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**CITY OF GREATER
SHEPPARTON**

**HERITAGE STUDY
STAGE II**

(VERSION 2)

Adopted by the Council on 4 May 2004

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

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

§ replacing data sheets for HO15, HO93, HO115, HO119, HO124, HO135 and HO149;

§ deleting HO137 from the Schedule to the Heritage Overlay in Annexure A;

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

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

**INTRODUCTION &
RECOMMENDATIONS**

VOLUME 1

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

**INTRODUCTION &
RECOMMENDATIONS**

VOLUME 1

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

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

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1.0 INTRODUCTION

1.1 Background and Brief

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

1.2 Methodology

Thematic Environmental History

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

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

Identification of Places of Potential Cultural Significance

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

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

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

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

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

1.3 Constraints

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

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

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

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

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

1.4 Assessment of Cultural Significance

1.4.1 Accepted Assessment Criteria

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

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

the place or object.

- AHC A3** Importance in exhibiting unusual richness or diversity of cultural landscapes or features.
- AHC A4** Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of Victoria.
- AHC H1** Importance for close associations with individuals whose activities have been significant within the history of Victoria.
- HV B** The importance of a place or object in demonstrating rarity or uniqueness.
- AHC B2** Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.
- HV C** The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Victoria's cultural heritage.
- AHC C2** Importance for information contributing to a wider understanding of the history of human occupation in Victoria.
- HV D** The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.
- AHC D2** Importance in demonstrating the principal characteristics of the range of human activities in the Victorian environment (including way of life, custom, process, land-use, function, design or technique).
- HV E** The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.
- AHC E1** Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.
- HV F** The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.
- AHC F1** Importance for its technical, creative, design or artistic excellence, innovation or achievement.
- HV G** The importance of the place of object in demonstrating social or cultural associations.
- AHC G1** Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, education, educational, or social associations.
- HV H** Any other matter which the Council considers relevant to the determination of cultural heritage significance.

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

1.5 Gradings

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

1.5.1 Grade A Places

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

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

1.5.2 Grade B Places

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

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

1.5.3 Grade C Places

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

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

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

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

1.6 Datasheets & Mapping

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

Each datasheet contains:

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

1.7 Heritage Programme

1.7.1 Implications of Heritage Listing

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

1.7.2 Property Specific Recommendations

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

1.7.3 Planning Scheme Amendment

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

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

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

1.7.4 Permit Process

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

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

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

1.7.5 Heritage Guidelines

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

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

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

1.7.6 Properties at Risk

Shepparton Showgrounds

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

Shepparton Residential Precincts

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

1.7.7 Interpretation and Tourism Opportunities

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

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

1.8 Funding

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

1.9 Future Work

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

1.9.1 Additional Places

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

1.9.2 Precincts

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

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

1.9.3 Irrigation Systems and Features

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

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

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

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

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Volume 1: Greater Shepparton City Council Heritage Study Stage IIB

Heritage Study

Prepared by:
Heritage Concepts

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1.0 INTRODUCTION

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

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

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

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

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

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

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

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

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This report is in three volumes:

Volume One

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

Volume Two

- A Contextual History for the Township of Tatura.

Volume Three

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

1.1 Key tasks included

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

1.2 The Selection Process

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

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

1.3 Individual Places

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

1.4 The Township of Tatura Precinct

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

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

1.5 Fryers Street

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

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

1.6 Acknowledgements

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

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2.0 METHODOLOGY

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

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

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

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

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3.0 DEFINITIONS

Heritage Place

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

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

Individually significant

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

Contributory

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

Non-Contributory

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

Significant elements / features

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

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4.0 THRESHOLDS OF LOCAL SIGNIFICANCE FOR INDIVIDUAL PLACES

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

4.1 Local Significance

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

Historic Values

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

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

Social Values

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

Aesthetic Values

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

¹ *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

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

Technical Values

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

Spiritual Values

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

Rarity Values

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

4.2 Thematic Environmental History

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

4.3 Other Factors to be Considered when Assessing Significance

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

The integrity and the intactness of a *place*

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

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

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

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Comparative analysis

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

4.4 The Statement of Significance

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

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

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

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

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5.0 ASSESSMENT OF PRECINCTS OF LOCAL SIGNIFICANCE

5.1 Thresholds of Significance

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

5.2 Guiding Principles for Precincts

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

The Statement of Significance

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

‘What is significant?’

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

‘How is it significant?’

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

‘Why is it significant?’

‘Why is it significant’ describes the reasons why the precinct is significant.

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

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

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

5.3 Significant Themes

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

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

5.4 Individual Significant Places within a Precinct

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

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

5.5 Contributory Places within a Precinct

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

5.6 Non-Contributory Places within a Precinct

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

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6.0 SINGLE HERITAGE OVERLAY NUMBER FOR SOME GROUPS OF PLACES

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

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

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7.0 HERITAGE VICTORIA DATABASE: HERMES

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

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8.0 POLICY BASIS

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

8.1 Clause 15.03-1 Heritage Conservation

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

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

8.2 Clause 21.05-4 – Cultural Heritage

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

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

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

8.3 Rationale

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

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

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

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

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

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

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

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

- Tatura POW collection and the camps;

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

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

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

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

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

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

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9.0 TATURA TOWNSHIP PRECINCT

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

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

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

9.1 Statement of Significance

What is Significant?

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

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

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

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

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How is it significant?

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

Why is it significant?

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

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

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

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

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

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

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

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9.2 Tatura Township Precinct – Conservation Policy and Permit Exemption

9.2.1 Conservation Policy

Policy basis

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

Objectives

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

Policy

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

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

Restoration

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

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

Additions, Alterations and Infill

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

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

Fences

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

Installation of Services

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

Demolition

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

Subdivision

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

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

Signage

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

Garages Carports

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

9.2.2 Decision Guidelines

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

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

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9.2.3 Planning Permit Exemptions

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

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

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

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

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

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

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

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

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

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10.0 FRYERS STREET PRECINCT

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

Fryers Street has been identified by the community through workshops undertaken as part of the CBD strategy as the street that is most valued for its historical intactness and character. Fryers Street demonstrates a number of historic themes that relate to the development of Shepparton and the understanding of the Municipality and the State of Victoria’s cultural heritage.

10.1 Statement of Significance

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

What is Significant?

The Fryers Street Precinct is representative of the development of Shepparton during the 1890s – 1950s. This was a period of rapid growth for the town and resulted in the commercial gentrification of Fryers Street as it changed from a light industrial area to its present commercial retail character. Fryers Street Precinct has a number of buildings that are representative of this period and this includes; shop fronts, large retail shops, a former wine bar, places of worship and a hotel.

How is it significant?

Fryers Street Precinct is of historical, social and aesthetic significance to the Municipality.

Why is it significant?

The gentrification of Fryers Street during the late 19th and up to the mid 20th century assists in illustrating the historical development of Shepparton. The earliest settlement of the town was near the river crossing at McGuire’s Punt and Welsford Street. This was maintained until Wyndham Street superseded Welsford Street as a business centre during the late 19th /early 20th century.

Land in Fryers Street in the 1880s was relatively cheap and it attracted a number of light industrial enterprises along with general commercial shops. It was not until the effects of increased numbers of settlers to the area and the subsequent growth of the township did Fryers Street develop into the

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commercial/retail street it is today. Much of this development occurred during the 1910s –1940s. A number of buildings in Fryers Street demonstrate these historical values. Post war growth and post war immigration to Shepparton can be identified in the changes to the streetscape from this period.

10.2 Fryers Street Precinct – Conservation Policy and Permit Exemption

10.2.1 Conservation Policy

Policy basis

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

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or restored.
- To conserve the historic low scale (up to two storeys at the street face) and character of the precinct and ensure that new development is compatible with this character.
- To ensure that new development does not become the visually dominant element in the precinct. This includes external additions and alterations.
- To ensure that Non-Contributory buildings in heritage precincts are developed in a manner that is sympathetic to and does not detract from the significance of the heritage precinct.
- To conserve and enhance significant views and settings in the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

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

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

Restoration

- Encourage the accurate restoration or reconstruction of missing or modified elements using available historical or physical evidence as the basis for decision making.

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- Encourage the removal of non-significant or intrusive elements, particularly where this would assist with an appropriate interpretation of the significance of the precinct.
- Ensure that, where possible, alterations and additions to significant and contributory heritage buildings are concealed from adjoining streets.
- Any existing unpainted surfaces should not be painted.

Additions, Alterations and Infill

- Encourage contemporary design and avoid new development that distorts the historic evidence by copying or reproducing historic styles or detailing. The replication of historic detail in alterations and additions are to be avoided. Interpretive design based on historical characteristics is strongly encouraged. Innovative and contemporary design is encouraged and preferable to copying original design.
- Alterations and additions must be distinguishable from the original fabric of a significant or contributory heritage building.
- New building elements such as dormer windows, porticos and verandahs should be avoided on significant and contributory heritage buildings unless part of a deliberate attempt to reinstate early features known to have existed on the building.
- Alterations and additions to significant and contributory heritage buildings should retain as much of the original fabric and layout as possible. 'Facadism' is strongly discouraged.
- Alterations and additions to significant and contributory heritage buildings are to be compatible in terms of materials, size, proportions, mass, height, setback, texture, colour, plan configuration, solid to void ratio and other features of the building and, where relevant, the heritage precinct.
- To promote design excellence that is sympathetic to the significance of Contributory places.
- New work should respect the form, scale, detailing and materials of the Contributory building/s.
- Maintain the mix of two storey and single storey commercial fabric.
- Encourage the use of paint colours appropriate to the period of the building.
- Re-roofing or a new roof should respect the original roofing material. Where it is appropriate, a galvanised corrugated metal roofing material should be used. If an alternative roofing material is proposed, it must be sympathetic to the historic character of the place.

Demolition

- Discourage the demolition of Individually Significant or Contributory buildings, except where it can be demonstrated that:
 - the building is structurally unsound (as determined by a suitably qualified Building Surveyor).

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

Subdivision

- Any proposed subdivision of an individually significant or contributory place within the precinct, should retain the significant features on one lot. Subdivision should not adversely affect the heritage significance of the place.
- Subdivision of a heritage place should allow for the retention of the existing built form pattern where such pattern contributes to the significance of the place/item.
- Any subdivision should ensure that the appropriate settings and contexts for significant and contributory places can be maintained.
- Subdivision should give visual prominence to significant and contributory heritage buildings over new development. Planning applications must show vistas that are to be retained to significant and contributory heritage buildings.
- Subdivision should be avoided where it will adversely affect the important views of, and the interrelationship between, groups of significant or contributory heritage buildings.

Signage

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

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- Any external applied finish to signage should not compromise the historical character of the place.

10.2.2 Decision Guidelines

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

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

10.2.3 Planning Permit Exemptions

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

- Repairs or routine maintenance to a building that would not change the appearance of that building on a property shown as *Non-Contributory* on the relevant precinct map.
- Construction or demolition of side or rear fences on any property.

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FRYERS STREET PRECINCT

Proposed level of significance	Address	HERCON
Contributory	44 Fryers Street Shepparton	Criteria A D G
Contributory	46 Fryers Street Shepparton	Criteria A D G
Contributory	48 Fryers Street Shepparton	Criteria A D G
Contributory	50 Fryers Street Shepparton	Criteria A D G
Contributory	52 Fryers Street Shepparton	Criteria A D G
Contributory	54 Fryers Street Shepparton	Criteria A D G
Contributory	61-63 Fryers Street, Shepparton [House and Garden]	Criteria A D G
Contributory	65 Fryers Street, Shepparton [Miller's Fashion Club]	Criteria A D G

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Contributory	67 Fryers Street Shepparton	Criteria A D G
Contributory	69-71 Fryers Street Shepparton [Fletcher Jones Building]	Criteria A D G
Contributory and Individual Significance [HO113]	178 Maude Street Shepparton, cnr Fryers Street [Fairley's Building]	Criteria A D G
Contributory and Individual Significance [HO76]	73-83 Fryers Street Shepparton [Hotel Australia]	Criteria A D G
Contributory	179, 181, 183, 185, 187, 189 and 191-193 Maude Street Shepparton, cnr Fryers Street [former Maples Building]	Criteria A D G
Contributory	84 Fryers Street Shepparton	Criteria A D G
Contributory	86 – 88 Fryers Street Shepparton	Criteria A D G
Contributory	94 Fryers Street Shepparton	Criteria A D G
Contributory	96 Fryers Street Shepparton	Criteria A D G
Contributory	97 Fryers Street Shepparton	Criteria A D G
Contributory	98 Fryers Street Shepparton	Criteria A D G

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Contributory	99 Fryers Street Shepparton	Criteria A D G
Contributory	100 Fryers Street Shepparton	Criteria A D G
Contributory	101 Fryers Street Shepparton	Criteria A D G
Contributory	113-115 Fryers Street Shepparton [Pinch of Salt]	Criteria A D G
Contributory	147-149 Fryers Street Shepparton, cnr Corio Street	Criteria A D G

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11.0 INDIVIDUAL PLACES

The Greater Shepparton Heritage Study Stage IIB has identified a number of individual places of cultural heritage significance within the Municipality. It is proposed to introduce a Heritage Overlay to these places.

As part of this report guidelines that include a Conservation Policy and Permit Exemptions have been prepared for the management of Individual places of cultural heritage significance.

11.1 Conservation Policy

Policy basis

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

Objectives

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.

Policy

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

- Conserve and maintain significant places in accordance with the accepted conservation standards of the ICOMOS *Burra Charter*;
- Conserve the fabric of the *place*, such as any significant fabric – this might be building(s), structure(s), fence(s) etc where these have been identified as contributing to the significance of the *place*.

In particular:

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

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- Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- New work should be encouraged to respect the form, scale, detailing and materials of the significant *place*.
- Complementary features such as fences to be constructed in a style and height that is appropriate to the era of the *place*.
- Services and other elements, such as tanks, in locations that are not highly visible from the street. Exceptions may be considered for solar installations, if other alternatives are not feasible, or where these services can be appropriately screened.
- Discourage the demolition of Individually Significant buildings, except where it can be demonstrated that:
 - the building is structurally unsound (as determined by a suitably qualified Building Surveyor).
 - the cost of repairs is considered to be unreasonable and economically unsustainable.
 - the significant physical fabric is so compromised or in such poor condition that the replacement and/or repair would compromise and reduce the integrity of the building.
- Elements of *places* that are identified as not contributing to the significance of the *place* can be demolished. The Statement of Significance for the individual place will be used in the assessment.
- Any proposed subdivision of significant *place* should retain the significant features on one lot.
- Encourage the use of paint colours appropriate to the period of the building.
- Any signage should not dominate the place. Signage that is incorporated into the external colour scheme of the building should be avoided. Any external applied finish to signage should not compromise the historical character of the place. Encourage signage to be placed in traditional locations, according to the age of the building, and to be of complementary proportions, designs, fonts and colours.
- The location of a proposed garage, carport or shed must be offset from the front edge of the building line.
- Any existing unpainted surfaces should not be painted.

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- Re-roofing or a new roof should respect the original roofing material. Where it is appropriate, a galvanised corrugated metal roofing material should be used. If an alternative roofing material is proposed, it must be sympathetic to the historic character of the place.

11.2 Decision Guidelines

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

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

11.3 Planning Permit Exemptions

Under Clause 43.1 of the Planning Scheme, no planning permit is required for the following development within the heritage precincts subject to the Heritage Overlay:

1. Repairs or routine maintenance that do not change the appearance of the building.
2. Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property.
3. Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard of any property.
4. Construction or demolition of side or rear fences on any property.
5. Installation of lattice or trellis on side or rear fences on any property, provided this is not situated forward of the front wall of the building.
6. Installation of domestic services normal to dwelling on any property that may be visible from a street or public park provided that all of the following conditions are met:
 - is not attached to the front wall of the building;
 - is not situated between the front wall of the building and the front property boundary;

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- if attached to the side wall of a building if it is setback not less than 4 metres from the minimum front setback of the dwelling);
 - does not project above the highest point of the roof;
 - is not situated on that part of the roof that faces directly toward a street (including a side street).
7. Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard.

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SHEPPARTON, TATURA, PINE LODGE, KIALLA WEST

Proposed level of significance	Address	HERCON
Individual	76 High Street Shepparton, cnr Maude Streets [Into Mobiles]	Criteria A D G
Individual	20 Fryers Street Shepparton	Criteria A D G
Individual	41-51 Welsford Street, Shepparton [Queens Gardens]	Criteria A D G
Individual	The Boulevard, Shepparton cnr Mason Street [former Mason's Irrigation Pump Site]	Criteria A D G
Individual	122-132 Welsford Street [Senior Citizens Building, Shepparton]	Criteria A D G
Individual	120-132 Welsford Street, Shepparton [Helen Fairley Reserve including the Queen Elizabeth II Royal Visit; Commemorative	Criteria A D G

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	plaque]	
Individual	36-42 High Street Shepparton [Legal Aid former Union Bank]	Criteria A D G
Individual	43-45 High Street, Shepparton [Eurovox, Brides and Maids, Yahoo]	Criteria A D G
Individual	46-48 High Street Shepparton [Harvey World Travel]	Criteria A D G
Individual	92 High Street Shepparton [O’Dea’s Saddlery]	Criteria A D G
Individual	96 High Street Shepparton [Photo Express]	Criteria A D G
Individual	98 High Street Shepparton [Gofers Vacuum]	Criteria A D G
Individual	144-146 High Street Shepparton [Summer Building]	Criteria A D G
Individual	238-240 Wyndham Street, Shepparton [Iris Coffee]	Criteria A D G
Individual	219-225 Wyndham Street Shepparton	Criteria A D G
Individual	243-245 Wyndham Street Shepparton [Kittles Building]	Criteria A D G
Individual	261-267 Wyndham Street Shepparton [ANZ Building]	Criteria A D G

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Individual	288 Wyndham Street Shepparton [Camping World]	Criteria A D G
Individual	290 - 292 Wyndham Street Shepparton [Lindy's and Flight Centre]	Criteria A D G
Individual	296 Wyndham Street, Shepparton [Franks Shoes]	Criteria A D G
Individual	302-308 Wyndham Street Shepparton [Community Mural adjoining car park at 103-107 Welsford Street]	Criteria A D G
Individual	310-312 Wyndham Street Shepparton [Pharmacy]	Criteria A D G
Individual	337- 339 Wyndham Street Shepparton [Dunstan Building]	Criteria A D G
Individual	60,62,64,66 Skene Street Shepparton	Criteria A D G
Individual	132 Nixon Street Shepparton	Criteria A D G
Individual	134 Nixon Street Shepparton	Criteria A D G
Individual	140 Nixon Street Shepparton	Criteria A D G
Individual	142 Nixon Street Shepparton	Criteria A D G
Individual	144 Nixon Street Shepparton	Criteria A D G

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Individual	Deakin Reserve, 145 Nixon Street Shepparton	Criteria A D G
Individual	156 Nixon Street Shepparton	Criteria A D G
Individual	158 Nixon Street Shepparton	Criteria A D G
Individual	160-162 Nixon Street Shepparton	Criteria A D G
Individual	78 – 80 Clive Street Shepparton	Criteria A E G
	82 – 84 Clive Street Shepparton	
Individual	79 Clive Street Shepparton	Criteria A D G
Individual	83 Clive Street Shepparton	Criteria A D G
Individual	9-11 Knight Street Shepparton	Criteria A D G
Individual	13-15 Knight Street Shepparton	Criteria A D G
Individual	21 Knight Street Shepparton	Criteria A D G
Individual	22-24 Knight Street Shepparton	Criteria A D G
Individual	86 Knight Street Shepparton	Criteria A D G
Individual	163 Knight Street Shepparton	Criteria A D G
Individual	80-82 Corio Street Shepparton, cnr Knight	Criteria A D G

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	Street	
Individual	61 Maude Street Shepparton	Criteria A D G
Individual	63 Maude Street Shepparton	Criteria A D G
Individual	76 Maude Street Shepparton	Criteria A D G
Individual	84 Maude Street Shepparton	Criteria A D G
Individual	85 Maude Street Shepparton	Criteria A D G
Individual	86 Maude Street Shepparton	Criteria A D G
Individual	88 Maude Street Shepparton	Criteria A D G
Individual	89 Maude Street Shepparton	Criteria A D G
Individual	163 Maude Street Shepparton	Criteria A D G
Individual	200 – 210 Maude Street, Shepparton [Fairley Building]	Criteria A D G
Individual	13-15 Fraser Shepparton [Fairley Building]	Criteria A D G
Individual	1 Eildon Street, Shepparton [Housing Commission]	Criteria A D G
Individual	19 Dunkirk Ave Shepparton 'Churchill'	Criteria A D G

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Individual	7 Sutherland Avenue Shepparton	Criteria A D G
Individual	19 Sutherland Avenue Shepparton	Criteria A D G
Individual	29 Sutherland Avenue Shepparton	Criteria A D G
Individual	31 Sutherland Avenue Shepparton	Criteria A D G
Individual	3 Macintosh Street Shepparton	Criteria A D G
Individual	7 Macintosh Street Shepparton	Criteria A D G
Individual	9 Macintosh Street Shepparton	Criteria A D G
Individual	11 Macintosh Street Shepparton	Criteria A D G
Individual	13 Macintosh Street Shepparton	Criteria A D G
Individual	15 Macintosh Street Shepparton	Criteria A D G
Individual	537 Wyndham Street Shepparton [near cnr Macintosh Street]	Criteria A D G
Individual	658 Wyndham Street Shepparton	Criteria A D G
Individual	664 Wyndham Street Shepparton	Criteria A D G
Individual	65-67 Lincoln Drive	Criteria A D G

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	Shepparton	
Individual	25 Kingfisher Drive Shepparton	Criteria A D G
Individual	195, 197-199 Knight Street, Shepparton, cnr Hawdon Streets [Greek Orthodox Church]	Criteria A D G
Individual	490 Verney Road, Shepparton [Radio Australia]	Criteria A D G
Individual	161 Welsford Street Shepparton [Masonic Lodge]	Criteria A D G
Individual	7374 Goulburn Valley Highway, Kialla West [Kialla West Cemetery]	Criteria A G
Individual	1600 Midland Highway, Pine Lodge [Pine Lodge Cemetery]	Criteria A G
Individual	95-97 Maude Street, Shepparton [St Augustine Anglican Church]	Criteria A D G
Individual	22-24 Casey Street, Tatura	Criteria A D G
Individual	1-59 Martin Street, Tatura [Lake Bartlett Reserve]	Criteria A D G
Individual	13 Francis Street, Tatura [Masonic Lodge]	Criteria A D G
Individual	50 Ferguson Road, Tatura	Criteria A D G

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Individual

Victoria Park Lake

Criteria A D G



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12.0 ADDITIONAL RECOMMENDATIONS

12.1 Removal of Interim Heritage Controls

The Study includes the recommendation for the removal of interim heritage controls for properties in Corio Avenue, Wyndham Street and Maude Street, Shepparton and 248 Hogan Street, Tatura. This recommendation is based on a previous council resolution.

12.2 Neighbourhood Character Overlay

As part of the review of the Shepparton residential areas, additions to the existing precincts and new potential residential precincts were considered. For example in relation to Sutherland Avenue a number of places have been recommended for individual Heritage Overlays however, the street in its entirety did not meet the thresholds for a precinct of local significance. A precinct needs to have a dominant number of places that can be clearly represented by a Statement of Significance and a historic theme(s).

There are a number of streets that have a distinctive historic and aesthetic character. This can be demonstrated by a variety of buildings that have been constructed during different periods with similar setbacks, garden settings, density of building envelope to site area and being predominantly single storey. The application of a Neighbourhood Character Overlay can maintain this amenity and desirable character and this can be considered in conjunction with the implementation of the Greater Shepparton Housing Strategy.

To implement a Neighbourhood Character Overlay, a Statement of Neighbourhood Character will need to be prepared. A Neighbourhood Character Overlay will assist the Council to reinforce and maintain those areas that have a clear character and the preservation of these areas will complement the proposed and existing heritage overlays.

12.3 Proposed Heritage Advisory Committee

During the process of conducting the Heritage Study Stage IIB a need was identified for a Heritage Advisory Committee to:

- establish a support network for the historical societies and maintain a register of heritage collections in the municipality;
- seek funding for restoration and preservation work;
- administer awards for examples of heritage excellence; and
- build on an existing awareness and community pride through ongoing promotion and education of local heritage.

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12.4 Further Heritage Reviews

As part of this Heritage Study Stage IIB it was recognised that there are a number of areas that have yet to be properly assessed. It was beyond the scope of this brief to identify and assess all the places of cultural heritage significance, but it is recommended that as part of any future study attention is paid to rural areas, Murchison and the themes of irrigation and post war migration.

GREATER SHEPPARTON HERITAGE STUDYS TAGE IIC



Prepared for
Greater Shepparton City Council
By Heritage Concepts Pty Ltd

December 2017

Project Team

Deborah Kemp, Heritage Concepts Pty Ltd

Greater Shepparton Heritage Advisory Committee

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

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Executive Statement

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

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

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

The proposed places provide tangible physical evidence of the evolution of the municipality. All of the places represent at least one historic theme as identified in the City of Greater Shepparton Heritage Study Stage 2 February 2004, Thematic Environmental History Volume 2 (Thematic Environmental History).

Of particular note is the process for the identification of many of the places listed within this Study. The Greater Shepparton Heritage Advisory Committee has representatives from a wide range of geographical areas within the municipality. Many are representatives of local historical societies. They provided as a group an invaluable contribution to the Study. They have identified and provided historical material for a large proportion of the places within this Study. Their enthusiasm and commitment is remarkable when one considers that they are volunteers with busy lives. Many of these places have been further researched by Anne Tyson with some assistance from the author of this report. Where the proposed places have met the thresholds for local significance they have been included in this Study.

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The Study is in two volumes:

Volume 1

- Supporting background
- List of all places of Individual Significance
- Conclusions
- Recommendations

Volume Two

- The Heritage Citations as recorded on the HERMES Database. The citations include place type, significance, architectural style, integrity and historical context, sources of information, and a Statement of Significance. Images will be attached to the citations after all the site visits have been undertaken.

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1.0 Introduction

The Thematic Environmental History was prepared in 2004 to inform all future heritage studies.

The Greater Shepparton Heritage Study Stage IIC builds on two completed Heritage Studies:

- The Greater Shepparton Heritage Study Stage I (2001) and Greater Shepparton Heritage Study Stage II (2004). These Studies identified a sample of places of cultural heritage significance in Shepparton and rural areas. The recommendations of these Studies were the subject of Amendments C49 and C50, and approximately 200 places were introduced into the Greater Shepparton Planning Scheme.
- Greater Shepparton Heritage Study Stage IIB (2013). This Study built on the previous study with an emphasis on the City of Shepparton and the township of Tatura. This Study was the subject of Amendment C110 and approximately 250 places were introduced into the Greater Shepparton Planning Scheme.

It was clear that there were many other places of significance that had not been identified. For instance, places in the rural environment and townships such as Arcadia, Caniambo, Cosgrove, Mooroopna, Katandra West, Tallygaroopna and Undera had not been sufficiently investigated.

The Greater Shepparton Heritage Advisory Committee (HAC) recognised this and as part of their Heritage Strategy identified that this was a priority project. However, it was also noted that to employ suitably qualified consultants to undertake this task would require considerable financial commitment from Council. The HAC undertook to provide support for this project.

The HAC advised Council on elements of the brief for this study. The primary aim was to survey the City of Greater Shepparton for places of cultural heritage significance with a particular emphasis on rural places. This could include homesteads, farmhouses, outbuildings, fences, irrigation infrastructure, industrial sites, archaeological sites, settlements, moveable objects and places of shared Aboriginal and post settlement cultural heritage significance.

The work that was undertaken by the HAC is what is traditionally recognised as the initial stage in the preparation of this Heritage Study. That is, armed with the Thematic Environmental History and local knowledge of historical places the members of the HAC

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provided Council with a list of places and a range of historical materials. It is this information that has provided the basis for the Greater Shepparton Heritage Study Stage IIC.

The survey area is large, being a total of 242,136 square kilometres, and it is diverse both geographically and in terms of settlement patterns. In excess of 200 places were identified and 180 places including 5 precincts were brought forward to form the Greater Shepparton Heritage Study Stage IIC.

2.0 Purpose

The purpose of this Study is to document places of post contact cultural heritage significance to the City of Greater Shepparton and to make recommendations for their conservation. The documentation for each place is recorded as a citation in the HERMES (Heritage Management Electronic System) database. This database is owned by Heritage Victoria and all heritage studies are required to be entered into it. These citations will be used to inform a new planning scheme amendment for the application of the Heritage Overlay within the Greater Shepparton Planning Scheme.

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

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

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

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

When considering the objective of balancing present and future interests it must be noted that heritage places are important for enriching our lives and our communities. Buildings, areas,

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landscapes and other places of heritage value provide a window to the past and to the origins of our communities. Heritage places also add character and interest to our towns and countryside.

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

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

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

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

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

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

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

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

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

This document includes information on the heritage places proposed for inclusion in the Greater Shepparton Planning Scheme.

3.0 Selection Process

The initial draft list of items was largely supplied by the HAC; others came from the author of this report, and other nominations from within the community. To assist the HAC they were provided with a number of Master Classes setting out the following:

- the scope of the Heritage Study – that is, the types of places that can be considered for inclusion in the Heritage Overlay of the Greater Shepparton Planning Scheme;
- the type of supporting information required to provide sufficient rigour;
- a breakdown of the HERCON criteria;
- the different levels of statutory protection (Local and State Significance); and
- the purpose of the Thematic Environmental History.

The initial draft list was assessed. The records displayed varying degrees of information with some places having little or no recorded history and minimal architectural or aesthetic analysis. It was recognised that while a number of places had less information than was desirable it was clear that they were also potentially significant and had the capacity to meet the threshold of local significance. The majority of the places satisfied at least one of the identified themes in the Thematic Environmental History. However, it is clear that some of the identified places could provide scope for a partial revision of the Thematic Environmental History.

The selection of the final list (see Appendix B of this report) was informed by:

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- An understanding of the principal historic themes with particular emphasis on the demonstration of rural settlement patterns, the development of rural industries and places that provide good representative regional architectural examples;
- Identification of any rare or outstanding places;
- Identification of places that are, or soon will be, subject to developmental pressures. This includes demolition or inappropriate development; and
- The selection methodology also had a bias (where practical) towards ensuring that there were representative places from the full geographical area of the municipality.

All of the places were revised by the author of this report to include:

- A historic and thematic context;
- History including original owners and their connection to the locality;
- The application of one or more heritage criteria (as set out in the Practice Note referred to below);
- A physical description;
- A comparative analysis with other similar examples known in the area;
- A Statement of Significance that demonstrates what is significant and what is not significant, how and why the place is important. All of the statements of significance were developed to reflect current practices and in accordance with the requirements and principles of 'Planning Practice Note 1: Applying the Heritage Overlay' (Department of Environment, Land, Water and Planning, 2015) and the *Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013* (Burra Charter); and
- A map of the area of the property that the overlay should be applied to.

4.0 Methodology

The methodology for this project draws on the relevant guidelines for the preparation of heritage studies as well as other relevant Independent Panel reports and, in particular the 2007 Ministry of Planning *Review of Heritage Provisions in Planning Schemes* (the Advisory Committee Report), ¹the *Australia ICOMOS Charter for Places of Cultural Heritage Significance, The Burra Charter, 2013* (Burra Charter) and its guidelines, and the Planning Practice Note 1: Applying the Heritage Overlay' (2015). Consideration was also given to Heritage Victoria's 'Model Consultants' Brief for Heritage Studies' (2010).

¹ Ministry of Planning, *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report: The way forward for heritage, 2007.*

5.0 Thresholds of Significance

It is generally accepted that local heritage items are those of significance to the local government area. In other words they contribute to the individuality and streetscape, townscape, landscape or character of an area and are irreplaceable parts of its environmental heritage. Collectively, such items reflect the socio-economic and cultural history of a local area. Items of local significance form an integral part of the State's environmental heritage.

In line with the HAC's comments the following local 'tests' can assist in determining whether a place meets the threshold for local significance². If a place (individual item or precinct) meets at least one of the criteria it potentially is of local significance. If it meets more than one criterion that does not make it of a higher significance but that signifies it is a place that can demonstrate a number of values.³

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

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

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

Historic Values

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

² **ibid.**

³ **ibid.**

Social Values

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

Aesthetic Values

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

Technical Values

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

Spiritual Values

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

Rarity Values

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

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

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rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, and importance to the development sequence documented in the thematic environmental history.

5.1 Thematic Environmental History

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

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

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

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

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

5.2 Other factors to be considered when assessing significance

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

The integrity and the intactness of a *place*

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

The consideration of integrity and intactness for places to meet local thresholds of significance includes an assessment of the extent of significant fabric. This includes minimal

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structural changes and limited external changes to the main facades, and the retention of most of the original detailing.

The condition of the *place*

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

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

6.0 The Statement of Significance

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

The statement of significance as adopted in this study describes:

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

7.0 Recommendations

1. Paint Controls for the Township Precincts:

It is recommended that the Paint Control Column in the Schedule to the Heritage Overlay at Clause 43.01 of the Greater Shepparton Planning Scheme be activated for the following precincts: the Central Business Area Precinct (HO160), the Tatura Township Precinct (HO156), the proposed Murchison Central Township Precinct and the proposed Dookie Township Precinct.

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There is a strong rationale for paint controls in the township precincts, as colour will enhance the architecture of any building, and will assist in a better presentation of these areas. An inviting commercial streetscape will provide a better outcome for Council and businesses. Paint colour controls are not prescriptive or onerous but provide Council with the ability to create a better outcome. Paint controls do not mean that heritage buildings have to have a 'heritage colour scheme;' instead an appropriate colour scheme can be prepared in association with the owners and become part of their business plan. A primary example is the guidance provided to the owners of the Commercial Hotel, 106 McLennan Street, Mooroopna (HO48). The Hotel's presentation in the streetscape is vastly improved and it has become one of the most stylish buildings in Mooroopna. It looks smart and the colours have enhanced the business prospects of the food tenancy.

2. Internal Controls – 80 River Road MURCHISON (HO137)

80 River Road, Murchison is considered to be the oldest surviving building in the municipality. It is believed to have been constructed c.1860 and it provides links back to the earliest settlement of Murchison. It is a rare surviving example of this type of architecture in the municipality and the state. Of particular note is the survival of the original internal slab walls. It is recommended that Internal Controls be applied to this building as a measure of support and guidance for the owners of this building. This will assist in the preservation of this valuable historic building.

3. 65 Rea Street SHEPPARTON

It is recommended that 65 Rea Street, Shepparton be included in the Shepparton Residential Precinct North (HO140). This action is supported by the Panel Report for Amendment C110 to the Greater Shepparton Planning Scheme. The house at 65 Rea Street has been assessed as a contributory item by the Panel and this assessment is supported by the Panel that considered submissions for Amendment C110. The extension of the Heritage Overlay will mean that both 63 and 67 Rea Street will be mapped as non-contributory items.

4. 130 – 160 Knight Street SHEPPARTON (St Brendan's School)

The mid-20th century school buildings at 130-160 Knight Street, Shepparton were not included in the original Heritage Overlay mapping that applies to St Brendan's Church and Presbytery (HO83) and School (HO85). It is recommended that the classrooms be included in

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the Schedule to the Heritage Overlay. The classrooms in these buildings are important as they represent one of the historic themes for the Shepparton area. The c.1960s was a period marked by population growth and migration to this area and this resulted in the expansion of the school. These classrooms, like most of the buildings within this precinct, are characterised by the high quality of their design and construction. The modernist architecture of the classrooms provides a very good example of the period and is finely detailed. This classroom block is a defining feature of this important complex and the streetscape. It is recommended that the classrooms be included in the Schedule to the Heritage Overlay.

5. Double Listing

Ordinarily, a place of individual cultural heritage significance has its own Heritage Overlay. If that place also contributes to the values of a precinct, it should also be included within the Heritage Overlay for that precinct. To correctly reflect this shared or dual significance, two Heritage Overlays should be applied to the place; one for its ‘Individual’ significance and one for its ‘Contributory’ significance.

Amendment C110, the last major heritage-related planning scheme amendment, subsumed ‘Individually Significant’ places within the Heritage Overlay associated with the surrounding precincts.

As a result of this approach, there was a deletion of a number of ‘Individually Significant’ overlays within the proposed Central Business Area Precinct (HO160), the Shepparton Residential Precinct South (HO141) and the Tatura Township Precinct (HO156). These places were subsumed into the relevant precinct overlays and identified as ‘Contributory’ places within these precincts.

The places affected by the double listing issue should be correctly mapped and identified in the Greater Shepparton Planning Scheme for their ‘Individual’ and ‘Contributory’ significance. It is recommended that this issue be rectified for the following places:

Existing HO	Precinct	Former / Proposed HO	Heritage Place
HO141	Shepparton Residential Precinct South, Shepparton	HO90	<i>Ambermere</i> , 78-84 Orr Street, Shepparton

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HO141	Shepparton Residential Precinct South, Shepparton	HO185	80-82 Corio Street, Shepparton
HO156	Tatura Township Precinct, Tatura	HO107	Irrigation & War Camps Museum, 49 Hogan Street, Tatura
HO156	Tatura Township Precinct, Tatura	HO108	Commercial Hotel, 42-50 Hogan Street, Tatura
HO156	Tatura Township Precinct, Tatura	HO109	Sacred Heart Roman Catholic Church, Hogan Street, Tatura
HO156	Tatura Township Precinct, Tatura	HO110	St Mary's College & Sacred Heart Convent, 70-82 Hogan Street, Tatura
HO156	Tatura Township Precinct, Tatura	HO111	Mechanic's Institute, 77-79 Hogan Street, Tatura
HO156	Tatura Township Precinct, Tatura	HO112	Victory Hall, Hogan Street, Tatura
HO160	Central Business Area Precinct, Shepparton	HO76	Hotel Australia, 73-83 Fryers Street, Shepparton
HO160	Central Business Area Precinct, Shepparton	HO88	Wesley Uniting Church, Hall & Manse, 160 Maude Street, Shepparton
HO160	Central Business Area Precinct, Shepparton	HO89	Former Wesley Church, 162 Maude Street, Shepparton
HO160	Central Business Area Precinct, Shepparton	HO97	Mechanic's Institute, 227 Wyndham Street, Shepparton
HO160	Central Business Area Precinct, Shepparton	HO98	Full House Saloon (Former Bank), 269-275 Wyndham Street, Shepparton
HO160	Central Business Area Precinct, Shepparton	HO130	Fairley's Building, Fryers Street (cnr. Maude Street), Shepparton
HO160	Central Business Area Precinct, Shepparton	HO131	Friar's Café (former Baptist Church) 125-127 Fryers Street, Shepparton
HO160	Central Business Area Precinct, Shepparton	HO136	Kilpatrick's Building, 279-

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	Precinct, Shepparton		283 Wyndham Street, Shepparton
HO211	Tatura Residential Precinct West, Tatura	HO105	Cottages (Row), 2-10 Casey Street, Tatura

6. Recommendations for future investigations

The current study has identified a number of historic places, many of which have not been investigated or recognised in the past. The richness of the heritage of this area and its survival is remarkable. Of the places that have been identified in this study there are a number that clearly meet the thresholds for State Significance. It is recommended that further investigations are undertaken in areas that are not part of the current study. These areas include: Arcadia, Caniambo, Cosgrove, Katandra West, Merrigum, Mooroopna, Tallygaroopna and Undera.

This study recommends that the following places be assessed as part of any future heritage study:

Former Goulburn River jetty at Archer Street MOOROOPNA

7 Knight Street SHEPPARTON (house)

165 Knight Street SHEPPARTON (house)

167 Knight Street SHEPPARTON (house)

172 Knight Street SHEPPARTON (house)

173 Knight Street SHEPPARTON (house)

179 Knight Street SHEPPARTON (house)

111 Maude Street SHEPPARTON (house)

16 McCracken Street SHEPPARTON (house)

108 Rea Street SHEPPARTON (house)

52 Vaughan Street SHEPPARTON (Goulburn Valley Winery)

36 Welsford Street SHEPPARTON (house)

28 Hogan Street TATURA (brick shed and house)

32 Hogan Street TATURA (house)

34-36 Hogan Street TATURA (former service station)

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18 Thomson Street TATURA (house)

20 Thomson Street TATURA (house)

4 and 16 William Street, 26 and 28 Park Street, and 3 and 7 Edgar Street TATURA
(Edgar, Park and William Streets Group).

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7.0 List of Places – Greater Shepparton Heritage Study Stage IIC

INDIVIDUALS

NAME AND ADDRESS	HERMES	CRITERION / CRITERIA
ARCADIA		
200 and 200A Ross Road ARCADIA (Homestead Complex)	200480	A, D
ARDMONA		
50 Ardmona Road ARDMONA (Koola)	200468	A, D
170 Ardmona Road ARDMONA (Ardmona Grammar School)	200467	A, B, E
645, 705 and 707 Echuca Road ARDMONA	201133	A, E
155 Excelsior Avenue ARDMONA (Dairy)	200663	A, D, F
380 MacIsaac Road ARDMONA (Airlie – the former Ducat’s House)	197569	A, D
6455 Midland Highway ARDMONA (Dundas Simson Cool-store)	200582	A, D, F
BOXWOOD		
406 Boxwood Road BOXWOOD (Lime Kilns)	198248	A, B, D, F
BUNBARTHA		
4950 Barmah-Shepparton Road BUNBARTHA (Athol)	200463	A, D
70 Lord Road BUNBARTHA (Boongala Homestead)	199689	A, D
145 Maneroo Road BUNBARTHA (Homestead and Close’s Concrete Blocks)	200464	B, D, F, G
150 Maneroo Road BUNBARTHA (Maneroo Homestead)	197747	A, E
185 Medland Road BUNBARTHA (Riverview Dairy)	197712	A, D, E, F
186 Medland Road BUNBARTHA (Roseneath Homestead)	197746	A, B, E, F, G
835 Tallygaroopna West-Bunbartha Road BUNBARTHA (Almond Vale)	197724	A, B, D
CANIAMBO		
1112 Cemetery Road CANIAMBO (Gowangardie Cemetery)	197715	A, D, E, G

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CONGUPNA		
380 Thompsons Road CONGUPNA (Moreton Bay Fig Trees)	200417	A, E, G
COOMA		
170 Kilmartin Road COOMA (Garfield)	197437	A, B, E, F
840 Kyabram-Cooma Road COOMA (Homestead)	197620	A, E
COSGROVE		
2040 New Dookie Road COSGROVE (Silo)	197750	A, D, F, G
COSGROVE SOUTH		
2195 Midland Highway COSGROVE SOUTH (Homestead Building)	197605	A, D
2680 Midland Highway COSGROVE SOUTH (Gowangardie Weir)	197596	A, D, F, G
2415 River Road COSGROVE SOUTH (Gowangardie Homestead)	197597	A, D
DHURRINGILE		
1252 Baulch Road DHURRINGILE (Camp 2 Prisoner of War Camp)	200887	A, E, F, G
870 Murchison-Tatura Road and 1290 Dhurringile Road DHURRINGILE (stable building)	200886	A, B, D
1065 Murchison-Tatura Road DHURRINGILE (Homestead Complex)	200662	A, D
DOOKIE		
*7 Baldock Street DOOKIE (Silo)	197749	A, D, F, G
38-48 Baldock Street DOOKIE (Dookie Quarry)	199622	A, E, F, G
2 Dookie-Devenish Road and 455 Dookie-Nalinga Road DOOKIE	197753	A, D, G
*65, 67-71 and 89 Mary Street DOOKIE (CWA Gardens)	197745	A, D, G
2365 New Dookie Road and Used Government Road DOOKIE (Belbank Homestead)	197607	A, D

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75 Quarry-Dookie Road DOOKIE (Magennis Selection House)	197752	A, B, D, F
*Dookie Township Precinct These places are also included in the Dookie Township Precinct		
GIRGARRE EAST		
4180 Midland Highway GIRGARRE EAST (Buzza's Homestead Complex)	200648	A, D
GRAHAMVALE		
65 Doyles Road GRAHAMVALE (Harris House)	197609	A, D
197 Ford Road GRAHAMVALE (Hurlstone)	197612	A, B, E
65 and 65A Grahamvale Road GRAHAMVALE (Homestead Complex)	200471	A, D
133 Grahamvale Road GRAHAMVALE (Homestead Complex)	200484	A, D
HARSTON		
720 Girgarre East Road HARSTON (Ravenstone Homestead)	200487	A, D
310 Heath Road HARSTON (Atherstone Homestead)	197604	A, D
KARRAMOMUS		
810 Karramomus Road KARRAMOMUS (Homestead Complex)	199830	A, D
1000 Karramomus Road KARRAMOMUS (Homestead Complex)	199831	A, D
1035 Karramomus Road KARRAMOMUS (Homestead Complex)	200466	A, D
KATANDRA		
716 Lane Road KATANDRA (Katandra Cemetery)	197660	A, D, G
965 Katandra-Main Road KATANDRA (Lilybank)	200488	A, E

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KATANDRA WEST		
17-27 Bankin Street KATANDRA WEST (Original Katandra West School (1928))	200244	A, D, G
248-250 Hickey Road KATANDRA WEST (Katandra West Hall)	197781	A, D, G
KIALLA		
230, 242, 244, 250, 253 & 254 Riverview Drive KIALLA (Kialla Village Settlement)	197615	A, B
KIALLA EAST		
1070 River Road KIALLA EAST (Ashville – Homestead)	197601	A, D
1070 River Road KIALLA EAST (Ashville - Mud brick structure (separation room/dairy cool room))	197575	A, B, D, F
KYABRAM		
750 Andrews Road MERRIGUM (Homestead)	197763	A, B, D, F
588 Dunbar Road KYABRAM (Mud Brick Building)	200493	A, F
MAJOR PLAINS		
195 Major Plains Road MAJOR PLAINS (Boorinda Homestead)	200483	A, E
MERRIGUM		
1090 Byrneside-Kyabram Road MERRIGUM (Tottenham’s House)	197621	A, E, F
595 Dunbar Road MERRIGUM (Argus Log building)	197758	A, B, E, F
745 Dunbar Road MERRIGUM (McLeod’s Homestead)	200495	A, D
27, 31 and 33-39 Judd Avenue MERRIGUM (Carnation Milk Co Factory)	200473	A, B, E, F, G
715 Byrneside-Kyabram Road MERRIGUM (Greenwood’s House and Coolstore)	197598	A, B, D, F
102 Morrissey Street MERRIGUM (Blacksmith’s/Motor	197579	A

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Garage)		
104-108 Morrissey Street MERRIGUM (Water Tower)	197622	A, E, F
113-117 Morrissey Street MERRIGUM (The former Merrigum Butter Factory)	197761	A, E, F
13 Pearce Street MERRIGUM (The Dutch House)	197577	A, B, E, F
82 Waverley Avenue MERRIGUM (Mud Brick Shed)	197599	A, F
111-113 Waverley Avenue MERRIGUM (Bills Water Trough)	199832	A, D
114-120 Waverley Avenue MERRIGUM (Former Solicitor's Office)	200565	A, B, E, F
122 Waverley Avenue MERRIGUM (Former Billiard Parlour)	200564	A, D, F, G
MOORILIM		
35 Flynn's Road MOORILIM (Homestead Complex)	200567	A, D
5470 Goulburn Valley Highway MOORILIM (Muddy Creek Subway)	197617	A, B, F
5475 Goulburn Valley Highway MOORILIM (Moorilim Hotel)	197581	A, E, G
MOOROOPNA		
4 Alexandra Street MOOROOPNA (House)	200573	A, D
10 Alexandra Street MOOROOPNA (House)	199827	A, D
13 Alexandra Street MOOROOPNA (House)	200574	A, D
14 Alexandra Street MOOROOPNA (Former Methodist Church)	197438	A, D
16 Alexandra Street MOOROOPNA (Former Parsonage)	197757	A, D
23 Camp Street MOOROOPNA (Cottage)	200572	A, D
24 Camp Street MOOROOPNA (Ardmona Cannery Manager's House)	200571	A, D
440 Echuca Road MOOROOPNA (Mooroopna Cemetery)	197755	A, D, G
90 McFarlane Road and 2 Fairway Drive MOOROOPNA (Howe's Paddock)	200667	A, D, G
1 and 1A McLennan Street MOOROOPNA (Chinaman's Garden)	197602	A

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35 McLennan Street MOORoopNA (Brick Water Tower)	197760	A, B, E, F
162 McLennan Street MOORoopNA (Bills Water Trough)	197611	A, D
209-231 McLennan Street MOORoopNA (Mooroopna Mosque)	200577	A, E, G
Midland Highway and Echuca Road MOORoopNA (Mooroopna Memorial Gates Recreation Reserve)	197440	A, D, G
Part of Shepparton Regional Park, Midland Highway MOORoopNA (Mooroopna Flats)	197664	A, B, E, G
29 Northgate Street MOORoopNA (Cottage)	197663	A, D
10 Morell Street MOORoopNA (House)	200575	A, D
20 Rumbalara Road MOORoopNA (Rumbalara)	200341	A, E, G
Mooroopna Rail Bridge Over Goulburn River MOORoopNA (Rail Bridge)	200250	A, F
2-26 Toolamba Road MOORoopNA (St Mary's Presbytery, Church and School)	200576	A, E, G
Road Bridge over Goulburn River, Watt Road MOORoopNA (Mooroopna-Kialla Bridge)	197614	A, B, D, F
5 Young Street MOORoopNA (Former Undera Hall)	200570	A, D, G
15 Young Street MOORoopNA (Ardmona Cannery Canteen)	200569	A, E, G
16 Young Street and 6 Doonan Street MOORoopNA (Ardmona Cannery)	200568	A, D, F
MOORoopNA NORTH WEST		
605 Hooper Road MOORoopNA NORTH WEST (Homestead Complex)	200465	A, B, D, E, F
230 Manley Road MOORoopNA NORTH WEST (Kelso Park – Ryan's Log Building)	197756	A, B, E, F
MOUNT MAJOR		
305 Dookie-Gowangardie Road MOUNT MAJOR (Dookie Cemetery)	197576	A, D, G
MURCHISON		

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90 Baynes Road MURCHISON (Alistair Knox House)	200578	A, E
890 Hammond Road MURCHISON (Lynden)	197610	A, D
435 and 470 Murchison-Goulburn Weir Road MURCHISON (Stable and Barn)	200580	A, B, D
5 Murchison-Tatura Road MURCHISON (Waranga Park Homestead)	200249	A, D
21 Old Weir Road MURCHISON (Murchison Cemetery)	197764	A, E
10 Pretty John Road MURCHISON (Homestead Complex)	200462	A, E, G
Rail Bridge over Goulburn River MURCHISON (Rail Bridge)	199762	A, E, F, G
Reserve Adjacent to Murchison-Goulburn Weir Road MURCHISON (Flume at Murchison-Goulburn Weir)	200579	A, F
80 River Road MURCHISON (HO137 - to introduce internal controls)	200695	A, B, D, F
* 40 Stevenson Street MURCHISON (Bills Water Trough, Murchison Gardens)	197618	A, E
3-23 Willoughby Street, MURCHISON (Murchison Protectorate)	200581	A, D, G, H
44 Willoughby Street MURCHISON (Common School)	200053	A, E, G
*This place is also included in the Murchison Central Township Precinct.		
MURCHISON NORTH		
1030 River Road MURCHISON NORTH	200864	A, D
NALINGA		
3390 Midland Highway NALINGA (Altona Park and Outbuildings)	199687	A, E
ORRVALE		
325 Popular Avenue ORRVALE (Church)	197619	A, D
PINE LODGE		
275 Cosgrove-Lemnos Road PINE LODGE (Lamrock's)	197765	A, D, F
110 Pine Lodge North Road PINE LODGE (Silo)	197751	A, F, G

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SHEPPARTON		
8 Acacia Street SHEPPARTON (Mosque)	197780	A
139 Archer Street SHEPPARTON (House)	200583	A, E
80-82 Corio Street SHEPPARTON	184856	A, D, E, G
100-104 Corio Street SHEPPARTON (Una Hospital)	200251	A, E, G
192 Corio Street SHEPPARTON	200915	A, D
196 Corio Street SHEPPARTON	200916	A, D
215 Corio Street SHEPPARTON	200917	A, D
7 Edward Street SHEPPARTON	200586	A, D, G
9 Edward Street SHEPPARTON (House)	200586	A, D, G
13 Edward Street SHEPPARTON (House)	200585	A, E, G
18-22 Hamilton Street SHEPPARTON (St Mel's Catholic Church)	200618	A, E
127 Hayes Street SHEPPARTON	201127	B, E
130-160 Knight Street SHEPPARTON (School)	149617	A, E
162 Knight Street SHEPPARTON	201003	A, E
192 Knight Street SHEPPARTON	20863	A, E
2-16 Mason Street SHEPPARTON (Brown's Plaster Works)	200252	A, D
102 Nixon Street SHEPPARTON	200919	A, D
7 Nugent Street SHEPPARTON	200862	A, E
2 Purcell Street SHEPPARTON VRI Building – Shepparton Railway Station)	200653	A, D, G
65 Rea Street SHEPPARTON (HO141 – additional contributory item to an existing Precinct)	200696	A, D
5 Rudd Road SHEPPARTON (Shepparton Cemetery)	197443	A, D, E, G
31 Welsford Street SHEPPARTON (House)	200584	A, D, G
30 Wyndham Street SHEPPARTON (Dutch House)	200664	A, B, E, F
39 Wyndham Street SHEPPARTON	200885	A, E
SHEPPARTON EAST		
375 Midland Highway SHEPPARTON EAST (House)	200652	A, E
703 Midland Highway SHEPPARTON EAST (Shepparton East Hall)	200246	A, D, G

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715 Midland Highway SHEPPARTON EAST (House)	197441	B, D, F, G
TALLYGAROPNA		
Victoria Street TALLYGAROPNA (Elm Trees)	200617	A, E
25 Victoria Street TALLYGAROPNA (House)	197778	A, D
2A and 2B Victoria Street TALLYGAROPNA (Silo)	197775	A, D, F, G
TATURA		
525 Bayunga Road TATURA (Merri Ponds)	200668	A, D, E, F
1730 Bitcon Road TATURA (Guard Tree)	200476	A
110 Craven Road TATURA (Gladfield)	200470	A, D
110 Craven Road TATURA (Nimitybelle)	200472	A, D, E
815 Crawford Road TATURA (Fenton Hall)	197713	A, D
80 Gowrie Park Road TATURA (Gowrie Park)	200647	A, B, D, F
17 Hogan Street TATURA	200694	A, D
21 Hogan Street TATURA	201412	A, D
202-218 Hogan Street, Wilma Wilson Gardens, TATURA (Bills Water Trough)	199835	A, D
5735 Midland Highway TATURA (Kelvin Grove)	197613	A, B, E
5855 Midland Highway TATURA (Moloya Park)	199839	E
5855 Midland Highway TATURA (Chock and Log Fence)	197578	A, B, F
1340 Murchison-Tatura Road TATURA (house at the wastewater treatment facility)	201128	A, E
490 Tatura-Undera Road TATURA (Groves' Selection complex and log building)	199837	A, B, E, F
1655 Toolamba-Rushworth Road TATURA (Harston Grange Homestead Complex)	200234	A, E, G
145 Winter Road TATURA (Slaughterhouse)	200666	A, B, D, F
TOOLAMBA		
180 Bitcon Road TOOLAMBA (Herdstown Villa)	200669	A, E
1, 3, 5, 7, 9 and 11 Londregan Lane TOOLAMBA (Railway Parade Toolamba Railway Station, Water Tower & other remnant railway archaeology)	197600	A, B, D, F
195 Pogue Road TOOLAMBA (Lissadell)	199698	A, B, D, F

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490 Pogue Road TOOLAMBA (Roseneath)	199840	A, B, D, E, F
1270 River Road TOOLAMBA (Homestead)	200475	A, E
1350 River Road TOOLAMBA (Binda Vale)	200469	A, B, E
1620 River Road TOOLAMBA (Toolamba Cemetery)	200247	A, D, G
190 Toolamba-Rushworth Road TOOLAMBA (Homestead complex, Woolshed)	197665	A, D, F
825 Toolamba Road TOOLAMBA (Osbourne House)	200650	A, D
TOOLAMBA WEST		
760 Bayunga Road TOOLAMBA WEST (Homestead)	197439	A, D
740 Craven Road TOOLAMBA WEST (Homestead Complex)	200649	A, D
UNDERA		
45-55 Anderson Street UNDERA (Undera Primary School)	199699	A, D, G
720 Madill Road UNDERA (Homestead Complex)	199686	A, D
1045 Madill Road UNDERA (St Germain's Homestead and Grave)	197442	A, D, E
ZEERUST		
390 Zeerust Road ZEERUST (Closer Settlement House)	200307	A, B, E, F
210 Zeerust School Road ZEERUST (Former Gribben Log Building)	197748	A, D
235 Zeerust School Road ZEERUST (Slab Hut)	197748	A, D

HERITAGE STUDY (Stage IIC) 2017

PRECINCTS

DOOKIE

Name and address	HERMES	Criterion / Criteria
DOOKIE TOWNSHIP PRECINCT	200690	A, G

Including

Name and address	Existing HO
Railway Siding Baldock Street DOOKIE	
7 Baldock Street DOOKIE (Silos)	
12 Curtain Street DOOKIE (House)	
17 Gladstone Street DOOKIE	
26 Mary Street DOOKIE (Maternal Childcare Building)	
30 Mary Street DOOKIE (Bakery)	
34 Mary Street DOOKIE (Memorial Hall)	
44 Mary Street DOOKIE (Gladstone Hotel)	HO17
48 Mary Street DOOKIE (former Co Store, Emporium)	
60 Mary Street DOOKIE (General Store)	
64 Mary Street DOOKIE (Former Recorder Office and Former Post Office)	HO16
66 Mary Street DOOKIE (Former National Bank)	
65, 67-71 and Part of 89 Mary Street DOOKIE (CWA Gardens)	
Part of 89 Mary Street DOOKIE (Bowls Club)	
89a Mary Street DOOKIE (War Memorial)	
90 Mary Street DOOKIE (House)	
92 Mary Street DOOKIE (House)	
21 Turnley Street DOOKIE	
27 Turnley Street DOOKIE (Uniting Church)	

MURCHISON

Name and address	HERMES	Criterion / Criteria
MURCHISON CENTRAL TOWNSHIP PRECINCT	200478	A, D, E, G

Including

Name and address	Existing HO
2 Impey Street MURCHISON (church)	HO65
4 Impey Street MURCHISON (church)	HO65

HERITAGE STUDY (Stage IIC) 2017

6 Impey Street MURCHISON	
8 Impey Street MURCHISON (School)	HO61
15 Impey Street MURCHISON (church)	HO62
28 Impey Street MURCHISON	
4 McKenzie Street MURCHISON (House)	
14-16 McKenzie Street MURCHISON (House)	
8 River Road MURCHISON	
12 Robinson Street MURCHISON	
20 Robinson Street MURCHISON	
Roderick Square Reserve, MURCHISON (Roderick Square)	
2, 4, Part of 6-38, and 40 Stevenson Street MURCHISON (Murchison Public Gardens, War Memorials and Bills Water Trough)	
1 Stevenson Street MURCHISON	
3 Stevenson Street MURCHISON (Presbytery)	
5 Stevenson Street MURCHISON (Ravenscraig)	
7 Stevenson Street MURCHISON	
17 Stevenson Street MURCHISON	
21 Stevenson Street MURCHISON (Meteorite Gardens and Bunya Bunya Pine)	
29 Stevenson Street MURCHISON	
33 Stevenson Street MURCHISON	HO69
37 Stevenson Street MURCHISON	HO69
39 Stevenson Street MURCHISON	HO70
43 Stevenson Street MURCHISON	HO70
45 Stevenson Street MURCHISON	HO70
47 Stevenson Street MURCHISON	HO71
65 Stevenson Street MURCHISON	
69 Stevenson Street MURCHISON	
71 Stevenson Street MURCHISON	
71a Stevenson Street MURCHISON	
15 Watson Street MURCHISON (House)	
21 Watson Street MURCHISON (House)	

Name and address	HERMES	Criterion / Criteria
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