in the Shire are managed and developed in a way that conserves and enhances their significance.
- To encourage the preservation of heritage places in the Shire not only for their significant cultural and social values, but also for their ability to provide economic benefits.

Strategies

The South Gippsland Shire Heritage Study recommends that Vision and Objectives for Cultural Heritage may be achieved by:

- **Protection and Management** of heritage places to conserve and enhance their significance
- **Education** of the community about the value and importance of heritage places.

- **Marketing** of cultural heritage as an integral part of tourism promotion of the Shire.
- **Support**, advice and assistance to custodians of heritage places to conserve and maintain these places.

Actions

The South Gippsland Shire Heritage Study recommends specific actions as part of a Conservation Strategy to implement the above strategies. The 'core' recommendations that are considered fundamental to the achievement of the Strategy include:

- Amending the South Gippsland Planning Scheme to implement the key findings and recommendations of the Study.
- Appointing a Heritage Reference Group to oversee the implementation of the Study, to consider planning applications that raise significant heritage issues, and to raise community awareness.
- The preparation of Conservation Management Plans for heritage places, where this is a specific recommendation of the Study.
- Undertaking further studies to identify document and assess places of cultural landscape, archaeological and aboriginal heritage significance.
- Employing a Heritage Officer to consider planning applications for heritage places, and to provide limited advice and assistance to custodians of heritage places.
- Establishing a heritage fund to provide limited financial assistance to places of Local heritage significance, and assisting custodians to seek funding through other sources.
- Including references to heritage, where appropriate, in future tourism and marketing strategies for the Shire.'

2.3 Heritage policy

It is recommended that the Heritage Policy in Clause 22.07 of the South Gippsland Planning Scheme be replaced with the new policy in Attachment 1 to this volume.

2.4 Heritage guidelines

The following guidelines have been developed to assist owners of heritage places that are not proposed to be included in the Heritage Overlay of the South Gippsland Planning Scheme:

Purpose

These Guidelines apply to heritage places identified by the *South Gippsland Shire Heritage Study 2004* that are **not included** in the Heritage Overlay of the South Gippsland Planning Scheme.

It is important to understand that these Guidelines are **not a statutory requirement** of the South Gippsland Planning Scheme, and the use of them is **not mandatory**.

The purpose of the Guidelines is to provide information to owners and custodians of heritage places that will assist them in understanding why they are important, which will enable them to care for these places in way that conserves and enhances their significance.

It is important to understand that the Guidelines are only a starting point, which provide some general principles. Sources of further and more detailed information about how to care for heritage places are listed below.

Basis

These guidelines implement recommendations of the *South Gippsland Shire Heritage Study 2004*.

Objectives

To maintain and, where possible, enhance the significance of heritage places by:

- Encouraging the retention of heritage places.
- Improving understanding of the importance of heritage places including how and why they are significant.
- Providing information and assistance to the custodians of heritage places about how to care for them.

Guidelines

New Development

The design of a heritage place usually reflects distinctive styles that were popular at the time it was originally built. New alterations and additions to a heritage place should aim to retain and restore the elements that are typical of the style the building is constructed in. These elements contribute to both the historic and aesthetic significance of buildings, and can also add to resale value. In some cases, later additions if they were

carried out well can also be important and may be retained and incorporated as part of new work.

Similarly, simply repainting a building in a more appropriate colour scheme can be a relatively inexpensive way of dramatically improving the appearance of a building.

The context or setting of a heritage place is also important. When designing an extension to a building, consider how it is currently seen or viewed, particularly from adjoining roads and entrances, and how the new addition will change this. A poorly sited addition or new development that blocks an important view to a heritage place can detract from its appearance. Particular attention should be paid to the main façade(s) of a building. Try siting new additions as far as possible at the rear.

Many heritage places have been badly altered or renovated in the past, which has resulted in the loss of elements such as verandahs, windows, chimneys etc. The accurate reconstruction of known missing elements using evidence such as photographs or plans will improve the appearance of a place and often add to its resale value. However, care should be taken not to simply copy or mimic historic detail for which there is no sound basis as this is often unsuccessful and can detract from the appearance of a building.

Demolition

The complete demolition of a heritage place or the removal of any element that contributes to its significance is often unnecessary and wasteful, in terms of materials and labour. Please consider alternative solutions that allow the retention of a heritage place or any element that contributes to its significance.

Note: A referral for demolition of part or all of a building may require referral to Council in accordance with Section 29 of the Building Act 1993. As a general rule, Council will not oppose an application to demolish a heritage place that is not included in the Heritage Overlay.

Subdivision

The significance of a heritage place is often related to its surrounding context, which may include gardens and other buildings. When subdividing, try to avoid separating a dwelling from its garden, or creating a situation where new development could, for instance, block a key view to a heritage place.

However, the excision of land containing a heritage place may be supported if the subdivision will aid in the retention and conservation of the place. Further information about this, and whether it would apply in your case may be obtained from the Planning Office.

Further Information

The following sources of information are available from the Planning Office:

- The Building Typology in Volume 4 of the South Gippsland Shire Heritage Study provides information about what is significant about particular styles and types of heritage places. Some places of Local 1 significance may have an individual citation, which is included in Volume 3 of the Study.

- More detailed information can be found in the *Guidelines for the Assessment of Heritage Planning Applications*. This is a draft document prepared by Heritage Victoria and a copy can be obtained from the Department of Infrastructure or may be viewed at the Planning Office.

For further advice, please contact the Planning Office on 5662 9224. Other sources of information include:

- Heritage Victoria, which provides technical bulletins that deal with specific aspects of caring for old buildings. Heritage Victoria may be contacted on 9655 6519.
- The National Trust of Australia (Victoria), which provides technical bulletins that deal with specific aspects of caring for old buildings. The Trust may be contacted on 9654 7411.
- Books on Australian Housing Styles.

Financial & technical assistance

3.1 Introduction

The identification and protection of heritage places through statutory controls is one way of ensuring their conservation. However, to achieve a truly effective Conservation Strategy for the Shire, it is important that financial and technical assistance and incentives are provided to the custodians of heritage places to encourage them to manage and develop these places in a way that preserves and, where possible, enhances their significance. This includes:

- Employing a heritage advisor
- Establishing a local heritage fund or grant scheme
- State and Federal funding

3.2 Heritage Advisor

Heritage Advisor

The Department of Infrastructure through the Public Heritage Fund currently provides financial assistance in the form of dollar for dollar grants to assist local government to engage a heritage advisor.

The key role of a heritage advisor should be to assist with the effective conservation of places of heritage significance, which are subject to heritage controls and to promote heritage conservation within the local government area.

The grant for the heritage advisor does not extend to the advisor undertaking more significant work such as heritage identification studies, planning scheme amendments, preparation of planning appeals, or preparation of conservation management plans.

Grants are provided on an annual basis to Councils with heritage controls in their planning schemes. The level of assistance will depend upon the number of cultural heritage places listed in the planning scheme and the number of applications that are likely. Heritage Victoria usually invites applications from Councils toward the end of financial year, and South Gippsland Shire could make an application in 2001 in anticipation of introducing additional heritage controls as recommended by this Study.

Further information can be obtained from Heritage Victoria on 9655 6519.

3.3 Local heritage funds & grants

'Revolving' Heritage Fund

A 'revolving' Heritage Fund could be established using the Geelong Heritage Restoration Fund as an example. This Fund provides financial assistance for capital works involving the restoration or enhancement of heritage places in the City of Greater Geelong. Key features of the Fund include:

- Assistance is made available in the form of low-interest loans (Currently around 3%). The fund revolves as loans are repaid, so that as much benefit as possible can be offered to participants. The time allowed for repayment of loans ranges from one to four years.
- Loan funds are for building works that conserve and/or restore places of identified heritage significance. Mostly this involves external works, where there is visible improvement to the building and consequent benefit to the street or area. 'Invisible' works such as restumping may also qualify for a loan. Loan funds are generally not available for interior works unless the building has some individual importance (for example, where the interior is noted as contributing to its significance) and/or the proposed works compare favourably with other loan applications.
- A committee consisting of the Heritage Advisor and two community representatives administers the loan. The committee assesses each application against criteria that include the significance of the heritage place, the worth of the project and its potential benefit to the place and surrounding area, the term of the loan, the applicant's contribution (while this is preferred, it is not essential), and repayment terms.
- The loan becomes, in effect, a charge against the property in the same way that rates are charged to a property. This avoids the cumbersome (and expensive) need to undertake bank guarantees and/or register caveats on titles. The loan is required to be repaid by the end of the term agreed, or in full if the property is sold. If the loan defaults, then the Council would recover the outstanding amount in the same way that it would recover outstanding rates.

The Geelong Restoration Fund has been very successful, and there have been few instances of borrowers defaulting on their loans. It is one of a number of similar schemes operating throughout the State; other successful examples include the City of Melbourne and City of Ballarat.

Heritage Grants

It is recognized that even low-interest loans may be unsuitable for some people or organizations. It is therefore recommended that Council also consider a yearly allocation of funds for Heritage Grants, which may form part of the Community Grants already offered by Council.

These grants could be directed to projects that have more strategic objectives, which may change from year to year. Some examples include:

Urgent or essential works

This should be provided on an on-going basis and would provide grants to undertake urgent or essential works, particularly where the structural integrity of a heritage place was threatened – ie. For example where a roof had deteriorated to the extent that water was causing serious internal damage, or where foundations needed repair. The objective of works funded by these grants would be to stabilize the condition of the heritage and prevent further immediate deterioration. They would therefore be for limited amounts and could not be used for major restoration or reconstruction works.

The restoration of historic streetscapes in key heritage precincts

The objective of these works would be enhance the historic and aesthetic integrity of Heritage Precincts identified by the Study by providing grants to undertake major works that may not otherwise be feasible. One example is the restoration and reconstruction of key heritage buildings in Commercial and Bridge Streets Korumburra. This could include the *accurate* reconstruction (using photographs and other evidence) of original verandahs, as well as specific restoration works to key buildings such as *Sutcliffe's Buildings* and the *'Top of the Town'*. A coordinated approach would ensure maximum benefit that would greatly enhance the historic character and amenity of the area and could have potential flow-on benefits for tourism.

Other towns that could also benefit from similar works include Fish Creek, Leongatha, Loch, Mirboo North and Toora.

Conservation Management Plans

The Study recommends the preparation of Conservation Management Plans for a number of key heritage places. The cost of preparing such plans is often significant and there are few sources of funding that will lend money specifically for this purpose. *Knox's Rockhill Farm* and the former MacDonald homestead at *Lyrebird Mound* are two examples that would greatly benefit from the preparation of such plans.

Honour Avenues

Money could be directed to assessment and urgent maintenance of Honour Avenues throughout the Shire. The Study also identifies the need for identification of Avenues in conjunction with local communities and custodians.

3.4 State & Federal heritage funding

Council can assist custodians or owners of heritage places to seek funding and grants from other sources. These include:

Public Heritage Fund – Heritage Victoria

Low interest loans are available for places that are included on the Victorian Heritage Register through the Heritage Fund. In addition, grants for publicly owned places (such as community halls) or privately-owned places where a clear public benefit can be demonstrated are available through the Public Heritage Program for places which have been identified by a Heritage Study as being as either of Local or State significance and are included in the Heritage Overlay. Further information can be obtained from Heritage Victoria on (03) 9655 6519.

Some examples of places that could benefit from the Public Heritage Program include:

- The former Leongatha Mechanics Institute Library & Reading Room. This building requires urgent works to repair roof damage and drainage problems.
- The Railway Bridges along the Great Southern Rail Trail. Application could be made for funds to ensure that the bridges are made safe for users of the Trail
- Public Halls within the Shire.

Commonwealth Government – Commonwealth Heritage Projects Program

This is limited to places of National Significance, of which there are few in the Shire. However as there is currently no definitive list of national heritage places, a case could be made for places of Local 1 or State significance. This program also includes a separate fund specifically for places in private ownership.

Knox's Rockhill Farm would be an ideal candidate for this Program as it is potentially of National significance and remains in private ownership. Information about the program can be obtained from the Heritage Assistance and Projects Section on (02) 6274 111, or freecall 1800 653 004.

The Commonwealth Government also from time to time provides grants for specific issues or buildings. An example was the

Building style guide

4.1 Introduction

This chapter provides a guide to the types of buildings and architectural styles found at heritage places in the Shire. Its purpose is to assist custodians and owners to understand the style of buildings that comprise the majority of heritage places, as a basis for their future conservation

The guide refers to **Style** and not to the **Date** of construction. It should be noted the styles of building in the Shire were more likely to be behind the latest trends than in the metropolitan area. Hence, styles tend to persist later in time.

The guide generally describes the characteristic building styles and types found in the Shire, and then lists the specific common features of each style. Illustrations are provided as a further tool for identifying residential buildings, and some public buildings. The best or most representative examples of each style and type from across the Shire are then listed to enable an effective comparative analysis to be made.

The building styles described in this Section are based on, but do not strictly conform to, those illustrated in Apperly, R. et al, *Identifying Australian Architecture* (Angus and Robertson, Sydney, 1989) Although not universally adopted, this is the most comprehensive reference on the subject. It should be noted that many buildings will include elements of two distinctive styles and therefore the description *Transitional* is also used.

4.2 Residential

Overview

The earliest types of dwellings in the Shire were simple structures constructed of whatever materials were available. Given the isolation of the area, this meant that most early dwellings were rudimentary structures that used bush materials such as bark, slab and rough timber in their construction.

The fragile nature of this construction and the ever-present threat of bushfires ensured that few examples of these early structures survive today. Some early examples include:

- The *Wattle and Daub Cottage*, which is thought to date from c.1860 that is now located at the *Coal Creek Heritage Village* in Korumburra.
- The '*Chock & Log*' cottage at Poowong, built c.1880, which is the only known remnant of log construction in the Shire.
- The former Dr Davis residence in Davis Road, Foster, which is the only known surviving example of residential slab construction in the Shire.

As the Shire was opened up for settlement, larger and more permanent structures were erected. These continued to be built predominantly from timber, although there are rare examples of early brick dwellings. These were built either using bricks hand made on site (as in the case of Cora Lynn at Jumbunna) or when brick kilns were established in a particular area (as in the case of Ambleside at Toora). Other materials were rarely used prior to the postwar period; 'Fernvale' at Hallston is a unique pre-WW1 example of early concrete block construction.

The settlement of the Shire generally happened later was never characterized by the wealth that existed in other places such as around the Goldfields or in the Western Districts. Hence, the majority of residences are relatively modest in terms of both scale and detail, and the larger and more elaborate residences that do exist are even more extraordinary for this reason.

Descriptions are provided for the following dwelling types and styles:

- Victorian Cottage
- Victorian Villa
- Broken Back Hipped Villa
- Transitional Villa
- Federation – Asymmetrical Hip & Gable
- Federation – Bungalow
- Interwar – Californian Bungalow
- Interwar – Mediterranean & Spanish Mission
- Interwar – Art Deco & Moderne
- Postwar

Victorian

The Victorian Style generally applies to buildings constructed between 1850 and 1900, but the Study has found that it continued to be used in the Shire up until the beginning of the First World War. The Victorian period coincided with the opening up of the Shire to settlement and development, particularly following the completion of the South Eastern Railway in 1892. Accordingly, it is the most popular Style in terms of the extent of representation in all its forms throughout the Shire.

Victorian cottage

The most modest form of dwelling is based on a two room transverse gable with front verandah and skillion rear extension. A typical example is shown in the following illustration.

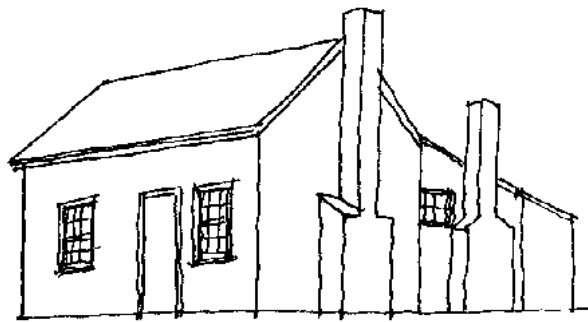


Figure 1.1
Victorian cottage

Elements typical of this style include:

- The kitchen was often in a separate gable at the rear.
- Construction is invariably of stud frame sheeted in weatherboards.
- The roof may originally have been of timber shingles, but now will invariably be of corrugated iron as a gable or less frequently a hip.
- The chimney of brick or sheet iron is often outside the walls.
- Usually symmetrical double fronted with central doorway to passage or front room.
- Single double hung windows at either side of door, multi-pane in early examples.
- Recycled sashes sometimes used for small windows, which are often turned 90 degrees.
- Verandahs are mitred or square ended with a convex, bullnose or straight roof supported on square stop-chamfered timber posts with neck moulds. Superior examples sometimes have cast iron frieze and brackets or fretted timber valance.
- Successive skillion extensions get lower and lower, resulting sometimes in replacing of the skillions with a flatter pitch to the rear gable. (eg. 630 One Chain Road, Arawata)
- Front fences would originally have been of simple timber pickets.

Variants may have projecting front gables, parallel rear gables, verandahs, or hipped roofs. Some of these features are shown in the following illustration.

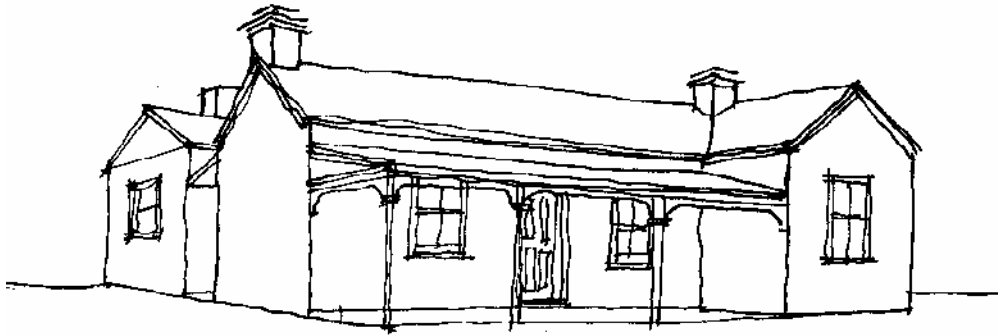


Figure 1.2

Victorian Cottage – Variant with verandah, projecting front gable and kitchen at the rear

Representative examples of this style in the Shire are:

- 630 One Chain Road, Arawata.
- 355 Fairbank Road, Arawata.
- 24 Poowong-Bena Road, Bena.
- 5 Mine Road, Foster.
- 57 Station Road, Foster.
- 120 Stevens Road, Kardella South.
- Beecrofts Cottage & Miners Cottage at Coal Creek, Korumburra.
- 36 Bena Road, Korumburra.
- 65 Princes Street, Korumburra.
- 1A Victoria Street, Korumburra.
- 11 Walker Street, Korumburra.
- 5 Potters Road, Leongatha.
- 10 Baromi Road, Mirboo North.
- 102 Old Thorpdale Road, Mirboo North.
- 40 Ridgway, Mirboo North
- 2 Loch Road, Poowong.
- 33 Stewart Street, Port Welshpool.
- 87-89 Townsend Street, Port Welshpool.
- 220 & 240 Ross and Witherdons Road, Strzelecki.

Victorian Villa (to c.1900, surviving to 1914)

The term 'villa' implies a more substantial dwelling than a cottage. The basis for its planning is usually four major rooms; two on either side of a central passage with rear skillion extensions and a front verandah.

The most common form of the **Victorian Villa** in the Shire is the *symmetrical double fronted hip and valley* residence. This type of villa is usually of four front rooms under hipped roofs in 'U' plan with the central valley open to the rear, and a rear skillion as a breezeway or service rooms, possibly with a separate kitchen at the rear.

Other typical elements include:

- Construction is almost invariably of stud frame sheeted in weatherboards.
- The roof will invariably be of corrugated iron.
- Chimneys have corbelled tops, sometimes with rendered mouldings.
- Usually symmetrical double fronted with central doorway to passage.
- Single, paired or three part double hung windows at either side of door.
- In superior versions, the eaves on front and occasionally at the sides have a decorative frieze consisting of alternating teardrop brackets and raised panels such as frets or cricket bats
- False ashlar weatherboards sometimes called 'block fronting' are used to enhance the quality of the front.
- Masonry steps with flanking curved balustrades typically provide a central entry to the elevated front verandah.
- Front fences would originally have been of timber pickets.
- Verandahs are mitred or square ended, and have one of a number of characteristic profiles as follows:
 - , *Straight* - A simple straight roof sloping from wall to the gutter line. The most common form in the Shire.
 - , *Concave* - A downward curve from wall to gutter line. Rare in the Shire
 - , *Convex* - An upward curve from wall to the gutter line. Reasonably common in the Shire.
 - , *Bullnose* - Commencing with a straight slope down from the wall, but tilting with a sharp radius into the gutter. Associated with the late Nineteenth century and therefore common in the Shire.
 - , *Ogee* - with a double curve. This type is rare in the Shire.

Verandahs are usually supported on square stop-chamfered timber posts with neck moulds or turned timber. Some superior examples have cast iron posts, and cast iron frieze and brackets.

Variants have projecting side hip or gable rooms, and return verandahs. The following illustrations show some typical examples.

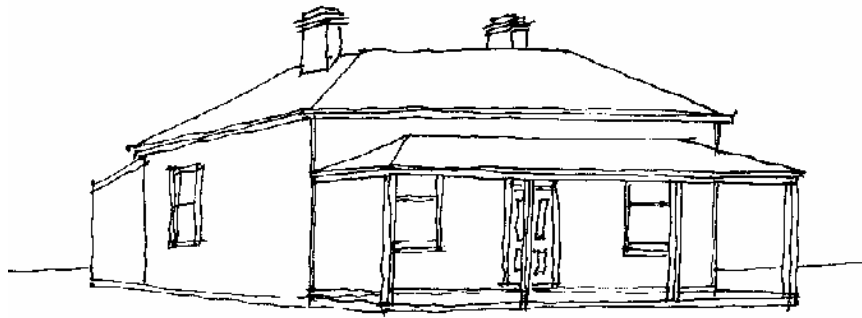


Figure 1.3
Symmetrical Victorian Villa

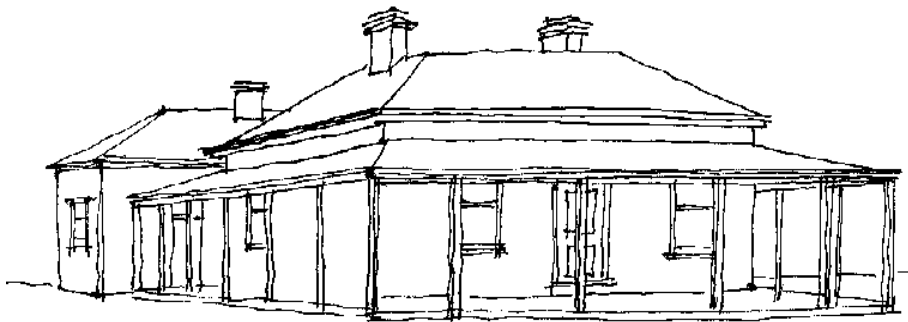


Figure 1.4
Symmetrical Victorian Villa - Variation with encircling verandah and rear projecting hip extension

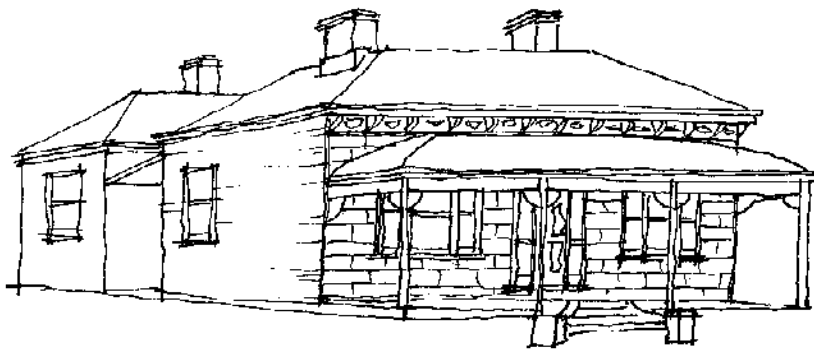


Figure 1.5
Symmetrical Victorian Villa - Variation with convex verandah and cast iron frieze, eaves decoration, false ashlar front and entry steps

Representative examples of this Style in the Shire are:

- 'Clarendon' - 7730 South Gippsland Highway, Bena
- 'Mapleton' - 2 Canobios Road, Bena.
- 'Koombahla' - 640 Dollar Road, Dollar.
- 47 Guys Road, Korumburra.
- 22 Victoria Street, Korumburra.
- 18 King Street, Korumburra.
- 10 Roughead Street, Leongatha (a rare example in brick)
- 'Rostrevor' – 29 Turner Street, Leongatha.
- 'Cluanie', Koonwarra-Inverloch Road, Leongatha South (this example has a rare ogee profile verandah)
- 'Caringa' – 2 McDonald Street, Meeniyan.
- 'Warrawing' - 80 Inglis Road, Mardan.

A second form of the **Victorian Villa** is the *asymmetrical hip and valley residence*, which is essentially a variant on the symmetrical form. It was developed to provide a larger room at the front and often at the side to the rear, thereby providing return ends for an L-shaped verandah. The projecting bays might have hip (sometimes octagonal) or gable ends, and frequently the front projection was embellished with a further projection in the form of a bay window, generally octagonal. Otherwise, the detail is the same as the symmetrical type.

A typical example, with an octagonal projection to the front, a hipped projection at the side and a bullnose return verandah is shown in Figure 1.6.

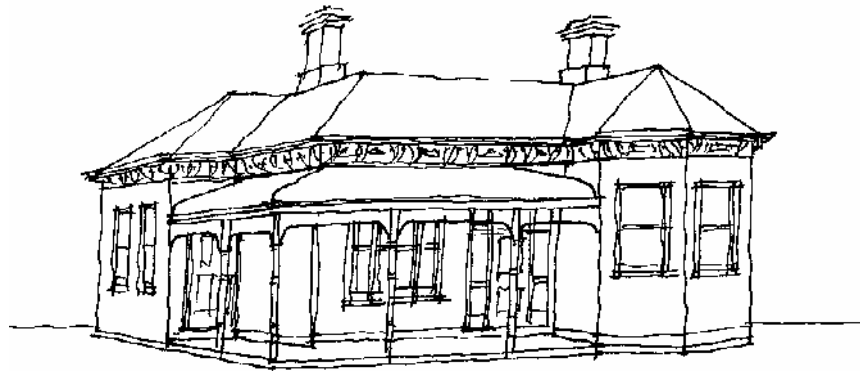


Figure 1.6
Asymmetrical Victorian Villa

Representative examples of this style in the Shire are:

- 'Devonscot', 450 One Chain Road, Arawata.
- 'Argyle' – 4420 South Gippsland Highway, Foster
- 90 Jeetho Road, Jeetho
- 23 Bridge Street, Korumburra.
- 33 Radovick Street, Korumburra.
- 25 Victoria Street, Korumburra.
- 17 Station Street, Korumburra (a rare example in brick).
- 'Colonial House' - 25 Clarence Street, Loch
- Coulter Homestead (former) - Coulters Road, Mardan South.

Broken Back Hipped Villa

The 'Georgian' or 'Colonial' single storey dwelling built in the late 19th century is essentially a throwback to the period of early Australian settlement. It is characterised by the typical villa layout, but has a hipped roof with an encircling verandah (or at least on three sides) below a contiguous and usually lower pitched section of the main roof, from which is derived the description, 'broken backed' roof. Because the roof is contiguous, its only decoration is to the verandah valance and posts.

A typical example of this style is shown in Figure 1.7. The roof can be a single hip as shown here or a hip and valley.

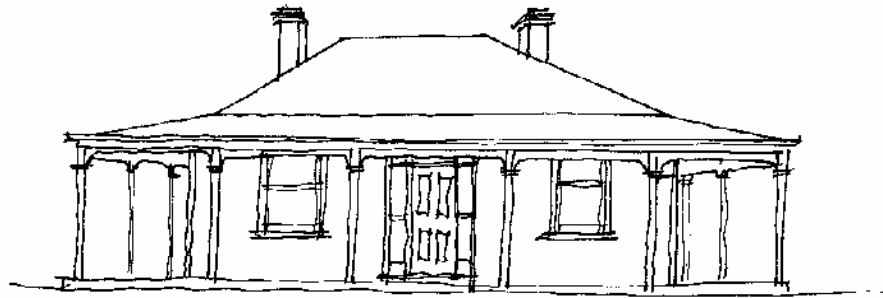


Figure 1.7

Broken Back Hipped Villa

This Style is rare in the Shire. Representative examples are:

- 'Chock & Log' cottage - 920 Nyora Road, Poowong
- 'Peckham Rye' - 2476 Korumburra Road, Poowong.
- 61-63 Whitelaw Street, Meeniyan.

Transitional

Transitional Villa

This type has basically the same form as the Victorian Asymmetrical Hip and Valley villa, but will show evidence of details of the later Federation period, usually in gable ends, boxed bay windows and verandah details. An example is shown in Figure 1.8.

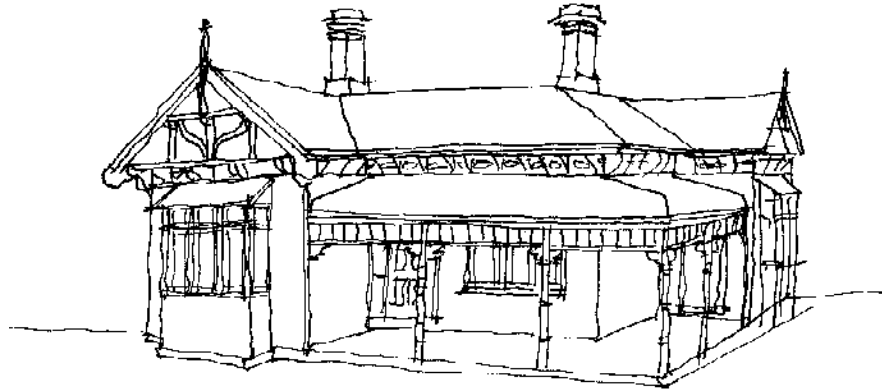


Figure 1.8

Transitional Hip & Valley Villa

Representative examples of this Style in the Shire include:

- 'Geraldine Glens' - 150 One Chain Road, Arawata.
- 'Tullaree' – 1050 Stewarts & Dunlops Road, Buffalo.
- Inglis homestead (former), 180 Inglis Lane, Dumbalk East.
- 'Wilga' – 59 Station Road, Foster.
- 'Braeside' - 52 Radovick Street, Korumburra.
- 'Wahroonga' – 7855 Bass Highway, Leongatha South.
- 215 Ogilvy's Lane, Poowong. (a double fronted version with single hip roof)
- 'Beltrassna' – 8294 South Gippsland Highway, Ruby.

Federation

The term 'Federation' generally refers to the period surrounding the creation of the Commonwealth of Australia in 1901 and dwellings in this Style could be built as early as 1890 or as late as 1918. As described in the previous Sections, there is considerable overlap between this early part of this period and the Victorian Style, with some 'Transitional' dwellings exhibiting elements of both periods. In addition, the building of dwellings in the 'Federation' style in the Shire continued well into the 'Interwar' period.

Federation – Asymmetrical Hip & Gable

The Federation ('Queen Anne') style basically grew from the asymmetrical hip and valley through the replacement of the earlier valley roof form with a single high hip, usually having a short ridge. The other major variation is that frequently the entry moves from the front centre with a straight passage to a side entry behind the front room with a dogleg passage.

The most prominent features of this style are the front and transverse gable ends that are recognisable immediately for their heavy detailing, which feature combinations of features and effects such as bracketed and flying gables, panelling with rough cast and pressed metal, horizontal moulds, and freestanding frames. In the metropolis, unglazed terra cotta tiling is the favoured roof material, but in the Shire galvanised corrugated iron is more typical (often this was painted red with finials and ridge cresting added to imitate a terra cotta appearance). Sometimes the return verandah and corner of the verandah room are splayed at 45 degrees.

Other typical elements include:

- Corbelled brick chimneys and chimney pots, sometimes with tabs below the moulds.
- Ridge cresting and finials.
- Gablets at the ridge ends and projecting from the roof plane.
- Timber verandah detailing with frets, ladders frame friezes and turned timber posts. Cast iron if used would be usually flatter and more geometric in pattern than the Victorian equivalent.
- Banks of casement windows usually three, with small casements above, sometimes as boxed projecting bays

Examples of this style are shown in the following illustrations. These houses are similar to the **Transitional Villa**, but now the roof takes the typical Federation form and the chimneys are taller. Two variants are shown; Figure 1.9 has the verandah as a separate structural and roof element, which is normally bullnose, while Figure 1.10 has the verandah contiguous with the main roof, either at the same pitch or lower in the broken back profile.

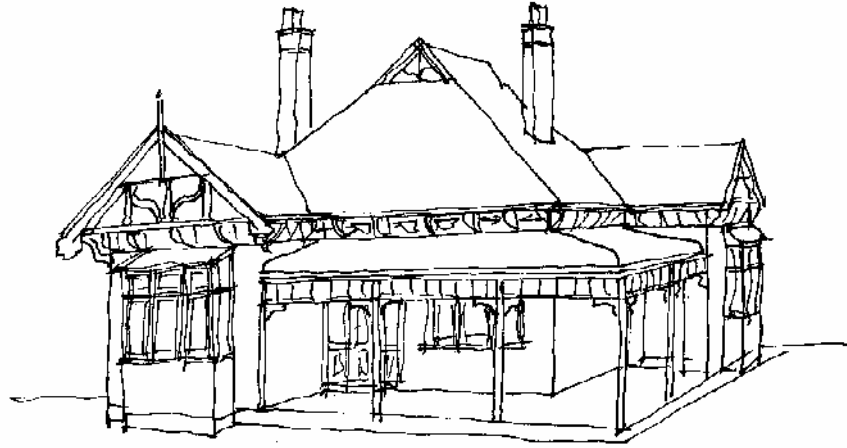


Figure 1.9

Federation – Asymmetrical Hip & Gable with separate verandah

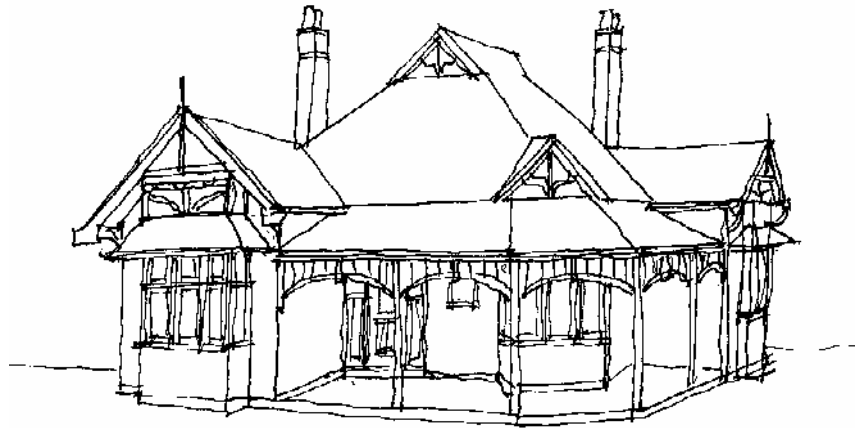


Figure 1.10

Federation – Asymmetrical Hip & Gable with contiguous verandah

Representative examples of this style in the Shire are:

- 'Glenorchy' at 190 Jeetho Road, Jeetho.
- 6 Princes Street, Korumburra.
- 28 Queen Street, Korumburra.
- 22 Radovick Street, Korumburra.
- 31 Radovick Street, Korumburra.
- 27 Station Street, Korumburra.
- 9 Victoria Street, Korumburra.
- 380 South Road, Poowong.
- 865 Ranceby-Korumburra Road, Ranceby.
- 'Ambleside': at Grip Road, Toora (a unique example in the Shire of Queen Anne architecture)
- 26 Harriet Street, Toora.

Federation - Bungalow

Simpler, lower roof forms, usually a major single gable or hip, and the dominance of the verandah distinguish the Federation Bungalow, as shown in Figure 1.11.

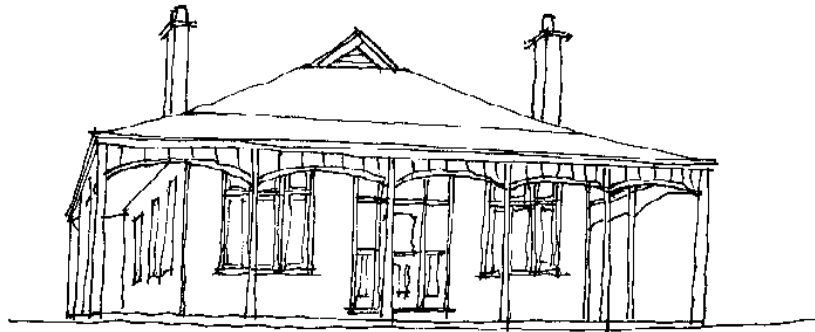


Figure 1.11

Federation bungalow

Representative examples of this style in the Shire include:

- 255 Barton's Road, Buffalo.
- St Joseph's Catholic Presbytery - 4 Guys Road, Korumburra.
- Arthur Mesley residence (former) – 16 Horn Street, Leongatha.
- St Laurence's Catholic Presbytery – 29 Ogilvy Street, Leongatha.
- St Laurence's Catholic Convent – 39 Ogilvy Street, Leongatha.
- 'Trevithal' - 2700 Korumburra-Ranceby Road, Poowong.
- 'Myrambeek' - 56 Nyora Road, Poowong.

Interwar

The term 'Interwar' refers to the period between the First and Second World Wars and generally applies to dwellings constructed between 1919 and 1940. However, as explained in the Introduction, the Study has found in that Styles in the Shire from the Federation period sometimes persisted well into the 1920s, with some 'Transitional' dwellings exhibiting elements of both periods. In addition, the building of dwellings in some 'Interwar' styles continued well into the 'Postwar' period.

Interwar - Californian Bungalow

The Californian Bungalow was an imported style of the 1920s that evolved from the pre-WW1 work of the Greene brothers in California that used earthy and natural materials with Japanese influences to create the most popular interwar style. In many ways it was a transition from the Federation Bungalow. The style favours large low-pitched gable roofs with spreading eaves (often with gables stacked in the same direction) arranged either transversely or longitudinally to the front. Construction in the Shire is usually in stud frame with weatherboard. Front verandahs were usually constructed as porches under a separate gable or under a flat roof.

Other notable elements include:

- Banked windows to door height only, either double hung or casement, sometimes as a projecting bay or bow. Note the door head height became a horizontal theme in interiors, with plate ledge and plywood paneling below.
- Projecting shaped rafter ends to flat roof elements.
- Brick verandah balustrades with tapered piers or chunky timber posts on top of square pedestals.
- Tiled roofs are typical, although these are generally corrugated iron in the Shire.
- Gable ends with roughcast render and shingle details, sometimes projecting.
- Chimneys in red brick or roughcast render with simple cap.

Figure 1.12 shows a typical example of this style with multiple gables, a porch supported on massive piers with a brick balustrade, and a projecting curved bay window with a flat roof.

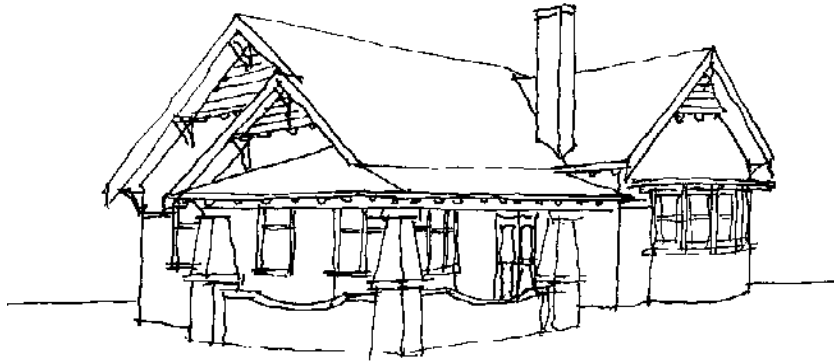


Figure 1.12
Interwar - Californian Bungalow

Representative examples of this style in the Shire include:

- 26 Radovick Street, Korumburra.
- 'Mortlake' - 21 Jeffrey Street, Leongatha
- 45 Roughead Street, Leongatha.
- 11 Long Street, Leongatha.
- 77 McCartin Street, Leongatha
- 24 Ogilvy Street, Leongatha
- 14 Baromi Road, Mirboo North.
- 1169 Old Thorpdale Road, Mirboo North.
- 'Woodlands' – 280 Old Dollar Road, Stony Creek (a unique 'transitional' example with Federation influences)
- 9 Dutton Street, Toora

Interwar - Mediterranean Villa

The Mediterranean Villa is a simple double fronted hipped roof type with projecting verandah with masonry supports, sometimes as arches with columns, and rendered or roughcast walls (often in weatherboard in South Gippsland) and minimal decoration. An example is shown in Figure 1.13.



Figure 1.13

Interwar - Mediterranean villa

This style is very rare in the Shire. Representative examples are:

- UV Knight residence (former) - 26 Ogilvy Street, Leongatha.
- 112 McCartin Street, Leongatha.

Interwar - Spanish Mission

Inspired by the Spanish Mission architecture of the southern states of America, the Spanish Mission style in Australian houses is usually in the form of superimposed details and materials over the simple Mediterranean villa. These details include Cordoba tile roofs, loggias and porticos semi circular arches, twisted Baroque columns, ornamental wrought iron, handcrafted textured stucco and perhaps some coloured tiles.

There are few true residential examples of this style in the Study area, although the dwelling at 112 McCartin Street, Leongatha includes some elements.

The former Knights Garage complex exhibits some elements of the Spanish Mission style.

Interwar – Art Deco & Moderne

Art Deco style is a decorative version of the more severe functionalist approach of the modern European architects. The style is basically of geometric decoration celebrating the machine age but often includes natural elements such as waves and vegetation in low relief. There are many variants including *Jazz*, *Moderne*, and *Hollywood*. Semicircular plan elements and horizontality distinguish the moderne style, which is often superimposed as parapet facades over more conventional construction.

Figure 1.14 shows the typical curvilinear façade of a Moderne residence.

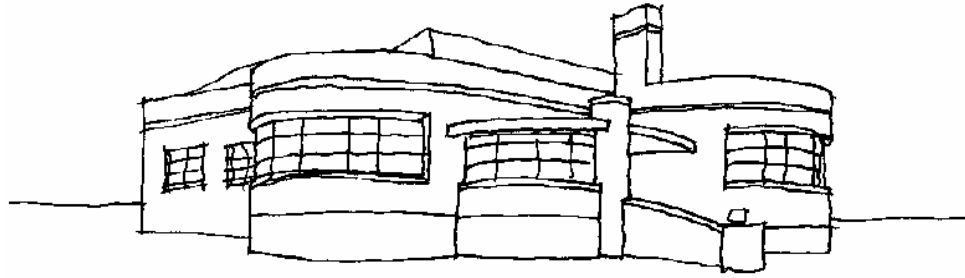


Figure 1.14

Interwar - Moderne

There is only one true residential example of this style in the Shire, which is *Aroyn* at 379 Nyora-Poowong Road, Nyora. The dwelling at 68 McCartin Street, Leongatha and 'Seabreeze' at Waratah Road, Sandy Point also demonstrate aspects of the Moderne style.

Commercial buildings in the Moderne style include Bairs Otago Hotel and Elizabeth House (both in Bair Street, Leongatha), and the Kongwak Cheese Factory. All of these buildings were designed by TC McCullough in the 1930s.

Interwar - Nostalgic & Eclectic

This category, which includes Tudor, Elizabethan, Gothic and other styles revived from historic periods are uncommon in the Study area, and there are none that date from the interwar period. However, in accordance with the general trend described earlier, a number of examples were built in the postwar period (see following Section)

Postwar

The term 'Postwar' actually includes dwellings built during the Second World War (WW2), and after the war until about 1960. This style of housing is amongst the most common in the Shire, although the number of places with heritage significance is few, particularly when compared with the pre-WW2 Styles.

Postwar - Austerity

The most common form of the Postwar Austerity style in the Shire are double fronted symmetrical or asymmetrical hip roof dwellings in weatherboard with no decorative elements except a small porch. Windows are usually in three-part timber form with the wide central panel fixed. They often have simple brick chimneys.

This Style is quite common in the Shire and, as in many other areas, reflects the shortage of building materials that existed during and following the Second World War. It was particularly suitable for use in mass produced housing and some distinctive examples of this style include:

- The early Housing Commission Estates in Korumburra (McQueen Avenue), Leongatha (Arthur & Hassett Streets) and Mirboo North (Inglis Avenue).
- The Soldier Settlement Commission Houses, which were built in accordance with one or two standard designs by Commission architects Buchan Laird & Buchan. The most successful Soldier Settlement was established at Yanakie, and numerous examples of these houses can be seen in Millar Road, and Promontory Road. Many have been altered (typically, this includes the infilling of the central porch to create an extra room), but intact examples can be found at 3805 Promontory Road and 230 Millar Road. Other examples can be found at Mirboo North and Poowong North.

Postwar – Builder’s Vernacular

In this style, the typical double fronted and triple fronted suburban cream and red brick veneer, evolving from the post war austerity period, becomes more substantial in brick with glazed terra cotta tiled roofs, feature brickwork, steel windows, waterfall chimneys and wrought iron verandah balustrades and fence panels. Representative examples in the Shire include:

- 39 Koonwarra Road, Leongatha
- 15 A'Beckett Street, Leongatha

Both of these dwellings also exhibit influences of the *Moderne* style.

Postwar – Nostalgic & Eclectic

A small number of dwellings constructed in the postwar period demonstrate the revival styles that, in metropolitan areas, were usually more typical of the interwar period. The best examples in the Shire include:

- 2 A'Beckett Street, Leongatha. (Tudor Revival)
- 'Netherwood' - 69 Roughead Street, Leongatha. (Tudor Revival)
- 28 Horn Street, Leongatha.

Postwar - Contemporary

The early essays of young and returned post war architects, inspired by the work of Robin Boyd, Roy Grounds, Peter McIntyre and others, in establishing a modern Australian style. Simple geometrical designs, often with flat or low pitched gable roofs, vertical timber boarding. The Age Small Homes typified the more popular end of the spectrum. At the other, designs were often innovative and radical.

Few true examples of this style exist in the Shire. 'Bolaro Downs' at 635 Stewart & Dunlops Road, Middle Tarwin demonstrates some elements of this style. Other examples include some of the early houses found at the coastal beach resorts such as Sandy Point, Venus Bay, Walkerville South, Walkerville North, and Waratah.

Late Twentieth Century – Builder's Vernacular (1960-)

The pattern set in the early post war continued with small changes usually in size as peoples expectations grew.

Late Twentieth Century – Nostalgic & Eclectic

The late 20th Century interest in heritage has suddenly spawned a rash of revival styles, so that the typical builder now offers mock Victorian, mock Federation, mock Georgian from his range of types in addition to the standard triple front brick veneer. These dwellings sometimes can be called reproductions, but mostly they betray their recent origin by awkward and ill-informed combinations of elements.

4.3 Community

Overview

The early development of the Shire is closely linked to the early development of churches. One of the oldest buildings in the Shire is the former Wesleyan Church at Poowong, which was constructed in 1878 and is one of three extant pre-1900 churches in the town. The church, along with the Hall and School, was usually among the first buildings to be built in an area (sometimes one building fulfilled all three roles) and was highly important in the development of communities.

As with other early buildings, the architectural style and materials used in their construction reflected the isolation of the area. Most early churches were simple Carpenter Gothic buildings in timber. Later, more substantial brick churches were built in main towns such as Leongatha and Korumburra. Both of these towns boast significant Catholic Church complexes that include the Church, Parish Hall, Presbytery, Convent and School. Anglican Church complexes were also erected in both of these towns.

Government, public and assembly buildings generally follow the same stylistic periods as dwellings, but because of their importance tend to express a comparably higher expression of the style in the quality, quantity and elaboration of detail. The scale of such buildings is usually greater and reflects both the status of the community and the particular function.

The Shire was, however, settled too late and the towns were too small to have the typical high-Victorian town halls that are found in many other Victorian municipalities. In addition, the key formative period of the Shire during the 1890s coincided with the depression that affected Victoria at this time, which significantly reduced the public building program by State Government authorities such as the Public Works Department (who were responsible for court houses, police stations, post offices and the like) and the Victorian Railways. Consequently, few substantial public buildings were built in the Shire prior to 1900 and those that still exist are inevitably modest in scale and constructed in timber.

The only buildings constructed by the Public Works Department during this time were the former Court House (1889) and the former Post Office (1891) at Foster, and the former Korumburra Court House (1899). Most schools were initially established in temporary buildings (such as local halls or mechanics institutes) before new (and often inadequate) buildings were constructed, while most railway stations were simple 'portable' structures. (None of which survive today)

Most of the other early public buildings provided by the fledgling local governments and communities were simple mechanics institutes and halls, which often served multiple roles as council chambers, court houses, schools and public meeting places. As with dwellings, many of these early buildings were destroyed by fire. The only surviving original municipal building is the former Shire of Poowong & Jeetho Offices & Hall at Jeetho, while pre-1900 Mechanics' Institutes include those at Tarwin Lower and Stony Creek.

The Federation period was the great era of government and public building in the Shire. After the economies brought by the depression, and in response to the continuing development in the region, the State (and now Federal) Governments finally turned their attention to the Shire, which was marked by the construction of the impressive new brick post office to the design of JB Cohen of the Public Works Department at Korumburra in 1904. Korumburra at the time was the largest and most prosperous town in the Shire, and the opening of the new post office was followed by the construction of an equally impressive new Railway Station by the Victorian Railways two years later in 1906.

At Leongatha, the construction of the new post office (also designed by JB Cohen) in 1906 was followed by the Court House (1912), and the Agricultural High School in 1914 (both designed by the PWD), while the Railway Station (1910), and Mechanics Institute Library (1911) were also added during this time. After the interruption caused by the First World War, this civic building program finally reached its zenith with the construction of the new Memorial Hall and Shire Offices in 1925-26. Today, this precinct of civic buildings is the only one in the Shire that meets the expectations of a substantial settlement.

In the smaller communities, new Mechanics' Institutes or halls were constructed at Strzelecki (1905), Mount Eccles (1905), Mount Best (1909), Hedley (1912), and Mardan South (1912).

Development of civic buildings continued into the interwar period and most of the significant public buildings in the Shire had been constructed by the end of the Second World War.

Churches

Carpenter Gothic – Victorian & Federation

This is the archetypal simple high-pitched gable church with a smaller gable porch, sometimes with a chancel or vestry placed in another small gable at the opposite end. Most of the early churches in the Shire are very basic in design, almost without ornamentation. They usually feature simple lancet (narrow Gothic arch) windows in the nave and the front elevation, a small Gothic vent and perhaps a finial at the ridge end. They are built of stud frame with galvanised iron roofs. A typical example is shown in Figure 1.15.

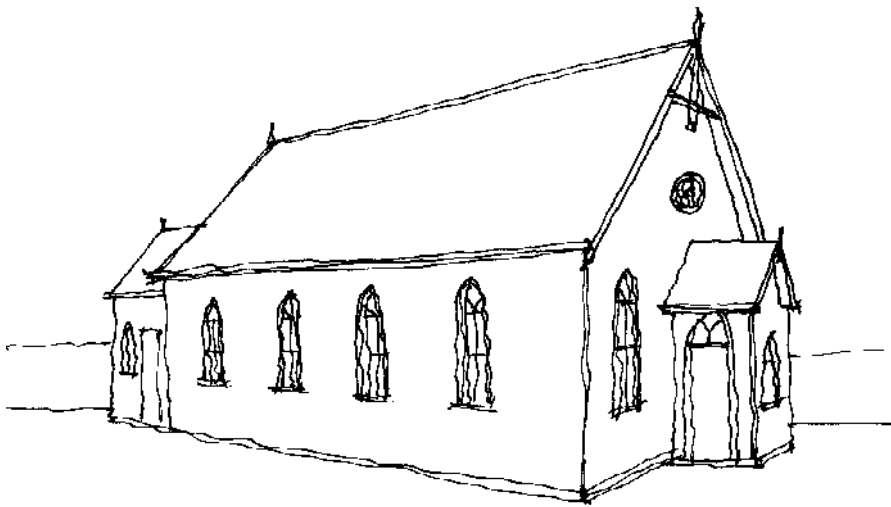


Figure 1.15

A typical Victorian Carpenter Gothic Church

The interiors will usually be finished in natural timber lining boards, sometimes with special timber such as kauri, while the dado, wall body and ceiling were often paneled. Good examples of interiors may be found at the Catholic Church of the Immaculate Conception Church at Fish Creek, and the Arawata Uniting Church.

Virtually every settlement or district in the Shire has at least one example of a Victorian Carpenter Gothic Church. The best examples of this style in the Study area include the former Wesleyan Church at Nyora Road, Poowong, and St Thomas' Anglican Church at 7 Dutton Street, Toora. Other examples include:

- The former Union Church, Fairbank Road, Arawata.
- The former Presbyterian Church, Bena-Poowong Road, Bena.
- The Catholic Church of the Immaculate Conception, 18 Foster Road Fish Creek.
- The former Presbyterian Church, 16 Peart Street, Leongatha
- The former Scots Presbyterian Church, Mardan Road, Mardan South.
- The former All Saints Anglican Church at Nyora Road, Poowong

Interwar Gothic

This style is derived from medieval and Victorian Gothic buildings and was long considered necessary for church buildings. Interwar Gothic churches tend to follow the earlier forms, employing towers, buttresses, rose windows, etc., but the detail is ambiguous, using modernised and generally simplified forms.

The biggest and best example of this style in the Study area is St. Joseph's Catholic Church at 4 Guys Road, Korumburra. In addition, there are a number of interesting small churches in this style throughout the Shire, as follows:

- The Anglican Church of the Transfiguration - 6922 South Gippsland Highway, Hedley.
- The Uniting (former Methodist) Church – 23 Mitchell Street, Nyora.
- The Nyora Baptist Church, (formerly St. Marks Church of England) – 20 Grundy Avenue, Nyora.
- The former Koonwarra Anglican Church - Horn Street, Leongatha.
- St. Paul's Church of England - 2 Clarence Street, Loch.

Postwar

As with dwellings, early post war church architects influenced by the International School, were seeking new forms and new expressions of liturgy and religious feeling. Forms tended to become experimental and sometimes exaggerated as designers sought to distance themselves from the historic styles. The best examples of this style in the Study area are:

- St Peter's Anglican Church – 2 Bruce Street, Leongatha.
- Loch Uniting Church at Roy Street, Loch.
- St Mary's Anglican Church – Ridgway, Mirboo North.

Government buildings & public halls

Victorian

As shown in Figure 1.16, many of the early small halls were of a simple gabled weatherboard construction with a front porch, in many ways similar to the early churches, but usually with a lower pitch to the roof. Later, supper rooms, kitchens, etc., tended to be added at the rear and sides, while toilets were often added at the front in conjunction with a foyer/entry. More recently any decorative work on these buildings has often been lost under cladding in brick, cement sheet or metal cladding boards.

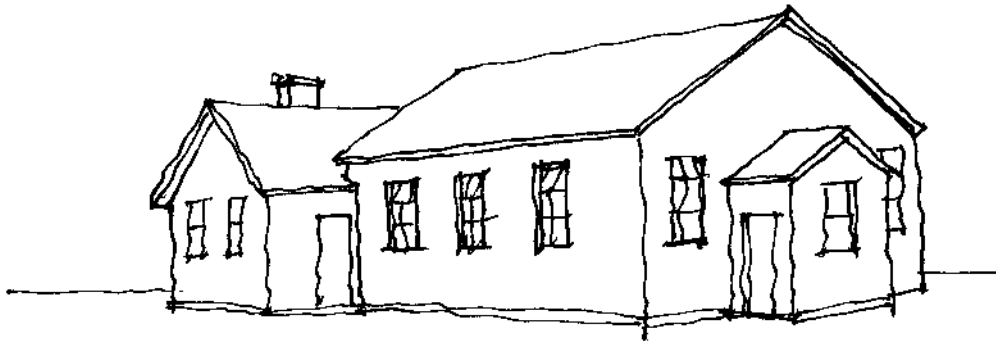


Figure 1.16

A typical small hall with added supper room.

Representative examples include:

- Foster Post Office - Main Street, Foster
- Foster Court House – 33 Station Road, Foster
- Jeetho Public Hall (former Shire of Poowong & Jeetho Offices & Hall)- Jeetho Road, Jeetho
- Stony Creek Mechanics' Insitute & Hall

Federation

The Korumburra Railway Station and the former Korumburra Post Office are pre-eminent examples of this style, while the former Korumburra Court House is one of only two extant Queen Anne Court buildings in the State. Other examples in the Shire include:

- Korumburra Primary School - Mine Road, Korumburra.
- Leongatha Court House – 2 McCartin Street, Leongatha.
- Leongatha Post & Telegraph Office – 4 McCartin Street, Leongatha.
- Leongatha Mechanics' Institute Library – 10 McCartin Street, Leongatha.
- Loch Post Office – Smith Street, Loch.
- Toora Post Office and residence - 13-15 Stanley Street, Toora.

Interwar

Substantial new municipal offices and halls were erected at Leongatha and Mirboo North during the interwar period, while many new public halls were built in rural areas to replace structures originally built during the late 1800s.

Small rural interwar public halls frequently combined a weatherboard dado with cement sheet cladding to the body of the wall. Cement sheet was used widely as it was relatively cheap, easy to transport, and was also fireproof. Many halls were also adapted for the showing of cinematic film. The best example of this type is the former Mirboo-on-Tarwin Mechanics' Institute and Hall, which was designed by local architect TE Molloy. Other examples include:

- Fish Creek Memorial Hall – Falls Road, Fish Creek (also designed by TE Molloy)
- Middle Tarwin Public Hall.
- Nerrena Public Hall.
- Tarwin Lower Memorial Hall – River Drive, Tarwin Lower.

Postwar

Government and public buildings constructed in this period reflect the austerity of the postwar years and are mostly architecturally mundane. One notable exception is the Water Treatment Plant constructed in 1959-60 at Harvey's Road, Leongatha in the Functionalist style. Derived from the strict theories of early modern architects such as 'form follows function' (Le Corbusier) and the Bauhaus, the Functionalist style is stripped of decoration, uses horizontal elements with vertical counterpoints and technologically advanced materials and structure. All of these elements are demonstrated in the Treatment Plant, which is unique in the Shire

Schools

Very shortly after settlement, most communities began to petition the Education Department to provide a school. Some districts (such as Moyarra) constructed their own building, but most settlements received a single room school of standard Education Department design. This was typically a gabled weatherboard hall, which was oriented north south. The entry was in a smaller offset gable on the north side, and with a large bank of windows at the south (to avoid heat gain from direct sunlight), and there were usually louvred vents in the gable ends. A typical example, showing the north elevation, is shown in Figure 1.17.

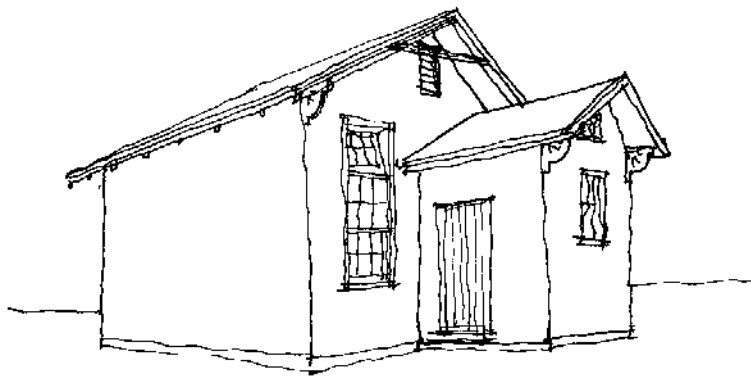


Figure 1.17

A typical single room school (north end) The large bank of windows is in the south wall is not shown.

The design of these schools was almost invariably the same, but some were more elaborate in the treatment of their gable ends. Later schools often employed half hipped roofs (e.g. Jeetho, Ruby) but otherwise are very similar in layout and form.

In many cases, schools were simply moved from elsewhere (not always from the same area – the first Korumburra State School was relocated from Clunes in North Central Victoria) and frequently a number of relocated buildings would be combined on one site as the demand in one district expanded whilst another declined. The best example of this is the former Poowong Consolidated School at 68 Nyora Road, Poowong, which comprises a number of early school buildings of different styles that were relocated from surrounding rural districts as they closed.

Some Schools were also provided with schoolmasters' residences. Like most schools, these were built to a standard design. The earliest examples, which include those at Bennison, Dollar and Outtrim, were provided in the Federation period, while later examples date from the postwar years.

The grounds of the schools typically had a shelter shed and were frequently planted with substantial trees by the students under the instruction of teachers to provide shade

and to foster an interest in botany. Many schools in the area (particularly Jeetho and Mardan South) were successful in the annual school garden competition sponsored by the Australian Natives Association during the Federation and Interwar periods.

Examples of single room Federation and interwar era schools can be found in many settlements and districts. The best examples are found at Mardan (former Mardan State School No. 2156 in Mardan Road constructed in 1909) and at Meeniyah (former Meeniyah State School No. 2165 constructed in 1906), which are unique or prototype designs.

More substantial brick schools were built during the Federation and Interwar periods at Korumburra and Mirboo North. Korumburra is the only example in the Shire of a brick Infant School, and one of 53 erected in Victoria between 1901 and 1939.

4.4 Commercial

Overview

Commercial buildings have the same stylistic descriptions as dwellings, but their different uses result in different expressions of the styles. The earliest commercial buildings of the region were shops, coach works, hotels and various stores. The typical form of construction was the timber walled iron roofed gable or hip either transverse or at right angles to the frontage.

Banks

Banks, because of their status, tend to employ superior architectural design. The remnant bank buildings exhibit this trend, but important examples have been lost.

Hotels

Hotels are relatively infrequent in the Study area compared to metropolitan locations and to country towns in the north of the state, which frequently had numbers of pubs in small settlements. In South Gippsland, the major towns had only two or three pubs, while many smaller towns had none. The only exception was Foster, which, as befits a mining town, once boasted up to seven public houses. Today, there is only the Exchange Hotel, which remains the pre-eminent timber Federation commercial building in the Study area.

In spite of this, hotels because of their function, size and their more flamboyant style are among the most impressive buildings in the area. Early hotels in the Study area were typically of two storeys with the public areas on the ground floor and residential above. Two storey verandahs were common with the Royal Standard Hotel in Toora, and the Austral in Korumburra retaining significant examples.

Unfortunately many of the important early hotels have been considerably diminished by later modifications (such as the Korumburra Hotel, or McCartin's at Leongatha), or lost completely. (such as the important Victoria Hotel, formerly located in Commercial Street, Korumburra, which was demolished for road widening)

Shops

Early Shops tended to have a timber parapet (often clad in sheet iron) for signs and a street verandah for the shelter of the glazed shopfront and patrons. Larger and more elaborate examples were built as towns developed; early photographs show significant parts of the commercial centres of Leongatha and Korumburra containing two storey timber shops with full height verandahs, however, all of these were destroyed in devastating fires. Later buildings followed the same form but in brick, with decorative rendered parapets featuring horizontal cornices. However, few two storey brick shops were erected.

Federation commercial buildings were usually of similar form to their Victorian predecessors, and with the development of railways materials such as brick and terracotta tiles became more readily available and were used more extensively. However, the design of their decoration varied, usually combining red face brick with rendered bands, and using octagonal rather than square piers in parapets.

Verandahs and parapets play an important role in 'main street' shops, being those elements which are most useful for identifying the premises and for the display of signs. Victorian and Federation shops had post verandahs and decorative parapets with provision for signs. Later periods saw the introduction of the cantilevered canopy and simpler parapets, often without sign panels. There are very few classical Victorian and Federation shops remaining in the area, although there is a group in Commercial Street, Korumburra with potential for restoration that would enhance the original historic character of this street.

Late Victorian

Representative commercial examples of this style in the Shire are:

Banks

- Colonial Bank of Australasia (former) – 60 Ridgway, Mirboo North
- Bank of Victoria (former) – Stanley Street, Toora.

Hotels

- The Austral (former Bridge) Hotel - 34 Bridge Street, Korumburra.
- The Royal Standard Hotel – Victoria Street, Toora.
- Welshpool Hotel – 21-23 Main Street, Welshpool.

Shops

- Former Koonwarra Coffee Palace.
- 11-13 Commercial Street, Korumburra.
- 97 Commercial Street, Korumburra.
- Former Falconer Building - 13 Radovick Street, Korumburra.
- 8-10 Bair Street, Leongatha.
- 21 McCartin Street, Leongatha.
- Former Bigelow's Store – 35 Victoria Road, Loch.
- 42 & 86 Ridgway, Mirboo North.

Federation

Representative commercial examples of this style in the Shire are:

Banks

- Bank of Australasia (former) – 19 Falls Road, Fish Creek.
- Union Bank (former) - 44 Victoria Road, Loch.
- Union Bank (former) – 30 Stanley Street, Toora.
- Bank of Australasia (former) – Main Street, Stony Creek.

Hotels

- The Exchange Hotel – 43 Main Street, Foster.

Shops

- Jumbunna Post Office & Store (former) – Cruikshank Street, Jumbunna
- 'Sutcliffe's Buildings' - 19-25 Commercial Street, Korumburra.
- 7-9 Commercial Street, Korumburra.
- 38-40 Victoria Road, Loch.
- Poowong Pioneer Store – 5 Nyora Road, Poowong.
- Former Dawson's Cash Store - 23 Stanley Street, Toora.

Interwar

By the interwar period, almost all commercial buildings were being built in brick. In the 1930s, the Art Deco style in its various forms was becoming increasingly popular, particularly for hotels and shops, while the more conservative banks continued to build in more traditional styles, sometimes with 'moderne' influences. The increasing importance of the motor car as a means of transport saw the emergence of motor garages and service stations as a further distinctive building type.

Representative commercial examples of this style in the Shire are:

Banks

- CBC Banks (former) – McCartin Street, Leongatha (altered) and 15-17 Commercial Street, Korumburra (intact).
- State Savings Bank (former) - 5 Radovick Street, Korumburra (altered).

Hotels

- Bair's Otago Hotel - Bair Street, Leongatha.
- Promontory Gate Hotel (former), Fish Creek.

Shops

- 'Lynton House' - 73 Commercial Street, Korumburra.
- 'Elizabeth House' – 3 Bair Street, Leongatha.
- Shops – 36-44 Bair Street, Leongatha.

Garages & Service Stations

- Knights Garage (former) – 46 McCartin Street, Leongatha.

Postwar

The austerity of the postwar years created by the shortage of building materials is reflected in most commercial buildings from this period in the Shire. Despite the promising examples of more adventurous architecture in the late interwar years, commercial architecture in the postwar period in the Shire mostly, with few exceptions, returned to a dreary functionality.

Representative commercial examples of this style in the Shire are:

- 7 Radovick Street, Korumburra (Bostons).
- Whately's Hardware – Stanley Street, Toora.

4.5 Industrial

Overview

Some of the earliest industrial activities in the Shire were the gold, coal and tin mining operations, however, no extant buildings have been identified that are directly associated with these activities. Dairying became the principal farming activity of the region by the 1890s, and soon almost every small town in the Shire had a butter or cheese factory by the 1920s. This enabled the cream to be carted only short distances by road, while the butter, being more transportable and durable, could then be transported to the local railway station and thence to the major metropolitan consumption areas.

The design of many early butter factories clearly expressed their function; as they relied on gravity to distribute the liquid milk from the delivery point to the production floor they are usually located on a sloping site with the delivery bays and receiving floor at a higher level.

Architecturally, the early butter factories were fairly basic in appearance, although larger factories like Korumburra and Leongatha did have some turn of the century architectural pretensions in the design of the façade, which had some applied decorative elements, and often included a verandah to provide a sheltered delivery area.

With the growing improvements in road transport, the inefficiencies of small producers could be eliminated and larger production entities took over. This led to a gradual closing down of the smaller butter factories as production was increasingly centralized in fewer, larger complexes. As new factories were built to meet modern demands, old factories were either demolished or significantly altered and subsumed into the new Factory (as was generally the case at Korumburra and Poowong) or abandoned after a new factory was built, usually on the same or an adjoining site. (as at Kongwak and Leongatha)

This increasing centralization is illustrated at a number of key factories by the overlaying of two or more different architectural styles, which demonstrate the key periods of redevelopment. Increasing competition and a desire of companies to be perceived as modern and forward thinking sometimes found external expression in form of the latest art deco or moderne architecture. Examples of interwar factories with 'moderne' facades include Kongwak and Poowong. One of the best examples at Dumbalk has unfortunately been lost.

As a consequence, many towns in the Shire have a large and substantial industrial building without a direct function, which often remain under-utilised and, in some cases, derelict. At Leongatha, which is the largest factory still in operation in the Shire, the original factory still remains *in situ* and is substantially intact, but is used for storage, while at Kongwak and Poowong the factories appear to be vacant.

The historic factories at each of these sites need a more suitable use (which ideally should be in some way associated with its traditional use, but may not necessarily be) that would assist in its future conservation.

Representative examples of each Style include:

Victorian & Federation

- Foster Butter Factory (former) (1917)
- Leongatha Butter Factory (former) (1905)
- Poowong Butter Factory (former) (1901)

Interwar

- Kongwak Cooperative Butter Factory (former) (1925 and 1941)
- Poowong Butter Factory (former) (part)
- Tarwin Lower Butter Factory (former) (1930)

4.6 Rural

This type includes all types of buildings that are associated with rural activities. Like dwellings, early farm buildings were often simple structures constructed of bush materials, and the fragile nature of construction together with bushfires has ensured that few examples survive.

Rural buildings are difficult to date without a closer analysis (which is usually not possible in a Study such as this) as they are generally built using vernacular techniques and because their construction is rarely recorded officially. Consequently, they cannot readily be categorized into particular Styles; rather, they can be compared according to the agricultural activity to which they are most closely associated.

On this basis, the best examples of rural buildings in the Study area are:

Shearing

- Aberdeen shearing shed (former) – Forrester's Lane, Berry's Creek.
- The Inglis farm complex – 180 Inglis Lane, Dumbalk East
- The Scott farm complex at 'Wolonga', Kongwak.

Dairying

The most notable complex of rural buildings in the Shire is Knox's Rockhill Farm at 530 Nerrena Road, Leongatha. One of only a handful of 'model' farm complexes in the State, and probably the most intact, it comprises an extraordinary collection of buildings constructed in 1926 by local engineer, James T Knox.

Other examples include:

- 'Dorfstedt' – Drouin Road, Poowong East.
- Steele's Old Barn, Steele Street, Leongatha (demolished 2005)
- Dwelling & Dairy – 6275 South Gippsland Highway, Loch

Heritage character areas

The Study has identified the following Heritage Character areas, which are important in terms of their aesthetic values as they contain places of similar architectural style. However, they are less important in terms of illustrating the key historic themes identified by the Study and therefore are not recommended for inclusion in the Heritage Overlay.

In addition, the historic and aesthetic integrity of some of the areas has been compromised by inappropriate alterations to heritage places, as well as unsympathetic new development.

The conservation and enhancement of these areas is encouraged in accordance with the Heritage Guidelines set out in chapter 2.4. With careful management it may be that, in future, the significance of these areas may increase to the point that they should be considered for inclusion in the Heritage Overlay.

The areas are:

Falls Road, Fish Creek

Almost every property in the commercial area of Falls Road, generally between the Flying Cow Café and the Post Office is a heritage place. However, the integrity of the area has been diminished by inappropriate alterations to buildings and new development. Places of individual significance such as the former Bank of Australasia and the Memorial Hall are recommended for inclusion in the Heritage Overlay.

Some of the places include a Victorian dwelling with a later (probably interwar) shopfront constructed at the front. It is important to understand that both the dwelling and shop contribute to the significance of the area as they demonstrate how it developed over time.

The integrity of this area could be retrieved by careful restoration and reconstruction using original photographs. Some of these appear in the history of the former Shire of South Gippsland, *Wednesdays Closest to the Full Moon*, by Barry Collett and others in the local history of Fish Creek.

Jeffrey Street, Leongatha

Jeffrey Street is a residential area, which is predominantly comprised of Federation and Interwar dwellings that illustrate the main period of development, while the Victorian Villas demonstrate the early subdivision of the area. The Victorian Villa at No. 6 is possibly one of the oldest extant dwellings in the township, and is possibly the same dwelling that appears in a photograph of this area taken c.1890 looking from the Leongatha Station ground. The more substantial villa at No.38 probably dates from around the turn of the century.

However, this area is primarily important for its aesthetic values, which are derived from the collection of Federation and Interwar dwellings that include some of the best examples in the Shire. Many of these were designed and/or built by local builder, FW Morris, including his own house at No. 41 known as 'Mortlake', and an earlier dwelling at No. 37 known as 'Egerton', which was the residence of the important local businessman, James T Knox.

The dwelling at 53 Jeffrey Street is a locally rare example of an interwar attic dwelling, while the dwelling at No. 42 is good example of a postwar dwelling that retains its original external finishes including the unpainted render, which is rare. However, the overall integrity of this area is compromised by later development from the postwar period, and by inappropriate alterations to some heritage places.

Places of individual significance such as 'Egerton' and 'Mortlake' have been recommended for inclusion in the Heritage Overlay.

Ritchie & Church Streets, Leongatha

The properties at 3-9 Ritchie Street, and in Church Street between this Street and Bruce Street are aesthetically significant as a group of predominantly Victorian and Federation villas. The dwelling at 14 Church Street is a good example of a Californian Bungalow, while the Masonic Temple illustrates the history of this area as a location for community assembly buildings, which once included several Churches. (hence the street name)

McCartin Street, Leongatha

McCartin Street in Leongatha between Ritchie and Young Streets contains a high proportion of heritage places that demonstrate the residential development of this area from the Victorian period until the postwar era. It includes places of individual aesthetic significance such as No. 68 (Postwar Moderne), No. 77 (Interwar Californian Bungalow), and No. 110-112 (Interwar Mediterranean). However, the overall integrity of the area has been compromised by inappropriate alterations to existing places as well as new development.

Of particular note is the group of four Victorian villas at Nos. 82-88 McCartin Street, which is notable for their intactness, as well as unique form of close subdivision and development.

Railway Avenue, Welshpool

This comprises a group of late Victorian villas at Nos. 1-13 that demonstrate the early development of Welshpool and how this occurred in proximity to the Station, which was located directly opposite. The dwellings are, on the whole, substantially intact and, although none are individually significant, they form an architecturally cohesive group.

Attachment 1 – Heritage Local Policy

22.07 HERITAGE POLICY

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

Policy basis

The South Gippsland Municipal Strategic Statement identifies the need for a local policy to ensure that the cultural heritage of Hobsons Bay is conserved and enhanced.

The Municipal Strategic Statement recognises that the Shire has a rich and diverse heritage, which is demonstrated by many different places that illustrate the unique history of the South Gippsland region. These heritage places are important for the reasons described in the *South Gippsland Heritage Study 2004*, as well as the broader the social, cultural and economic benefits they bring by:

- Providing a sense of historic continuity as well as a distinctive character, which enables the complex layering of the history of South Gippsland to be understood and interpreted.
- Enhancing the character and amenity of the Shire, which contributes to the unique identity of each town and district, and makes it an attractive place to live, work and visit.

It is therefore important that the cultural heritage of the Shire is retained and is protected, managed and promoted in a way that adds to, rather than diminishes, its significance.

This policy implements the recommendations of the *South Gippsland Heritage Study 2004*.

Objectives

- To ensure that the future conservation, development and management of heritage places and precincts is guided by the reasons for their significance as set out in the *South Gippsland Heritage Study 2004*.
- To ensure that the cultural significance of heritage places or precincts identified by the *South Gippsland Heritage Study 2004* 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 *Australian ICOMOS Charter for Places of Cultural Significance* (the *Burra Charter*).
- To ensure that new development is of the highest quality contemporary design that creatively interprets and responds positively to the historic context provided by the heritage place on the site or those in the surrounding precinct.
- To ensure that new development becomes a valued addition, which complements the aesthetic qualities of a heritage place or precinct.
- To ensure that new development does not distort the historic evidence provided by heritage places by simply copying or reproducing historic styles or detailing.
- To support the continued viable use of buildings as an essential part of their conservation.
- To encourage a consistent approach to the conservation of heritage places.

Policy

Exercising discretion

Where a permit is required to demolish a building (or part of a building) under the Heritage Overlay it is policy to:

- Discourage the demolition of a building that contributes to the significance of a heritage place or precinct unless the demolition is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The fabric to be removed is not significant, or
 - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
 - It will assist in the long term conservation of the place, or
 - It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if in the opinion of the responsible authority the condition of the heritage place has deliberately been allowed to deteriorate.

- Support the replacement of non-contributory or intrusive buildings with new development that responds more positively to the historic context provided by surrounding heritage places.

Where a permit is required for development or works under the Heritage Overlay, it is policy to:

- discourage development of a heritage place that would alter, destroy or conceal any fabric that contributes to its significance, except where it can be demonstrated to the satisfaction of the responsible authority that any alteration is reversible.
- ensure that the siting, size, height, setback, materials, form and colour of new development are sympathetic to the elements that contribute to the significance of a heritage place, including its context.
- ensure that new development can be distinguished from old and, whilst being sympathetic, does not simply mimic or copy an earlier style.

Where a permit is required to subdivide land under the Heritage Overlay, it is policy to:

- discourage subdivision of a heritage place if it will diminish the significance of that place by:
 - creating the potential for development that might obscure key views or otherwise detract from the context of the heritage place.
 - resulting in elements that contribute to the significance of a heritage place being on separate titles.
- encourage the excision of land to create a lot containing a heritage place if it can be demonstrated to the satisfaction of the responsible authority that the subdivision will assist in the conservation of the heritage place.

Information requirements

It is policy that the following information may be required to support an application, as appropriate, unless the application is for minor works that, in the opinion of the responsible authority, will not diminish the significance of the heritage place:

- A report prepared by a suitably qualified heritage consultant, which assesses the impact of the application upon the significance of the heritage place or precinct. This report should:
 - As part of the Site Analysis, describe the significant elements of the place having regard to the relevant citation in the *South Gippsland Heritage Study 2004* 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 or precinct.

Note: It is possible that there may be significant fabric not specifically identified by the *South Gippsland Heritage Study 2004*. Any additional fabric identified should be noted and assessed as part of the report.

- A Conservation Management Plan prepared in accordance with the *Burra Charter* for large or complex sites, or for major alteration or additions to places that are individually cited in the *South Gippsland Heritage Study 2004*, 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.
- A landscaping plan prepared by a suitably qualified consultant, which demonstrates how landscaping on the site will respond to the cultural landscape character found in the area.

Decision Guidelines

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

- The significance of the heritage place as described in the *South Gippsland Heritage Study 2004* and whether the proposed buildings or works will adversely affect the cultural significance of the heritage place.
- Whether the proposed demolition, buildings, works or subdivision 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.
 - allowing an alternative use (where this is permitted by the zoning) 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 identified by the *South Gippsland Heritage Study 2004*, or any tree that contributes to the setting of a heritage place.

Policy references

- *South Gippsland Heritage Study 2004*
- *Draft Guidelines for the Assessment of Heritage Planning Applications (Heritage Victoria, 2000)*
- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance 1999*