

# Wellington Shire Stage 2 Heritage Study

## Volume 1: Key Findings & Recommendations

September 2016

Prepared for Wellington Shire Council



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HERITAGE

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# EXECUTIVE SUMMARY

## Introduction

Wellington Shire Council appointed Heritage Intelligence Pty Ltd in collaboration with Jessi Briggs Heritage Consultant in October 2015 to complete the Wellington Shire Stage 2 Heritage Study. The Wellington Shire Stage 2 Heritage Study (the 'Study') illustrates aspects of the historic development and occupation since first European contact, exploration and settlement, by documenting 67 of the rich cultural heritage places within ten smaller rural towns in Wellington Shire. Several key historical phases of the Shire are represented in the Study by a range of heritage places including public and private buildings, monuments, memorials, trees and their settings. The study area includes ten localities as shown in Figure 1. The localities include Boisdale, Briagalong, Bushy Park, Cowarr, Heyfield, Maffra, Rosedale, Stratford and Tinamba in the northern part of the shire, and Yarram to the south.

The purpose of the Stage 2 Heritage Study is to identify and document places that reflect important aspects of the municipality's history that are valued by local communities. The Stage 2 Heritage Study responds to the State and Local Planning Policy Objectives for heritage and the principles and directions of the *Gippsland Regional Growth Plan* (May 2014).

The Wellington Shire Stage 2 Heritage Study comprises two volumes (Volume 1 is this report):

- *Volume 1: Key Findings & Recommendations*
- *Volume 2: Citations.*

## Key Findings

The key findings of the Study, in summary:

- There are 67 places assessed to be of heritage significance and are recommended for an individual Heritage Overlay within the Wellington Planning Scheme. These are listed in Appendix A.1.
  - Interior controls are applied to most churches and some halls (see citations in Volume 2 for details).
  - The existing HO50 *Stratford Court House (former)* requires an amendment to include the Stratford Post Office and former Council Chambers.
- There is 1 place recommended for protection on the Wellington Planning Scheme with an Environmental Significance Overlay. This is listed in Section 3.2 & Appendix A.2.
- There are 3 individual places that were found not to meet the threshold for local significance for an individual HO, during Stages 1 & 2. These are listed in Section 3.4 & Appendix A.3. One of these is recommended for protection as a contributory place within a possible future heritage precinct.

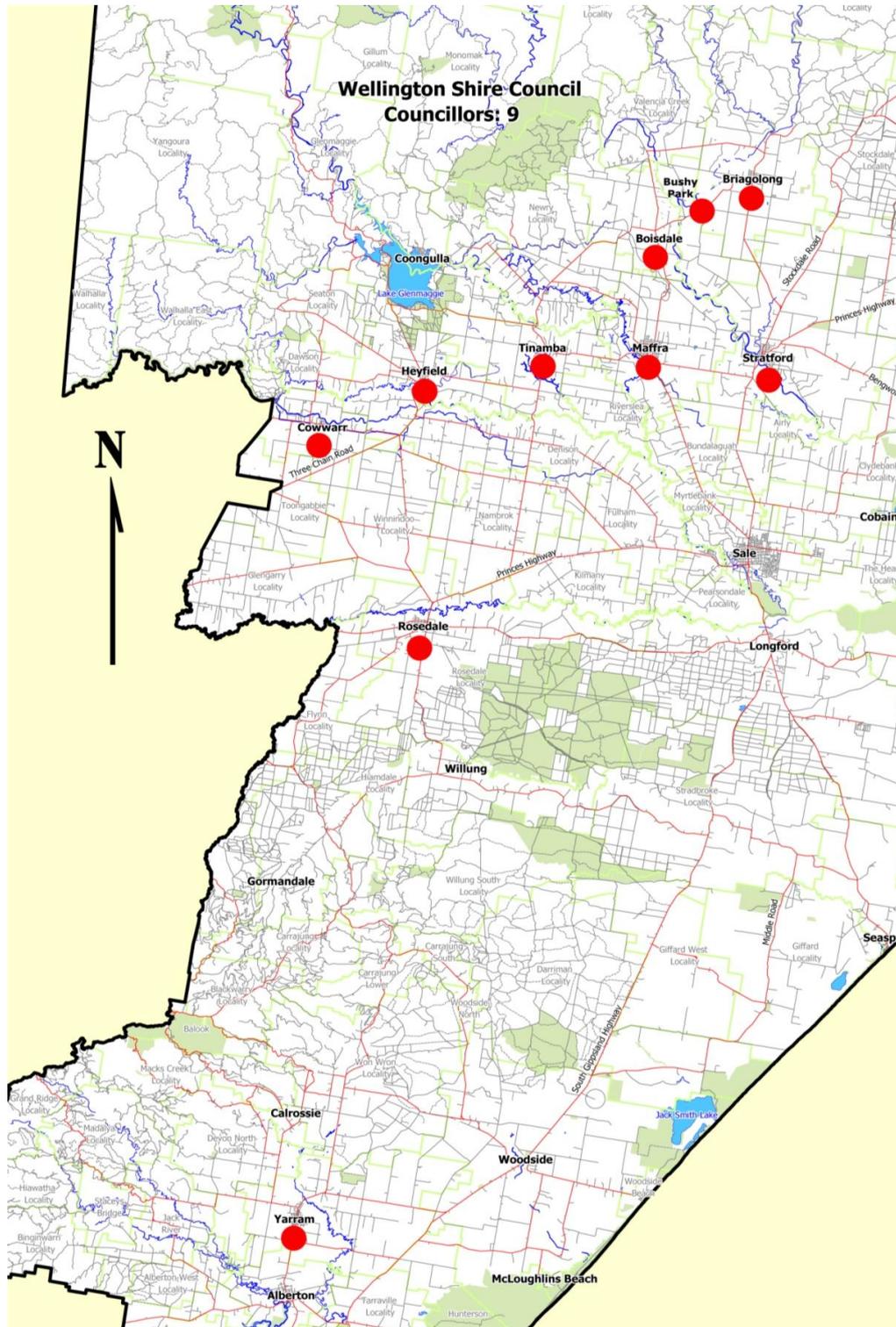
## Recommendations

In summary, the recommendations to Wellington Shire Council include:

- The adoption of the *Wellington Shire Stage 2 Heritage Study* (2016).
- The implementation of the *Wellington Shire Stage 2 Heritage Study* (2016) by preparing an amendment to the Wellington Planning Scheme that will add the places found to be of local individual heritage significance (listed in Appendix A.1) to the Heritage Overlay.
- Update the necessary Planning Policy, as listed in Section 4.3.

- Make the final Study publicly available for download on Council’s website.
- For those places that are Council-owned or managed, it is recommended that Council workshop the findings of the Study with relevant council staff including (but not limited to) asset managers, maintenance employees of council facilities, planning staff and the coordinator of community committees of management.

Figure 1. Study Area



(Source: Electoral Structure of Wellington Shire Council, base map accessed online Sep 2015).

# 1 INTRODUCTION

## 1.1 Background

Wellington Shire is Victoria's third largest municipality and covers an area of diverse geography, community and history. Wellington Shire was formed in 1994 by an amalgamation of the former Shires of Alberton, Avon, Maffra, the City of Sale and the Shire of Rosedale.

A majority of the existing heritage protection in Wellington Shire was informed by the *Port Albert Conservation Study* (Graeme Butler, 1982) and the *City of Sale Heritage Study* (Context Pty Ltd & Centre for Gippsland Studies, 1994). As a result, most of the documented and protected heritage places in Wellington Shire are located in the Sale, Port Albert and Alberton areas.

For a more comprehensive approach, Wellington Shire commissioned Context Pty Ltd in 2005 to complete Stage 1 of the Heritage Study for the entire Shire, who completed it in collaboration with the Centre for Gippsland Studies in May 2005. The Stage 1 study comprised *Wellington Shire Heritage Study: Stage 1, Volume 1: Study methods* and *Volume 2: Environmental History*. The study was carried out with extensive community consultation and identified 1,787 places of potential cultural significance in the Shire, rating their level of priority. A total of 584 places were prioritised as High priority for a Stage 2 assessment. The Thematic Environmental History outlined the key historical themes identified in the Shire. This study recommended that the approach for Stage 2 Studies take place through a series of 4 locality-based studies. The proposed localities were: Yarram & District; Rosedale-Cowarr area; Maffra & District; Stratford to the coast and the remote north including Dargo. However, a different approach was taken for the 2016 Wellington Shire Stage 2 Study, so that places from a broader geographical area were included.

## 1.2 Purpose

Wellington Shire Council appointed Heritage Intelligence Pty Ltd in collaboration with Jessi Briggs Heritage Consultant in October 2015 to complete the Wellington Shire Stage 2 Heritage Study. The Wellington Shire Stage 2 Heritage Study (the 'Study') illustrates aspects of the historic development and occupation since first European contact, exploration and settlement, by documenting 67 of the rich cultural heritage places within ten smaller rural towns in Wellington Shire. Several key historical phases of the Shire are represented in the Study by a range of heritage places including public and private buildings, monuments, memorials, trees and their settings.

The purpose of the Stage 2 Heritage Study is to identify places that reflect important aspects of the municipality's history that are valued by local communities. The Stage 2 Heritage Study responds to the State and Local Planning Policy Objectives for heritage and the principles and directions of the *Gippsland Regional Growth Plan* (May 2014).

The study area includes ten localities as shown in Figure 1. The localities include Boisdale, Briagalong, Bushy Park, Cowarr, Heyfield, Maffra, Rosedale, Stratford and Tinamba in the northern part of the shire, and Yarram to the south.

The objectives of the study were to:

- Document and assess 72 places of post-contact cultural significance that are not protected on the Heritage Overlay.

- Engage and inform key stakeholders, including owners and historical societies, Councillors and Council staff, for a collaborated, effective outcome.
- Provide individualised management guidelines for places found to be of cultural significance, to inform and guide Council, current and future property owners, committees of management, and occupants in future decision making in terms of use, restoration, development and management.
- Recommend those places found to be of cultural significance be protected on the Wellington Planning Scheme's Heritage Overlay, via a future amendment.

As defined in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (2013:1):

*Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious. These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.*

*Article 6.1 The cultural significance of a place and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.*

### 1.3 Study Outcomes

The Wellington Shire Stage 2 Heritage Study comprises two volumes (Volume 1 is this report).

*Volume 1: Key Findings & Recommendations* outlines the background and objectives of the study, the approach and methodology, key findings of the Study and recommendations. The report also includes:

- A list of places of local individual heritage significance which are recommended for inclusion in the Heritage Overlay.
- A list of places recommended for more suitable local protection under an Environmental Significance Overlay.
- A summary of Heritage Victoria's Hermes (Heritage Management Electronic System) Database entries for those places included in this Study.
- A list of recommended actions and future work.

*Volume 2: Citations* comprises the individual place citations for 67 places recommended for the Heritage Overlay. The citation for each individual place includes:

- A Statement of Significance
- Recommended Statutory controls
- Documentation of the physical fabric (including condition and integrity) and history of the place, including historic and current photos
- A Comparative Analysis of similar places within the Shire
- Tailored Management Guidelines
- A map of the recommended Heritage Overlay boundary.

The Stage 2 Heritage Study provides a more comprehensive understanding of the heritage and cultural significance retained in Wellington Shire and detailed documentation that will

enable Council and owners to make informed decisions, to better manage and conserve the cultural heritage of the Shire.

## 2 METHODOLOGY

### 2.1 Introduction

The Study was prepared in accordance with the *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (2013) and its Practice Notes, and Planning Practice Note 1 *Applying the Heritage Overlay* (July 2015).

A Glossary of Terms is included in Appendix E, in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (2013:2-3).

The Wellington Shire Stage 1 Heritage Study was completed by Context Pty Ltd in 2005. This study identified 1,787 places of potential heritage significance and rated their level of priority. With the brief for the Wellington Shire Stage 2 Heritage Study, Council provided a Shortlist of 171 places, which were both extracted from the Stage 1 Heritage Study's High Priority List and included a small number of other places Council identified.

Heritage Intelligence Pty Ltd established criteria to refine this list in response to the budget (see Table 2.1 below). The criteria was established and prioritised with the aim to assess a high number of places that best represent important historic themes of the Shire. The application of the criteria to Council's Shortlist of 171 places produced a Final Schedule of 72 individual places to be documented as part of the Stage 2 Study, which was approved by Council's project manager. The Study Area can be seen in Figure 1.

In addition to the Final Schedule, a shorter Supplementary Schedule was compiled, which offered a list of alternative sites, in the event that a place from the Final Schedule was found to be highly altered or demolished, it could be replaced. The Supplementary Schedule comprised seven additional places from various locations. This procedure was designed to provide efficiency during fieldwork and allow the maximum number of places to be assessed during the Study.

**Table 2.1 Heritage Intelligence Criteria**

**The Study is to include, in order of priority:**

Level of priority		Criteria
High	1	Places that have a prima facie case for rarity, aesthetic or architectural significance whose extant fabric is suitable for planning scheme protection.
	2	Places that have a high level of integrity and intactness.
	3	Places that the community have demonstrated that they care about (e.g. places that are part of published Heritage Walking Trails). Places with a high potential for social and historic significance, such as churches and halls.
	4	A wide range of place types (e.g. shops, churches, hotels, etc.).
	5	Places from towns located within a wide geographical scope; an inclusive rather than an exclusive approach.
	6	Places understood to be under threat.
	7	Places outside of town locations (that are single or few in number), including small communities with few potential heritage places.

<b>Low</b>	8	Places owned or managed by Council or a Committee of Management on behalf of Council.
	9	Places that require on-site access (that cannot be viewed from the street), which would require substantial budget to organise on-site access and a scheduled visit during fieldwork (often due to their rural location).
	10	Archaeological sites (as noted in the Shortlist provided with the brief they are outside the scope of this project).

## 2.2 Thresholds & Criteria

In addition to the Criteria established by Heritage Intelligence, which was tailored to the Study requirements, the following thresholds were applied throughout the Study.

### Level of significance

The thresholds applied in the assessment of heritage significance are 'National Significance', 'State Significance' and 'Local Significance'.

All of the significant heritage places recommended for a Heritage Overlay (HO) in this Study are of local significance. 'Local Significance' includes those places that are important to a particular community or locality (Planning Practice Note 1).

The levels of significance generally accepted for use by heritage professionals today, are International, National, State and Local, as these relate to the corresponding government level responsible for protection of these places of cultural significance. However, within each of these thresholds there are likely to be variations. For example, a place of Local significance may be significant to the 'local' community of a particular town or area or historic theme within Wellington Shire while in other instances, a place may be significant to the whole of Wellington Shire or a Shire-wide historic theme. In both cases the place would be considered to be of Local significance. Furthermore, with some complex places, an item such as a bell tower and bell in the grounds of a church would also be considered to be of local significance to the church complex, whereas, if it was located out of context in someone's garage, it would not reach the threshold for protection with a HO for an individual place. Heritage Precincts and associated places of contributory value were not assessed in this study. Only places of individual significance were assessed.

### Level of integrity and degree of authenticity

All heritage places have had some alterations over time, and all heritage places protected with a HO will be altered in the future, albeit through the planning process to ensure the heritage values are balanced with the purpose of the changes.

Many early photographs of the places were found and these were analysed against the current status of the places. Together with the physical analysis these historic photos helped to determine the level of integrity. The degree of change and type of change were cross-checked against the history, to determine if the changes in themselves represented a significant historic event of that place.

Some alterations, whilst not ideal for a heritage place, may be easily reversible when an appropriate time arises, and the heritage place restored and enhanced. For example, the render on the 1885 former Bank of Australasia in Rosedale was not designed to be painted but this occurred a few decades ago. The current owner chose to remove this accretion chemically, and this restored the building's original finish. Advice on restoration and

reconstruction, such as this example, has been provided in the Management Guidelines for each place.

Nevertheless, there are some changes that have removed too much of the original fabric, which cannot be reversed or 'reconstructed', and in its existing condition, the physical place is not a reasonable representation of the important history of the place, therefore it does not meet the threshold for protection as an individual significant place. This was found to be the case for the Briagolong Hotel and Tinamba Hotel. However, Briagolong Hotel does retain sufficient fabric and form to be protected as a contributory place in a potential Briagolong Commercial Heritage Precinct, therefore this report recommends a future study of the Briagolong commercial area, centered around the intersection of Avon Street and Freestone Creek Road.

## Criteria

The Statements of Significance prepared for places in the Study were assessed using the *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (2013)* definition of cultural significance, defined by their *aesthetic, historic, scientific, social or spiritual* values (see Appendix E). Places may have a range of values applied.

Statements of Significance were also assessed against Heritage Council of Victoria's 'Criteria for the Assessment of Cultural Heritage Significance' (adopted 2008), as listed in Appendix B.

## 2.3 Assessment & Documentation

The Study process was divided into Stages 1, 2 and 3.

**Stage 1** comprised the Inception meeting, initial consultation with Councillors, owners and historical societies, the field survey and photographs of all places from the public realm, historical research and the compilation of a brief Progress Report informing Council of the Stage 1 findings.

**Stage 2** consisted of the detailed documentation of the individual places of potential significance, thorough research, consultation with historical societies and arborist experts, and the writing and production of draft citations with management guidelines and a Key Findings & Recommendations Draft Report. At the end of Stage 2, the draft documentation was circulated by Council's project manager to all key stakeholders, for comment and feedback to be considered as part of Stage 3.

**Stage 3** comprised the response and consideration of submissions from the key stakeholders and the subsequent finalisation of the individual place citations and Key Findings & Recommendations Report. Other Stage 3 outcomes included the draft Schedule to the Heritage Overlay, GIS data of recommended Heritage Overlay boundaries, update of Heritage Victoria's Hermes (Heritage Management Electronic System) Database, and a final presentation to Councillors of the findings of the Study.

The tasks within these stages are discussed in detail below.

### Field survey

The fieldwork was conducted in two groups. The Rosedale fieldwork was carried out following the Stage 1 Councillor Presentation, while the remaining localities were visited over the course of four days, combined with meetings with five Historical Societies.

The fieldwork comprised site inspections and photographic documentation of all 72 places listed in the Final Schedule, as seen from the street. Onsite and internal access was possible at some churches that were open for public access, and sites such as schools which granted

permission, as arranged prior. On site, the current condition, integrity and intactness of each place was recorded, to inform the Description and Management Guidelines. The property or site of each place was also inspected from the street for any additional elements such as outbuildings, fences, trees or plantings that were of potential heritage significance.

During the fieldwork, if a place on the Final Schedule clearly did not meet the necessary level of integrity (as defined in the criteria in Table 2.1 and Section 2.2 Threshold & Criteria), it was replaced by a place from the Supplementary Schedule. A list of places removed from the Schedule are itemised in Table 2.5 (Section 2.6 Revisions to the Schedule).

Additional fieldwork, including an interior inspection, was carried out at the Cowwarr Hall and the Briagolong Hotel.

While conducting the fieldwork, the consultants identified a small number of other places that had a potentially high heritage value, that were not listed in the Schedule, which were subsequently added. These additional places are listed in Table 2.3 (Section 2.6 Revisions to Schedule). It must be noted that this process of identification was not systematic in approach; these additional places were only identified due to their proximity to places on the Schedule. The systematic identification of additional places was outside the scope of this Stage 2 Study.

## Historical Research

A wide range of primary and secondary sources were consulted as part of the historical and archival research. The aim of the historical research was to determine the important dates associated with the building (or dates of construction), the owner or group for whom it was built, if there was an architect involved, a builder, if the place had any significant associations to events or people, its uses throughout its history, and the chronology of development on the site (including elements such as memorials, outbuildings, fences, trees and plantings). Council was provided with an electronic copy of key historical photographs, illustrations and newspaper articles that informed the histories.

Historical information was drawn from the following key primary and secondary sources:

- *Wellington Shire Heritage Study: Stage 1* (Context 2005) place citations
- *Wellington Shire Heritage Study: Stage 1, Volume 2: Environmental History* (Context 2005)
- National Trust of Australia (Victoria) place citations
- DELWP (Department of Environment Land, Water and Planning) place citations, as cited in Hermes
- Victorian War Heritage Inventory
- Miles Lewis' Australian Architecture Index
- Trove newspaper and photo collections
- Key local history books
- Certificates of Title
- Parish and Township Plans
- Victorian Government Gazettes
- Museum Victoria picture collection
- State Library of Victoria picture collection
- Professor Miles Lewis, architectural historian

Historical Societies holdings, websites and Facebook pages:

- Linda Barraclough, Wellington Shire Heritage Network
- Boisdale History Group
- Heyfield & District Historical Society
- Maffra & District Historical Society
- Rosedale District Historical Society

- Yarram & District Historical Society
- Stratford & District Historical Society.

Many early photographs of the places were found from these sources, and these were inserted into the citations and analysed against the current fabric of the places. Together with the physical analysis, these historic photos also helped to determine the level of integrity.

A number of architects were identified, including Melbourne-based architects and local architects based in Sale and Maffra, which is of particular importance. A brief biography was written for each architect's work, to further inform the assessments.

After the individual histories were compiled, each place was evaluated for a connection with one or more historic themes, as identified in the *Wellington Shire Thematic Environmental History* (Context 2005). Brief thematic histories were also compiled for the key types of places identified. These included: memorials, post offices, mechanics institutes and public halls, and churches. Additional thematic histories were also compiled for banks, hotels and coffee palaces, drawn from further research. Locality histories were completed for the nine main localities, providing a history of the development of each town. Locality histories were compiled for Boisdale, Briagalong, Cowarr, Heyfield, Maffra, Rosedale, Stratford, Tinamba and Yarram. The locality and thematic histories are integral to understand the context of the individual place and its role in the town.

## Documentation

As a result of the fieldwork, historical research, and combining of places during Stage 1 of the Study, the list of places totalled 71 individual places to be documented as part of Stage 2 of the Study.

The documentation of each place comprised the following elements.

**Individual place histories** were prepared for each place of potential significance, following the historical research, which include historic photos of the place. Also compiled were **architect biographies** where relevant, **thematic histories** for key place types and **locality histories** for the nine main towns in the study area.

A **description** was completed for each place, noting the current **condition** and **integrity**, as well as identifying the layout of the site or property and any important elements of the setting such as outbuildings, fences, trees, plantings or other structures. At least four **photographs** were provided in the citation, cross referenced to the description, as a visual illustration of the place and its fabric.

A concise **comparative analysis** established the place within the context of the region and the municipality, against buildings of similar type. This indicated whether the place and its components were common, unique or rare within the shire. The comparative analysis was informed by typology studies, the existing Heritage Overlay Schedule, and the consultant's own knowledge of similar places within the Shire. While the comparative analysis has compared the building or structure architecturally to others within Wellington Shire, it must be recognised that although they may be of less architectural significance than a comparable place within the large shire, they remain of very high historical and social significance to the local community and architecturally representative of the town.

## Statement of Significance

As a result of the evidence provided by the documentation, a total of 67 places were found to meet the threshold of cultural significance for an individually significant place, and a Statement of Significance was prepared for each. The statements are a concise summary of the

cultural significance of the place. The *Burra Charter* provides the following definition for a Statement of Significance:

*A statement setting out what is important about a heritage place, where the significance lies and why it is important.*

*Statements of significance should describe clearly all elements of a place which are assessed as contributing to its heritage significance and where appropriate should identify any buildings or other elements with a different basis of significance which may be included in the precinct whether that significance is to the State or to the locality.*

The following is a definition provided by Ian Wight in a 'Review of Criteria and Thresholds Discussion Paper' (2006):

*A Statement of Significance is about a physical place and therefore needs to make clear what part or parts of the physical place is significant. The Heritage Overlay is about regulating change to a physical environment, so a properly constructed Statement of Significance should provide just the sort of guidance that the planning authority needs.*

As discussed in Section 2.2 Thresholds & Criteria, the Statements of Significance were compiled in accordance with *The Burra Charter* (2013) and the Planning Practice Note *Applying the Heritage Overlay* (July 2015), and evaluated against Heritage Council's 'Criteria for the Assessment of Cultural Heritage Significance' (adopted 2008).

The Statements of Significance were categorised under the following headings:

#### ***What is significant?***

This identifies what elements are significant (and from what building phases), as a guide to decision makers. For example, building, interiors, outbuildings, plantings, trees, fences. Mention is also made of elements that are not significant.

#### ***How is it significant?***

This identified why it is important in terms of its aesthetic, historic, scientific, social or spiritual values, and at what level of significance (local, state, national).

#### ***Why is it significant?***

This section elaborates on the values that make the place significant, as listed in 'How is it significant?'

## **Statutory recommendations**

Planning Scheme controls were identified for every place found to be of local individual heritage significance, in compliance with the Planning Practice Note *Applying the Heritage Overlay*. These controls are specified in the individual place citations in Volume 2.

For the places found to be of local individual significance, a draft Schedule to the Heritage Overlay was compiled, listing controls for each place (Appendix D). This document will form the basis of a future planning scheme amendment.

## **Mapping**

A map that showed the extent of the recommended HO boundary, against an aerial image and the current title boundary, was provided for those places found to be of heritage significance.

Council was provided with the final GIS data of the recommended HO boundaries upon completion of the Study, for their mapping department.

## Hermes Database

Heritage Victoria's Hermes (Heritage Management Electronic System) Database is a depository of heritage information, accessed by local and state government, heritage professionals and other primary users of heritage data.

The Hermes records were created as part of the Stage 1 Heritage Study (Context 2005). In accordance with the Planning Practice Note *Applying the Heritage Overlay*, the Hermes records were updated for those places recommended for a Heritage Overlay in this Study, so that the statement of significance will be publically viewable via the online Victorian Heritage Database when the place is included on the Heritage Overlay. Each Hermes record was updated, and any new records created, with the final citation information, including the Statement of Significance and a current photograph.

For those places found not to meet the threshold of local individual significance, the history and a brief statement noting why the place does not meet the threshold or require further assessment was added to the Hermes record. In the case of the Briagolong Hotel, it was noted that while it does not meet the threshold for individual significance, it is recommended for contributory protection in a future study of a potential Briagolong Commercial Heritage Precinct. These places are not included in Volume 2 of this report.

A Hermes summary report is attached at Appendix C, which provides a list of the 71 places included in this Study and their corresponding Hermes record numbers.

## 2.4 Management Guidelines

Management guidelines were completed for each place recommended for the Heritage Overlay, to provide a succinct set of guidelines unique to each individual place, and to inform future management by the Council, Heritage Advisor, owners, committees of management and occupants. Heritage places will change with changes in ownership and use, the guidelines assist with the management of change so that "the baby is not thrown out with the bathwater" and future generations will be able to enjoy the culturally significant place too.

The Management Guidelines were based on the Conservation Principles of *The Burra Charter* (2013). A key principle, which was reflected in the guidelines, states that

*The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.*

Whilst landowners are not obliged to undertake restoration works, the guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting when restoration works or alterations to the building are proposed. They also identify issues particular to that place and provide further detailed advice where relevant. The guidelines addressed a combination of the following:

- **Setting** (views, fencing, landscaping, paths, trees, streetscape)
- **Additions and New Structures** (style, size, materials, reversible changes and preferred site and location shown in a blue polygon on an **aerial photo**)
- **Accessibility** (ramps, construction design, blocking sub floor vents,)
- **Reconstruction and Restoration** (reconstructing known missing elements, removing accretions, type of rainwater goods, decorative finishes and elements, fences, verandahs)
- **Brick, Stone and Render Walls** (lime mortar, tuck pointing, paint colours, removal of paint, evaporation of damp and problem sealants)

- **Care and Maintenance** (key references, roofing, down pipes, stormwater pits, galvanised products, lime mortar, joinery)
- **Water damage and Damp** (signs of damp, sources of damp, repairing damp damage, ground levels, sub floor ventilation, damage from concrete floors and paving, dpc)
- **Paint colours and Paint removal** (chemical removal benefits, damage from sand and water blasting, restoring early finishes and colours)
- **Services** (where to locate them to reduce impact)
- **Signs** (where to locate them to reduce impact)
- **Resources** ( key references).

Whilst Council acknowledges and commends the good work that has previously been undertaken by the many owners of heritage buildings across the Shire, the guidelines have been prepared to assist current and future owners of properties, who may not be aware of the heritage significance of a place, its fabric and setting or how to most effectively retain and enhance the historic features.

## 2.5 Consultation

Consultation was an integral part of the Study, to allow for the participation of key stakeholders, including property owners, councillors, and historical societies and their members, who are often long-term residents of the area with valuable knowledge, insights and collections. As outlined in the Australia ICOMOS Practice Note *Understanding and assessing cultural significance*: ‘In assessing cultural significance, all forms of knowledge should be considered and no one form should be privileged over others. For example, for some places much of the knowledge may not be written down, and consultation with those who hold that knowledge will be essential.’

Consultation with Council and Councillors was held at the Inception stage, with the project manager upon completion of Stage 1 to discuss the Stage 1 Progress Report, and at the end of Stage 2 following the circulation of draft documentation. Upon completion of the Study a presentation of findings and recommendations was made to Council and Councillors.

A Program outlining the consultation process was compiled and confirmed with Council during the project inception stage and amended throughout the Study, in consultation with Council’s Project Manager. The Program lists the agreed key methods of consultation, stakeholders, purpose and timeline, as outlined below in Table 2.2.

Table 2.2 Community Consultation Program

<i>Stage</i>	<i>Method of consultation</i>	<i>Key Stakeholders</i>	<i>Purpose of consultation</i>	<i>Timeline</i>
<b>Stage 1 &amp; Inception</b>	<b>Inception Meeting</b> By the consultants	Council's Project Leader Ben Proctor Coordinator Strategic Planning Barry Hearsey	Confirm approach, timeline & Schedules	27 October 2015
	<b>Councillor Workshop at Council offices</b> By the consultants	Wellington Shire Councillors Council's Statutory Planners/key staff Project Leader Coordinator Strategic Planning Barry Hearsey	PowerPoint presentation of the project; Respond to questions and concerns	4 November
	<b>Phone calls</b> By the consultants	Historical Societies Wellington Shire Heritage Network	To inform them of the Study, discuss their holdings and organise a meeting if necessary	October
	<b>Website article</b> By Council's Project Leader	An article on the WSC website that announces the commencement of the Stage 2 Heritage Study, with Council's contact details if the community have any questions	To inform the public and communities about the Study	Soon after 4 November
	<b>Letter</b> By Council's Project Leader	Property Owners Other key stakeholders involved during Stage 1 Study (2005)	Inform them about the Study and request historical information	Soon after 4 November
	<b>Meetings during fieldwork</b> By the consultants	Historical Societies (5) Individual owners with particular questions	Gather historical photos and documents and discuss places with members	16-20 November
	<b>Phone meeting and emails</b> By the consultants	Heritage Victoria, John Hawker	Guidance from the arborist	November - January
	<b>Phone meeting and emails</b> By the consultants	Martin Norris, Wellington Shire Councillor arborist	Guidance and request of further information on historic trees and plantings	January 2016
	<b>Stage 1 completion phone meeting</b> By the consultants	Council's Project Leader Coordinator Strategic Planning	Discuss the Stage 1 Report findings and confirm the approach for Stage 2	21 January
	<b>Progress Report</b> By the consultants	Council's Project Leader	Inform Council of the findings of Stage 1 of the Study	22 January

<i>Stage</i>	<i>Method of consultation</i>	<i>Key Stakeholders</i>	<i>Purpose of consultation</i>	<i>Timeline</i>
<i>Stage 2</i>	<b>Phone meeting</b> By the consultants	Heritage Victoria	Guidance on planning questions if required	November - April
	<b>Phone meeting and mail</b> By the consultants	Historical Societies	Source further historic photos and information	April
	<b>Draft Citations and Draft Report</b> (electronic copy) By the consultants	Council's Project Leader Coordinator Strategic Planning Barry Hearsey Wellington Shire Councillors Council's Statutory Planners	Request feedback on draft citations and draft report	Late April (3 weeks to respond)
	<b>Draft Citations with guidelines and hardcopy of feedback survey by consultants</b> Distributed in hard copy by Council's Project leader	Owners Key Historical Societies	Request feedback (particularly regarding history, description and guidelines)	Late April (3 weeks to respond)
	<b>Stage 2 completion phone meeting</b> By the consultants	Council's Project Leader Coordinator Strategic Planning Barry Hearsey	Discuss the Stage 2 Report findings and confirm the approach for Stage 3	Early May
	<b>Phone consultations</b> By Project Manager By Lorraine Huddle	Owners – if requested Submitters if requested.	Discuss issues or concerns with draft citations, particularly relating to the guidelines or recommendations	Late April – Early May
<i>Stage 3</i>	<b>Final Citations</b> By the consultants	All key stakeholders	Inform of findings of the Study	27 May
	<b>Key Findings &amp; Recommendations Final Report</b> By the consultants	All key stakeholders	Inform of findings of the Study	27 May
	<b>Councillor Presentation of Findings at Council offices</b> By the consultants	Wellington Shire Councillors Council's Statutory Planners/key staff Project Leader Coordinator Strategic Planning Barry Hearsey	Present the findings of the Heritage Study	7 June 2016

## Stage 2 Consultation Feedback

After the completion of the draft place citations, these were circulated to key stakeholders including the Historical Societies, and owners or managers of the places. The stakeholders were provided two weeks to return their feedback via an online survey or a copy of the survey sent via email. Extensions on the submission due date was granted to a number of stakeholders, especially those who had several places to read, who requested further time to respond.

Feedback was requested on the draft citation, with a focus on the history, description and management guidelines, which was in turn reviewed by Council and the consultants for incorporation in the final place citations where appropriate. Some very useful additional information, including photos and plans, were received and incorporated into the final citations. A summary of the submissions received is listed in Section 3.5.

Council were requested to provide feedback on both the draft citations and Draft Key Findings & Recommendations Report.

## 2.6 Revisions to the Schedule

The agreed Schedule of places to be assessed as part of this Study comprised 72 individual places at the Inception stage. Revisions have taken place as the study progressed, in consultation with Council's Project Manager. These amendments to the Schedule are outlined below.

### Stage 1 Revisions to the Schedule

At the inception Stage, there were **72 places** listed on the agreed Schedule, to be researched and visited as part of Stage 1 of the Study.

As a result of the fieldwork, historical research and community consultation completed as part Stage 1 of the Study, the Schedule was amended, in consultation with Council.

- A total of **5 places were added** to the Schedule. See Table 2.3.
- A number of physically connected and historically associated places were **combined** to form one place, for assessment in one citation during Stage 2. See Table 2.4.
- A total of **1 place was removed** from the Schedule during Stage 1, as it did not meet the threshold for assessment. See Table 2.5.

As a result of these changes to the Schedule during Stage 1, a total of **71 places** were assessed in Stage 2 of the Study. Although the number of places was reduced from 72 to 71, the actual number of buildings increased, due to the combining of related buildings into one place for assessment, and the addition of a number of elements to places during Stage 2 (e.g. an additional manse, hall, outbuilding, fence, tree found during further analysis).

### *Places added to the Schedule during Stage 1*

The following places were added to the Schedule at the end of Stage 1, following the fieldwork and historical research.

**Table 2.3 Places added to the Schedule following Stage 1**

	<b>Name</b>	<b>Address</b>	<b>Locality</b>	<b>Why it was added to the Schedule</b>
1.	Blacksmith's House (to be combined with the assessments of the Blacksmiths & Wheelwrights and Stables)	35 Main Street	Boisdale	Identified by the consultants during fieldwork as the original blacksmith's house, located adjacent to the surviving blacksmith's workshop (included in the Schedule). The house was added to the Schedule and assessed with the Blacksmith's workshop, to retain the historical and visual connection between the two buildings.
2.	Angus McMillan Memorial and trees	Maffra-Briagolong Road	Bushy Park	This place was originally part of the Supplementary Schedule.  It was inspected during fieldwork and confirmed during research as one of the largest and most important McMillan memorials, due to its proximity to the remnants of the McMillan station homestead (c1844).
3.	Morton Bay Fig Tree ( <i>Ficus macrophylla</i> )	Johnson Street (road reserve in front of 88 Johnson Street)	Maffra	Identified by the consultants during fieldwork as a specimen of outstanding size and condition.
4.	House	10 Lyons Street	Rosedale	Identified by the consultants during fieldwork for its architectural and aesthetic significance and a very good example of the style in the Shire.
5.	Ventnor House	135 Commercial Road	Yarram	Recommended during community consultation by the Yarram & District Historical Society, who suggested it was designed by prominent Melbourne architect Harold Desbrowe-Annear.

### *Places combined in the Schedule during Stage 1*

The following places in the Schedule were combined to form one place, as it was found during fieldwork that there was a clear physical or visual connection between the places which should be retained, or it was found during historical research that the places were historically connected. Therefore, these places benefited from being assessed together and combined as one citation, with one set of management guidelines. The aim was to assist future management and advice.

**Table 2.4 Places combined in the Schedule following Stage 1**

	Name	Address	Locality	Why the places were combined (to form one place) in the Schedule
1.	Blacksmith's House (added to Schedule) & <b>Blacksmiths &amp; Wheelwrights</b> & <b>Stables</b>	35 Main Street  37 Main Street  39 Main Street	Boisdale	The three buildings, located adjacent to one another, are historically and visually connected. The blacksmith's workshop and blacksmith's house were built at the same time for the same owner. The three buildings would benefit from one citation and the same management guidelines.
2.	Heyfield Primary School & Church of England, first	22-40 Temple Street  22-40 Temple Street	Heyfield	The Church of England (first) and Heyfield Primary School are both located on land managed by the Education Department, and the church now serves as a school building. The two places would benefit from one citation and one set of management guidelines.
3.	St John's Anglican Church & Quercus Cerris f. Laciniata (Cut Leaf Turkey Oak)	14 Church Street  14 Church Street	Maffra	The Turkey Oak is located on the property of St John's Anglican Church. There is a clear historic and visual connection. They would be better managed in the future, if combined in one citation.
4.	St Mary's Catholic Church & St Mary's Presbytery & St Mary's Catholic Church Hall	Duke Street  2 Duke Street  4-12 Duke Street (at St Mary's Primary School)	Maffra	The church and the presbytery were constructed at the same time, designed by the same architect, and are located adjacent to each other. What is now the Church Hall was the first Catholic Church. It is historically and visually connected to the Catholic Church buildings directly to the east. The three buildings would benefit from one citation and the same management guidelines.
5.	Post Office and Council Chambers (former) & Court House (former) (HO50)	64 Tyers Street  66 Tyers Street	Stratford	The former Court House is covered by HO50. A site inspection determined that the court house, council chambers and post office are physically connected. Historical research determined that the places were built at the same date as one complex and are

	Name	Address	Locality	Why the places were combined (to form one place) in the Schedule
				<p>historically connected. There is a clear historic and visual connection. They would be better managed in the future, if combined in one citation and one set of management guidelines.</p> <p>It was proposed that a new citation is completed to include both the post office and court house.</p> <p>We would recommend that the existing HO50 be amended to include the post office and council chambers buildings, supported by the documentation from this Study.</p>

## Stage 2 Revisions to the Schedule

### *Additional buildings and structures to a place*

During Stage 2 documentation, a number of additional structures and elements were added to places already listed on the Schedule. These additional structures (e.g. memorials, manses, halls, outbuildings, fences and trees) were identified when analysing the historical research and physical data and were found to have heritage significance.

For example, St John's Anglican Church in Maffra was initially listed in the schedule as 3 individual places (a church, lych gate and tree). This was combined in Stage 1 to form one place for documentation. However, after analysis of the historical research and physical data, the place assessment comprises over a dozen elements, including: the church, lych gate and opus sectile, hall, rectory and fence, particular memorials consisting of stained glass windows, timber Honour Roll, two trees including the Gallipoli Oak, columbarium and memorial fence.

### *Places combined in Stage 2*

#### *Lyons Street Beautification Trees and Memorial Reserve, Rosedale*

During Stage 2 documentation it was determined that the four Rosedale memorials formed a 'precinct' with the incontinuous row of Purple Leaved Dutch Elms, due to their historical and physical connections, located along the central median strip of Lyons Street. The approach of grouping the elements together in one assessment, with one Statement of Significance and one set of Management Guidelines was taken to assist and streamline future management and advice. These places were combined to form the one place – *the Lyons Street Beautification Trees and Memorial Reserve*.

## Places removed from the Schedule in Stages 1 & 2

The following places were removed from the Schedule in Stages 1 and Stage 2 of the Study, as they did not meet the threshold of significance for individual significance (as discussed in Section 2.2) due to their low level of integrity. The reasons why they were removed are detailed below.

**Table 2.5 Places Removed from the Schedule in Stages 1 & 2**

	Name	Address	Locality	When and why it was removed to the Schedule
1.	Memorial Hall	38-40 Macfarlane Street	Heyfield	<p><b>Removed in Stage 1</b></p> <p>During the site inspection, the hall was found to be substantially altered and no longer met the threshold for integrity and intactness required to be assessed as part of this Study.</p>
2.	Tinamba Hotel	4-6 Tinamba-Seaton Road	Tinamba	<p><b>Removed in Stage 2</b></p> <p>The building was found to be too altered from the original 1926 design. Alterations include the new verandah, the reduction of the eaves, the removal of the top of the parapet, and new windows.</p>
3.	Briagolong Hotel	10 Forbes Street	Briagolong	<p><b>Removed in Stage 2</b></p> <p>The building was found to be too altered and does not retain sufficient original fabric to the two main elevations. Alterations include the in-fill of the recessed portion between the two gabled bays, new weatherboard cladding to the Forbes Street elevation (including gabled bays), new openings to the southern bay, c1960s windows, Colorbond roof cladding and a c1980s verandah of a completely different design.</p> <p>Additional fieldwork was carried out, including an interior inspection, and it was found that Briagolong Hotel does retain sufficient external fabric and form to be protected as a contributory place in a potential Briagolong Commercial Heritage Precinct, therefore this report recommends a future study of the Briagolong commercial area, centered around the intersection of Avon Street and Freestone Creek Road.</p> <p>Whilst the building is currently one of the few operating timber hotels left in Gippsland, 'use' cannot be protected in the Heritage Overlay of a Planning Scheme and therefore it is not one of the criteria.</p>

## 3 KEY FINDINGS

### 3.1 Introduction

This chapter provides a description of the key findings of the Study. In summary:

- There are 67 individual heritage places assessed to be of local heritage significance. These are listed in Appendix A.1.
  - Interior controls are applied to most churches and some halls (see citations in Volume 2 for details).
  - The existing HO50 *Stratford Court House (former)* requires an amendment to include the Stratford Post Office and former Council Chambers.
- There is 1 place recommended for protection on the Wellington Planning Scheme with an Environmental Significance Overlay. This is listed in Section 3.2 & Appendix A.2.
- There are 3 individual places that were found not to meet the threshold for local individual significance during Stages 1 & 2. These are listed in Section 3.4 & Appendix A.3.

### 3.2 Places of local individual significance

All of the significant heritage places recommended for a Heritage Overlay (HO) in this Study are of local individual significance. 'Local Significance' includes those places that are important to a particular community or locality (Planning Practice Note *Applying the Heritage Overlay*). The places of Local significance within this Study are significant to a particular community, a particular town, or the Shire as a whole. It is important to note that some places may also have value at a state or national level. For example, the RSL Sub Branch Club Room in Briagolong, as well as the memorials held at the Mechanics Institute, Memorial Hall Complex in Maffra. In these cases, these places are recommended for further research, as noted in the citations in Volume 2.

#### Heritage Overlay

This Study has identified 67 individual heritage places that met the threshold for an individual Heritage Overlay, for local individual significance, when assessed against the HERCON criteria. The individual places are listed in Appendix A.1. The citations for each of these individual places are included in Volume 2 of this report.

#### *Add to existing HO50*

One of the 67 places, the Stratford Post Office and former Council Chambers, is recommended to be added to an existing Heritage Overlay – the adjacent Stratford Court House (HO50). This place, HO50, lacked heritage documentation. This Study found that the buildings were originally built as one complex and are historically related. As a result of the findings of this Study, it is recommended that the former court house, former council chambers and post office are included as one place under the existing HO50, supported by the documentation of this Report (see Volume 2).

#### *Planning Controls*

The application of planning controls is considered appropriate for all individually significant places, as they have fabric that requires protection and conservation. It is common practice for the extent of the registration to cover the whole of the property, as defined by the title boundaries for the place, particularly with town lots. Often, the boundary will extend over the title boundary of the place to include significant elements which extend into public space (e.g. verandahs over public footpaths) and require protection. Although the HO applies to

the whole site, it is acknowledged that not all elements within the site have heritage value however, this is detailed in the citation itself, particularly in the Statement of Significance and the Management Guidelines.

The place citations in Volume 2 specify the recommended planning controls and recommended HO boundary for each place.

### *Internal alterations controls*

The application of internal alterations controls is applied on a selective basis to special interiors of high significance, as defined in the Planning Practice Note *Applying the Heritage Overlay*. The interior controls have been recommended for most of the churches and halls as they not only have special spatial qualities and architectural details, but they are places usually paid for and used by the public since they were first built.

## **Environmental Significance Overlay**

This Study has identified 1 place worthy of an environment significance overlay:

- Moreton Bay Fig Tree (*Ficus macrophylla*), Johnson Street median strip, Maffra.

Documentation of the place resulted in no known historical or associative significance of the tree. However, the Fig Tree is an outstanding size and specimen. Therefore, it was determined that the place was better protected by an Environmental Significance Overlay.

## **3.3 Places of potential State or National significance**

The Study determined that some places, elements and objects are of potential state of national significance, in addition to their local significance. While these places, objects and items have been recommended for local protection, they require further investigation in each case to determine if a higher level of protection is appropriate.

This has been identified, and further detail provided in the place citations (Volume 2), while a summary is listed below.

### **Places of potential State or National significance**

<b>Place</b>	<b>Location</b>	<b>Why</b>
RSL Sub Branch Club Room	55-57 Avon St, Briagolong	Rare vernacular log cabin construction
Annie Whitelaw Grave	Briagolong Cemetery, 570 Boundary Road, Briagolong	Recognition of the contribution of the womanhood of Australia during World Wars
Stockwell's Building	275-281 Commercial Road, Yarram	Early intact cantilevered verandah
Yarram Club Hotel	287 Commercial Road, Yarram	Early intact cantilevered verandah

**Objects or items of potential State or National significance**

Object or item	Held/located where	Location
Collection of war memorabilia	RSL Sub Branch Club Room	55-57 Avon St, Briagolong
<i>Opus sectile</i> mosaic memorial (three part memorial)	Maffra Mechanics Institute, Memorial Hall Complex	150-158 Johnson St, Maffra
Cut-Leaf Turkey Oak ( <i>Quercus cerris</i> F. <i>Laciniata</i> )	St John's Anglican Church Complex	14 Church St, Maffra

### 3.4 Places not recommended

A total of three (3) places were found not to meet the threshold for local significance as an individual place, when assessed against the HERCON criteria. Typically, they had a low degree of integrity when compared to other similar places. This does not necessarily mean that the building is in poor condition, but that the original fabric was altered to the extent that it retained insufficient evidence of the historical value of the site.

**Places that did not meet the threshold of local individual significance:**

	Place	Address	Locality
1.	Memorial Hall	38-40 Macfarlane Street	Heyfield
2.	Tinamba Hotel	4-6 Tinamba-Seaton Road	Tinamba
3.	Briagolong Hotel	10 Forbes Street	Briagolong

Further detail is provided on these places in Table 2.5 (Section 2.6 Revisions to the Schedule). These places are not recommended for inclusion in the Heritage Overlay of the Wellington Planning Scheme as an individual place.

### 3.5 Stage 2 Consultation Feedback

Following the circulation of the draft place citations (as discussed in Section 2.5), a total of 19 submissions were received from Historical Societies, place owners and managers, and particular authorities. Submissions were received in hardcopy format (printed surveys), one online survey submission, via email and phone call to Council. Some submitters made comments on a more than one citation.

Council and the consultants took a collaborated approach in responding to the queries and statements, from the stakeholders. The following tables summarises the main types of submissions received and the actions taken by either Council or the consultants.

Submission type	Action taken
Commended the place citations and their accuracy, and the detail of the management guidelines	Council and the consultants noted this and recorded the response.
Voiced their opinion of the application of a Heritage Overlay	Council noted this and recorded the response.

Amended or added historical facts, some of which included photographic evidence.	The consultants analysed the new information and amended the citation accordingly.
Provided further detail or amended points in the description of the physical fabric	The consultants analysed the new information and amended the citation accordingly.
Requested information about heritage funding	Council responded to the submitter.
Requested a change to the recommended Heritage Overlay boundary	The consultants considered the request, and adjusted the boundary if appropriate and consistent with the approach of this Study.
Voiced concerns about the management guidelines – impractical or not economical	Council and the consultants amended the introduction to the management guidelines section, to state more explicitly that the owners are not obliged to undertake the listed restoration works, and that the guidelines provided recommendations only, when works are proposed.
A historical society questioned the outcome and recommendations for some places within their region	The consultants discussed these questions with the submitter and then ensured the reasons for particular outcomes were explicit in this Report.

Submissions were received in relation to the following places:

	Place	Address	Locality
1.	St George's Anglican Memorial Church	6 Boisdale-Valencia Creek Road	Boisdale
2.	General Store, Bakery (former) and House	30 & 32-34 Main Street	Boisdale
3.	Boisdale Public Hall & Memorials	42-44 Main Street	Boisdale
4.	ANZAC Park and Fallen Soldiers' Memorial	23 Avon Street	Briarolong
5.	Annie Whitelaw Grave	Briarolong Cemetery, 570 Boundary Road	Briarolong
6.	Briarolong Uniting Church and Dutch Elm	4 Church Street	Briarolong
7.	Coffee Palace (former)	39 Forbes Street	Briarolong
8.	Angus McMillan Memorial and Pencil Pines	Maffra-Briarolong Road (Road Reserve)	Bushy Park
9.	Christ Church and Lock-up	8-10 Church Street	Cowwarr
10.	Cricket Club Hotel	18-20 Main Street	Cowwarr

11.	Police Station (former)	6 MacFarlane Street	Heyfield
12.	Heyfield Uniting Church and Memorial	46 Macfarlane Street	Heyfield
13.	Maffra Soldiers' Memorial	Johnson Street (road reserve, in front of no. 150-158)	Maffra
14.	Young's Arcade	160 Johnson Street	Maffra
15.	Lyons Street Beautification Trees and Memorial Reserve	Lyons Street (median strip)	Rosedale
16.	Exchange Hotel (former)	2-10 Prince Street	Rosedale
17.	Bank of Australasia (former)	25-27 Prince Street	Rosedale
18.	St Rose of Lima Catholic Church	4-6 Queen Street	Rosedale
19.	Presbyterian Manse (former) & Cork Oak	44 Queen St	Rosedale
20.	St Andrews Uniting Church	48-52 Queen St	Rosedale
21.	Mechanics Institute and Boer Memorial Plaque	17 Hobson St	Stratford
22.	Bakery (former), Shop and Residence	20 Tyers Street	Stratford
23.	Stratford Post Office, Court house (former) and Council Chambers (former) (AMEND HO50)	64-66 Tyers Street	Stratford
24.	Yarram Soldiers' Memorials	Commercial Road (road reserve)	Yarram
25.	Ventnor house and former surgery, and Palms	135 Commercial Road	Yarram
26.	Federal Coffee Palace (former)	303-305 Commercial Road	Yarram

## 3.6 Study limitations

The following limitations were identified during the course of the Study.

- The budget for the Study allowed for a limited number of places to be assessed. Ultimately, the Schedule was refined to include places that were geographically clustered, were of high integrity, likely to have social significance, and had a prima-facie case for significance. As a result, there are still over 500 High Priority places to be assessed in Wellington Shire, as classified by *Wellington Shire Heritage Study: Stage 1*. And a remaining 1,203 places of other classifications.
- Not all interiors of halls and churches could be accessed. The interiors of these places are often very significant and in its place, recent photographs of the interiors were sourced from historical societies to inform the assessments and recommendations.
- The budget did not allow for the Management Guidelines, to be cross-referenced with additional relevant photographs in the Study, to illustrate areas that required attention. It is hoped that the descriptive instructions and cross referencing to the other photos in the citation, will provide sufficient guidance for owners and managers.
- The budget did not allow for the research and development of a precinct in Briagolong to protect the Briagolong Hotel as a contributory place, and other worthy historic buildings around the intersection of Avon Street and Freestone Creek Road.

## 4 RECOMMENDATIONS

### 4.1 Introduction

This section provides key recommendations of the Study, which are considered to be fundamental to the achievement of an effective Heritage Strategy for the municipality.

The recommendations include:

- The adoption of the *Wellington Shire Stage 2 Heritage Study* (2016).
- The implementation of the *Wellington Shire Stage 2 Heritage Study* (2016), as listed in Section 4.3.
- Update the necessary Planning Policy, as listed in Section 4.3.
- Action further works, as listed in Section 4.4.

### 4.2 Adoption of Heritage Study

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

- *Volume 1 – Key Findings & Recommendations (this report)*
- *Volume 2 – Heritage Place Citations.*

### 4.3 Implementation of Study

#### Planning Scheme Amendment

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

- Add the places assessed as being of local significance listed in Appendix A.1, as individual places to the Heritage Overlay (HO) of the Wellington Planning Scheme.
- Amend the existing HO50 *Stratford Court House (former)* to include the Stratford Post Office and former Council Chambers.
- Add the place assessed as being of local significance listed in Appendix A.2, as an individual place to the Environmental Significance Overlay (ESO) of the Wellington Planning Scheme.
- Update Wellington Planning Scheme Local Planning Policy Framework Cl.21.20 Reference Documents to include the *Wellington Shire Stage 2 Heritage Study 2016*.
- Update Wellington Planning Scheme Local Planning Policy Framework Cl.22.03 to include *Wellington Shire Stage 2 Heritage Study 2016* as a Policy reference.

A draft Schedule to the Heritage Overlay is prepared in Appendix D, to form part of the future planning scheme amendment.

### 4.4 Further work

It is recommended that the following work be undertaken as follows:

- Make the Final *Wellington Shire Stage 2 Heritage Study* (September 2016) publicly available for download on Council's website.
- For those places that are Council-owned or managed, it is recommended that Council workshop the findings of the Study with relevant council staff including (but not limited to) asset managers, maintenance employees of council facilities, planning staff and the coordinator of community committees of management. The findings of the

Study, and particularly the Management Guidelines, need to be known and the implications understood, even prior to the amendment to the planning scheme.

- Compile a Heritage Watch List of all places identified in the Wellington Shire Stage 1 Heritage Study (Context 2005) identified as either a High, Medium and Low Priority place for assessment, including Precincts (and the heritage places included within the precincts). This list should be drawn from Stage 1 Volume 3: Heritage Places access database, as Low Priority places are not listed in Vol 1 of the Stage 1 Study. This list should include those places noted in this study but not assessed, but exclude the 72 places assessed as part of this Stage 2 Study.
  - This will assist Council officers responding to owners or public about the potential heritage significance of a place, especially pre purchase.
- Update the Shire's Monument Register and Trees Register with the documentation from this Study for applicable places, so that future works and maintenance will be aware of their cultural heritage significance and the management guidelines.
- Conduct further research of those places, objects and items that have been identified as of potential state or national significance, as listed in Section 3.3.

## Thematic Environmental History

The thematic environmental history sets out key themes that have influenced the historical development of the municipality since first contact between Aboriginal and European people. It provides a context for the identification and documentation of places, by isolating key themes in the Shire's historical development, but can omit some typologies. It is recommended that the Thematic Environmental History (Context 2005) is reviewed and updated to include a more comprehensive range of typologies that illustrate the development of the Shire. The Thematic Environmental History was not reviewed as part of the 2016 Stage 2 Study, as it is recommended that this occur after the completion of other Stage 2 Heritage Studies within the Shire, for a more uniform and comprehensive approach.

## Further Assessment of Places

It is recommended that further Stage 2 heritage studies are conducted to assess the high number of places of potential cultural significance throughout the Shire, as identified in the Stage 1 Study, that are not yet protected by a Heritage Overlay. Following this study, which assessed a limited number of places in ten localities in the Shire, there are still over 500 High Priority places to be assessed, as classified by *Wellington Shire Heritage Study: Stage 1*, and a remaining 1,203 places of other classifications.

It is recommended that a study of the potential Briagolong Commercial Heritage Precinct be undertaken to protect the Briagolong Hotel as a contributory place.

## APPENDIX A – SCHEDULE OF PLACES ASSESSED BY STUDY

### A.1. Local significance – Individual Places recommended for an Individual Heritage Overlay

The citations for each place are in Volume 2.

	Place	Address	Locality
<b>BOISDALE</b>			
1.	St George's Anglican Memorial Church	6 Boisdale-Valencia Creek Road	Boisdale
2.	Boisdale Uniting Church (former)	1 Main Street	Boisdale
3.	General Store, Bakery (former) and House	30 & 32-34 Main Street	Boisdale
4.	Stables, Blacksmiths & Wheelwrights and blacksmith's house (former)	35-39 Main Street	Boisdale
5.	Boisdale Public Hall & Memorials	42-44 Main Street	Boisdale
<b>BRIAGOLONG</b>			
6.	St Patrick's Catholic Church	1 Avon Street	Briagolong
7.	ANZAC Park and Fallen Soldiers' Memorial	23 Avon Street	Briagolong
8.	RSL Sub Branch Club Room	55-57 Avon Street	Briagolong
9.	Annie Whitelaw Grave	Briagolong Cemetery, 570 Boundary Road	Briagolong
10.	Briagolong Uniting Church and Dutch Elm	4 Church Street	Briagolong
11.	All Saints Anglican Church Complex	14 Church Street	Briagolong
12.	Coffee Palace (former)	39 Forbes Street	Briagolong
<b>BUSHY PARK</b>			
13.	Angus McMillan Memorial and Pencil Pines	Maffra-Briagolong Road (Road Reserve)	Bushy Park
<b>COWWARR</b>			
14.	Christ Church and Lock-up	8-10 Church Street	Cowwarr

	<b>Place</b>	<b>Address</b>	<b>Locality</b>
15.	St Brigid's Catholic Church Complex	13-19 Church Street	Cowwarr
16.	Cricket Club Hotel	18-20 Main Street	Cowwarr
17.	Cowwarr Public Hall & Memorials	31-33 Main Street	Cowwarr
<b>HEYFIELD</b>			
18.	Heyfield Soldiers' Memorial and Pencil Pines	George Street	Heyfield
19.	St Michael's Catholic Church	2-6 George Street	Heyfield
20.	Railway Hotel	24 George Street	Heyfield
21.	Police Station (former)	6 MacFarlane Street	Heyfield
22.	Heyfield Uniting Church and Memorial	46 Macfarlane Street	Heyfield
23.	Post Office (former)	7 Temple Street	Heyfield
24.	St James Anglican Soldiers Memorial Church & Memorials	15 Temple Street	Heyfield
25.	Heyfield Primary School & 1875 Church of England (former)	22-40 Temple Street	Heyfield
26.	Commercial Hotel	66 Temple Street	Heyfield
<b>MAFFRA</b>			
27.	Beet Sugar Factory Office (former) and Weighbridge	Apex Park, McMahon Drive	Maffra
28.	St John's Anglican Church Complex	14 Church Street	Maffra
29.	St Mary's Catholic Church Complex	Duke Street	Maffra
30.	Maffra Soldiers' Memorial	Johnson Street (road reserve, in front of no. 150-158)	Maffra
31.	Macalister Hotel	2 Johnson Street	Maffra
32.	Commercial Bank of Australia (former)	50 Johnson Street	Maffra
33.	Metropolitan Hotel (former)	95 Johnson Street	Maffra
34.	Maffra Hotel	122 Johnson Street	Maffra
35.	Mechanics Institute, Memorial Hall Complex	150-158 Johnson Street &	Maffra

	<b>Place</b>	<b>Address</b>	<b>Locality</b>
	and Memorials	11-15 Foster Street	
36.	Young's Arcade	160 Johnson Street	Maffra
37.	St Andrew's Uniting Church	7 Pearson Street	Maffra
<b>ROSEDALE</b>			
38.	Rosedale Shire Offices (former) and English Elms	1-3 Cansick Street	Rosedale
39.	McCarthy House	10 Cansick Street	Rosedale
40.	Lyons Street Beautification Trees and Memorial Reserve	Lyons Street (median strip)	Rosedale
41.	Exchange Hotel (former)	2-10 Prince Street	Rosedale
42.	Bank of Australasia (former)	25-27 Prince Street	Rosedale
43.	St Rose of Lima Catholic Church	4-6 Queen Street	Rosedale
44.	Presbyterian Manse (former) & Cork Oak	44 Queen St	Rosedale
45.	St Andrews Uniting Church	48-52 Queen St	Rosedale
<b>STRATFORD</b>			
46.	Mechanics Institute and Boer Memorial Plaque	17 Hobson St	Stratford
47.	Holy Trinity Anglican Church, Hall, Rectory & Memorials	Lot 8 (LP215327) & 28 McFarlane Street	Stratford
48.	St Patricks Catholic Church	2 Merrick Street	Stratford
49.	Stratford Railway Station and Crane	Railway Reserve Road & McFarlane Street	Stratford
50.	Stratford Soldiers' Park and Soldiers' Memorial	Tyers Street	Stratford
51.	Bakery (former), Shop and Residence	20 Tyers Street	Stratford
52.	Carter's Corner and Residence	23 Tyers Street	Stratford
53.	State Savings Bank (former)	58 Tyers Road	Stratford
54.	Stratford Post Office, Court house (former) and Council Chambers (former) (AMEND HO50)	64-66 Tyers Street	Stratford
<b>TINAMBA</b>			

	<b>Place</b>	<b>Address</b>	<b>Locality</b>
55.	St Matthews Anglican Memorial Church, Memorials & Trees	11 Tinamba-Seaton Road	Tinamba
<b>YARRAM</b>			
56.	St Mary's Catholic Church and Presbytery	5 Buckley Street	Yarram
57.	Mechanics Institute	2-4 Church Road	Yarram
58.	Yarram Soldiers' Memorials	Commercial Road (road reserve)	Yarram
59.	Holy Trinity Anglican Memorial Church & Memorials	95-99 Commercial Road	Yarram
60.	St Andrews Uniting Church and Hall	109-113 Commercial Road	Yarram
61.	Ventnor house and former surgery, and Palms	135 Commercial Road	Yarram
62.	Regent Theatre	208-212 Commercial Road	Yarram
63.	Yarram Post Office	216 Commercial Road	Yarram
64.	Stockwell's Building	275-281 Commercial Road	Yarram
65.	Yarram Club Hotel	287 Commercial Road	Yarram
66.	Union Bank of Australia (former)	290-292 Commercial Road	Yarram
67.	Federal Coffee Palace (former)	303-305 Commercial Road	Yarram

## **A.2. Local significance – Places recommended for Environmental Significance Overlay**

The citation for this place is in Volume 2.

	<b>Place</b>	<b>Address</b>	<b>Locality</b>
1.	Moreton Bay Fig Tree ( <i>Ficus macrophylla</i> )	Johnson Street (median strip, in front of 88 Johnson Street)	Maffra

### A.3. Low or No significance –Places that did not meet threshold of Individual Significance

No citations are included in Volume 2 for these places.

	<b>Place</b>	<b>Address</b>	<b>Locality</b>
1.	Briagolong Hotel	10 Forbes St	Briagolong
2.	Heyfield Memorial Hall	38-40 Macfarlane Street	Heyfield
3.	Tinamba Hotel	4-6 Tinamba-Seaton Road	Tinamba

## **APPENDIX B – HERCON CRITERIA**

## Heritage Council Criteria for the Assessment of Cultural Heritage Significance

### Introduction

The following assessment criteria were adopted by the Heritage Council of Victoria at its meeting on 7 August 2008, and replace the previous criteria adopted by the Heritage Council on 6 March 1997.

### Criteria

- Criterion A** Importance to the course, or pattern, of Victoria's cultural history
- Criterion B** Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
- Criterion C** Potential to yield information that will contribute to an understanding of Victoria's cultural history.
- Criterion D** Importance in demonstrating the principal characteristics of a class of cultural places or objects.
- Criterion E** Importance in exhibiting particular aesthetic characteristics.
- Criterion F** Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Criterion G** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
- Criterion H** Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

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## **APPENDIX C – LIST OF HERMES RECORDS**

## Heritage Study Recommendations Summary

**For:** Wellington Shire

**Heritage Study:** Wellington - Wellington Shire Stage 2 Heritage Study 2016

**Study conducted by:** Heritage Intelligence Pty Ltd

**Date:** 2016

**Recommendations Summary Date:** 27 May 2016



Hermes No	Name of Heritage Place Location / Address	Type of Place	Heritage area / Precinct name	Study Grading	Recommendations:		
					VHR	HI	PS Other (HO)
128071	St George's Anglican Memorial Church 6 BOISDALE-VALENCIA CREEK ROAD BOISDALE	Memorial War Memorial Church		Local	No	No	Yes
128785	Boisdale Uniting Church (former) 1 MAIN STREET BOISDALE	Church		Local	No	No	Yes
199566	General Store, Bakery (former) and House 30 & 32-34 MAIN STREET BOISDALE	Bakery House Shop		Local	No	No	Yes
128793	Stables, Blacksmiths & Wheelwrights and Blacksmith's House (former) 35-39 MAIN STREET BOISDALE	Stables Blacksmith Wheelwright Shop House		Local	No	No	Yes
128630	Boisdale Public Hall & Memorials 42-44 MAIN STREET BOISDALE	Hall Public Memorial		Local	No	No	Yes
127897	St Patrick's Catholic Church 1 AVON STREET BRIAGOLONG	Church		Local	No	No	Yes
127723	ANZAC Park and Soldiers' Memorial			Local	No	No	Yes

Hermes No	Name of Heritage Place Location / Address	Type of Place	Heritage area / Precinct name	Study Grading	Recommendations:			
					VHR	HI	PS	Other (HO)
	23 AVON STREET BRIAGOLONG	War Memorial Reserve						
127720	RSL Sub Branch Club Room 55-57 AVON STREET BRIAGOLONG	Hall RSL		Local	No	No	Yes	
199567	Annie Whitelaw Grave 570 BOUNDARY ROAD (BRIAGOLONG CEMETERY) BRIAGOLONG	Grave surrounds/Iron railing War Memorial		Local	No	No	Yes	
127898	All Saints Anglican Church Complex 14 CHURCH STREET BRIAGOLONG	War Memorial Tree groups - street Church		Local	No	No	Yes	
127899	Briagolong Uniting Church and Dutch Elm 4 CHURCH STREET BRIAGOLONG	Tree Church		Local	No	No	Yes	
128090	Briagolong Hotel 10 FORBES STREET BRIAGOLONG	Hotel		Contributory	No	No	No	Recommended as Contributory in future Briagolong Commercial Centre Precinct.
127711	Coffee Palace (former) 39 FORBES STREET BRIAGOLONG	Coffee Palace		Local	No	No	Yes	
128794	Angus McMillan Memorial and Pencil Pines MAFFRA-BRIAGOLONG ROAD (ROAD RESERVE) BUSHY PARK	Memorial Tree		Local	No	No	Yes	
128924	St Brigid's Catholic Church Complex 13-19 CHURCH STREET COWWARR	Church Church Hall Presbytery/Rectory/ Vicarage/Manse		Local	No	No	Yes	

Hermes No	Name of Heritage Place Location / Address	Type of Place	Heritage area / Precinct name	Study Grading	Recommendations:		
					VHR	HI	PS (HO)
128935	Christ Church and lock-up 8-10 CHURCH STREET COWWARR	Gaol/Lock-up Church		Local	No	No	Yes
127655	Cricket Club Hotel 18-20 MAIN STREET COWWARR	Hotel		Local	No	No	Yes
128934	Cowwarr Public Hall & Memorials 31-33 MAIN STREET COWWARR	Hall Public Memorial		Local	No	No	Yes
127744	Heyfield Soldiers' Memorial and Pencil Pines GEORGE STREET HEYFIELD	Memorial Tree		Local	No	No	Yes
127779	St Michael's Catholic Church 2-6 GEORGE STREET HEYFIELD	Church		Local	No	No	Yes
127881	Railway Hotel 24 GEORGE STREET HEYFIELD	Hotel		Local	No	No	Yes
127769	Police Station (former) 6 MACFARLANE ST HEYFIELD	Police station Police stables House		Local	No	No	Yes
127603	Heyfield Memorial Hall 38-40 MACFARLANE STREET HEYFIELD	Memorial		No Signif.	No	No	No
127771	Heyfield Uniting Church and Memorial 46 MACFARLANE STREET HEYFIELD	Church		Local	No	No	Yes
127605	St James Anglican Soldiers Memorial Church & Memorials 15 TEMPLE STREET HEYFIELD	Memorial Church					

Hermes No	Name of Heritage Place Location / Address	Type of Place	Heritage area / Precinct name	Study Grading	Recommendations:		
					VHR	HI	PS Other (HO)
127914	Heyfield Primary School and 1875 Church of England (former) 22-40 TEMPLE STREET HEYFIELD	School - State (public) Church		Local	No	No	Yes
127767	Commercial Hotel 66 TEMPLE STREET HEYFIELD	Hotel		Local	No	No	Yes
127780	Post Office (former) 7 TEMPLE STREET HEYFIELD	Post Office		Local	No	No	Yes
127879	St John's Anglican Church Complex 14 CHURCH STREET MAFFRA	Memorial Tree Church Church Hall Presbytery/Rectory/ Vicarage/Manse		Local	No	No	Yes
127878	St Mary's Catholic Church Complex DUKE STREET MAFFRA	Church Presbytery/Rectory/ Vicarage/Manse		Local	No	No	Yes
199568	Maffra Soldiers' Memorial JOHNSON STREET MAFFRA	Memorial War Memorial		Local	No	No	Yes
127882	Maffra Hotel 122 JOHNSON STREET MAFFRA	Sports Club Hotel		Local	No	No	Yes
127876	Mechanics Institute, Memorial Hall Complex and Memorials 11-15 FOSTER STREET MAFFRA 150-158 JOHNSON STREET MAFFRA	Hall Public Mechanics' Institute		Local	No	No	Yes

Hermes No	Name of Heritage Place Location / Address	Type of Place	Heritage area / Precinct name	Study Grading	Recommendations:			
					VHR	HI	PS	Other (HO)
127549	Young's Arcade 160 JOHNSON STREET MAFFRA	Arcade		Local	No	No	Yes	
128639	Macalister Hotel 2 JOHNSON STREET MAFFRA	Hotel		Local	No	No	Yes	
128640	Commercial Bank of Australia (former) 50 JOHNSON STREET MAFFRA	Bank		Local	No	No	Yes	
128641	Metropolitan Hotel 95 JOHNSON STREET MAFFRA	Hotel		Local	No	No	Yes	
127547	Moreton Bay Fig Tree (Ficus macrophylla)  JOHNSON STREET MEDIAN STRIP (in front of 88 Johnson St) MAFFRA	Tree			No	No	No	Recommended for an Environmental Significance Overlay (ESO).
129080	Beet Sugar Factory Office (former) and Weighbridge MCMAHON DRIVE (APEX PARK) MAFFRA	Industrial Office/Admin Building Other - Manufacturing & Processing		Local	No	No	Yes	
128642	St Andrew's Uniting Church 7 PEARSON STREET MAFFRA	Church		Local	No	No	Yes	
129203	Rosedale Shire Offices (former) & English Elms 1-3 CANSICK STREET ROSEDALE	Council Chambers Tree		Local	No	No	Yes	
129193	McCarthy House 10 CANSICK STREET ROSEDALE	House		Local	No	No	Yes	
129221	Lyons Street Beautification Trees and Memorial Reserve			Local	No	No	Yes	

Hermes No	Name of Heritage Place Location / Address	Type of Place	Heritage area / Precinct name	Study Grading	Recommendations:		
					VHR	HI	PS Other (HO)
	LYONS STREET (MEDIAN STRIP) ROSEDALE	Memorial Park or Garden Precinct					
129219	Exchange Hotel (former) 2-10 PRINCE STREET ROSEDALE	Hotel		Local	No	No	Yes
129215	Bank of Australasia (former) 25-27 PRINCE STREET ROSEDALE	Bank		Local	No	No	Yes
128806	St Rose of Lima Catholic Church 4-6 QUEEN STREET ROSEDALE	Church		Local	No	No	Yes
129206	Presbyterian Manse (former) & Cork Oak 44 QUEEN STREET ROSEDALE	Tree Presbytery/Rectory/ Vicarage/Manse		Local	No	No	Yes
129207	St Andrews Uniting Church 48-52 QUEEN STREET ROSEDALE	Church		Local	No	No	Yes
127658	Mechanics Institute and Boer Memorial Plaque 17 HOBSON STREET STRATFORD	Mechanics' Institute War Memorial		Local	No	No	Yes
128073	Holy Trinity Anglican Church, Hall, Rectory & Memorials 28 MCFARLANE STREET STRATFORD	Memorial Church Presbytery/Rectory/ Vicarage/Manse		Local	No	No	Yes
128075	St Patrick's Catholic Church 2 MERRICK STREET STRATFORD	Church		Local	No	No	Yes
127657	Stratford Railway Station and Crane MCFARLANE STREET STRATFORD RAILWAY RESERVE ROAD STRATFORD	Goods shed/crane Railway Platform/ Station		Local	No	No	Yes

Hermes No	Name of Heritage Place Location / Address	Type of Place	Heritage area / Precinct name	Study Grading	Recommendations:		
					VHR	HI	PS Other (HO)
128667	Stratford Soldiers' Park and Soldiers' Memorial TYERS STREET STRATFORD	War Memorial Reserve		Local	No	No	Yes
127868	Bakery (former), Shop and Residence 18 TYERS STREET STRATFORD	Bakery House Shop		Local	No	No	Yes
127695	Carter's Corner and Residence 23 TYERS STREET STRATFORD	House Shop		Local	No	No	Yes
127714	State Savings Bank (former) 58 TYERS STREET STRATFORD	Bank		Local	No	No	Yes
128623	Stratford Post Office, Court house (former) and Council Chambers (former) 64-66 TYERS STREET STRATFORD	Council Chambers Court House Post Office		Local	No	No	Yes
199578	St Matthews Anglican Memorial Church, Memorials & Trees 11 TINAMBA-SEATON ROAD TINAMBA	Memorial War Memorial Church		Local	No	No	Yes
127872	Tinamba Hotel 4-6 TINAMBA-SEATON ROAD TINAMBA	Hotel		No Signif.	No	No	No
128732	St Mary's Catholic Church and Presbytery 5 BUCKLEY STREET YARRAM	Church Presbytery/Rectory/ Vicarage/Manse		Local	No	No	Yes
128728	Yarram Mechanics Institute			Local	No	No	Yes

Hermes No	Name of Heritage Place Location / Address	Type of Place	Heritage area / Precinct name	Study Grading	Recommendations:		
					VHR	HI	PS Other (HO)
	2-4 CHURCH ROAD YARRAM	Mechanics' Institute					
128066	St Andrews Uniting Church and Hall 109-113 COMMERCIAL RD YARRAM	Church Church Hall		Local	No	No	Yes
128065	Holy Trinity Anglican Memorial Church & Memorials 95-99 COMMERCIAL RD YARRAM	War Memorial Church		Local	No	No	Yes
128744	Ventnor house and former surgery, and Palms 135 COMMERCIAL ROAD YARRAM	Tree House		Local	No	No	Yes
129121	Regent Theatre 208-212 COMMERCIAL ROAD YARRAM	Cinema Theatre		Local	No	No	Yes
199581	Yarram Post Office 216 COMMERCIAL ROAD YARRAM	Post Office		Local	No	No	Yes
128895	Stockwell's Building 275-281 COMMERCIAL ROAD YARRAM	Shop		Local	No	No	Yes
128820	Yarram Club Hotel 287 COMMERCIAL ROAD YARRAM	Hotel		Local	No	No	Yes
128084	Union Bank of Australia (former) 290-292 COMMERCIAL ROAD YARRAM	Bank		Local	No	No	Yes
128890	Federal Coffee Palace (former) 303-305 COMMERCIAL ROAD YARRAM	Coffee Palace		Local	No	No	Yes
128668	Yarram Soldiers' Memorials COMMERCIAL ROAD (ROAD RESERVE) YARRAM	War Memorial		Local	No	No	Yes

Hermes No	Name of Heritage Place Location / Address	Type of Place	Heritage area / Precinct name	Study Grading	Recommendations:			
					VHR	HI	PS	Other (HO)

**71 Place(s) Reported**

**Total Recommendations**

0 0 66 2

# **APPENDIX D – DRAFT SCHEDULE TO THE HERITAGE OVERLAY**

11/02/2016  
C93**SCHEDULE TO THE HERITAGE OVERLAY**

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
<b>ALBERTON</b>									
HO3	<i>Mareen</i> Banks Street, Alberton (Town Lot 5/2)	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO8	<i>House</i> Danger Street, Alberton	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO11	<i>Eabon Eabon</i> Hawdon Street, Alberton (Part CA 4/17)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO1	<i>House</i> Johnson Street (Manns Beach Road), Alberton (Part CA A/2)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO2	<i>House</i> 60 Johnson Street (Manns Beach Road), Alberton (CA 6-Section3)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO7	<i>House</i> Kirksop Street, Alberton (Town Lot 17/3)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO22	<i>House</i> Old Port Road, Alberton (CA 67D)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO12	<i>Alberton Butter Factory (former)</i> Russell Street, Alberton (Lot 4/17)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO6	<i>House</i> Streleski Street, Alberton (Town lots 1 & 2/3)	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO5	<i>Store &amp; residence</i> Turnbull Street, Alberton (Town lot 19/2)	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO9	<i>House</i> Turnbull Street, Alberton (Town lot Part CA 1/7)	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO10	<i>Victoria Hotel</i> 53 Turnbull Street, Alberton (Part CA 3/9)	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO13	<i>Farm House</i> Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO14	<i>House</i> Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO15	<i>House</i> Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 100)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO248	<i>Alberton Cemetery</i> 214 Yarram-Port Albert Road, Port Albert	No	No	Yes	Yes	No	No	Alberton Cemetery Incorporated Plan	No
<b><u>BOISDALE</u></b>									
<u>HOXX</u>	<u><i>St George's Anglican Memorial Church</i></u> <u>6 Boisdale-Valencia Creek Road, Boisdale</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes, White Cedar tree (Melia azedarach), 1950s Camellia tree, and Silver Birch (Betula pendula)</u>	<u>Yes, brick fence and gates</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Boisdale Uniting Church (former)</i></u> <u>1 Main Street, Boisdale</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes, WC building</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>General Store, Bakery (former) and House</i></u> <u>30 &amp; 32-34 Main Street, Boisdale</u>	<u>Yes</u>	<u>Yes, oven and doors in bakery</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Stables, Blacksmiths &amp; Wheelwrights and blacksmith's house (former)</i></u> <u>35-39 Main Street, Boisdale</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>Yes, fence at no. 35 Main St</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Boisdale Public Hall &amp; Memorials</i></u> <u>42-44 Main Street, Boisdale</u>	<u>Yes</u>	<u>Yes - entry, stage and hall only</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>Not assessed</u>

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
<b>BRIAGOLONG</b>									
<a href="#">HOXX</a>	<a href="#">St Patrick's Catholic Church 1 Avon Street, Briagolong</a>	<a href="#">Yes</a>	<a href="#">Yes</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	=	<a href="#">Not assessed</a>
HO78	<i>Mechanics' Institute and Collection</i> 9-11 Avon Street, Briagolong	-	-	-	-	Yes Ref No H550	Yes		No
<a href="#">HOXX</a>	<a href="#">ANZAC Park and Fallen Soldiers' Memorial 23 Avon Street, Briagolong</a>	<a href="#">Yes, including cleaning</a>	<a href="#">No</a>	<a href="#">Yes</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	=	<a href="#">Not assessed</a>
<a href="#">HOXX</a>	<a href="#">RSL Sub Branch Club Room 55-57 Avon Street, Briagolong</a>	<a href="#">Yes</a>	<a href="#">Yes</a>	<a href="#">No</a>	<a href="#">Yes, Gillio's Gate</a>	<a href="#">No</a>	<a href="#">No</a>	=	<a href="#">Not assessed</a>
<a href="#">HOXX</a>	<a href="#">Annie Whitelaw Memorial Grave Briagolong Cemetery, 570 Boundary Road, Briagolong</a>	<a href="#">Yes, including cleaning</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">Yes, stone and cast iron fence to the Annie Whitelaw grave</a>	<a href="#">No</a>	<a href="#">No</a>	=	<a href="#">Not assessed</a>
<a href="#">HOXX</a>	<a href="#">Briagolong Uniting Church and Dutch Elm 4 Church Street, Briagolong</a>	<a href="#">Yes</a>	<a href="#">No</a>	<a href="#">Yes, Dutch Elm</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	=	<a href="#">Not assessed</a>
<a href="#">HOXX</a>	<a href="#">All Saints Anglican Church Complex 14 Church Street, Briagolong</a>	<a href="#">Yes</a>	<a href="#">Yes - 1908 church porch, nave and chancel</a>	<a href="#">Yes - Algerian Oak, Blue Cedar</a>	<a href="#">Yes - 1884 church, 1908 vestry, front fence and gates</a>	<a href="#">No</a>	<a href="#">No</a>	=	<a href="#">Not assessed</a>
<a href="#">HOXX</a>	<a href="#">Coffee Palace (former) 39 Forbes Street, Briagolong</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	=	<a href="#">Not assessed</a>
HO79	<i>Mount View</i> Gorge Road, Briagolong	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

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<b>BUNDALAGUAH</b>									
HO77	Primary School No. 1107 Maffra-Sale Road, Bundalaguah	Yes	Yes	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
	<b><u>BUSHY PARK</u></b>								
<u>HOXX</u>	<u>Angus McMillan Memorial and Pencil Pines</u> <u>Maffra-Briagolong Road (Road Reserve), Bushy Park</u>	<u>Yes, including cleaning</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	=	<u>Not assessed</u>
<b>CLYDEBANK</b>									
HO54	<i>Clydebank Bridge Scarred Trees</i> <i>Bengworden Road, Clydebank</i> Comprises the trees and approximately 150 ha of land.	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
<b>COWWARR</b>									
<u>HOXX</u>	<u>Christ Church and Lock-up</u> <u>8-10 Church Street, Cowwarr</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes, Elm</u>	<u>Yes, lock-up</u>	<u>No</u>	<u>No</u>	=	<u>Not assessed</u>
<u>HOXX</u>	<u>St Brigid's Catholic Church Complex</u> <u>13-19 Church Street, Cowwarr</u>	<u>Yes</u>	<u>Yes - church porch, nave &amp; chancel</u>	<u>No</u>	<u>Yes - front fence and gates</u>	<u>No</u>	<u>No</u>	=	<u>Not assessed</u>
HO67	<i>Homeview</i> Heyfield Road, Cowwarr	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
<u>HOXX</u>	<u>Cricket Club Hotel</u> <u>18-20 Main Street, Cowwarr</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	=	<u>Not assessed</u>

WELLINGTON PLANNING SCHEME

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<u>HOXX</u>	<u><i>Cowwarr Public Hall &amp; Memorials</i></u> <u>31-33 Main Street, Cowwarr</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes, front fence</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
HO66	<i>Cowwarr Butter Factory (former)</i> Traralgon-Maffra Road, Cowwarr	-	-	-	-	Yes Ref No H1282	No		No
<b>DARGO</b>									
HO48	<i>Connelly's Inn (Old Hotel)</i> Dargo High Plains Road, Dargo	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO107	<i>Grant Historic Area</i> McMillans Road, Dargo	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO115	<i>Good Hope Quartz Goldmining Precinct</i> McMillan Track, Grant Historic Area, Wongungarra	-	-	-	-	Yes Ref No H1268	No		No
HO113	<i>Harrisons Cut Gold Diversion Site</i> Upper Dargo Road, Dargo	-	-	-	-	Yes Ref No H1263	No		No
HO114	<i>Jungle Creek Gold Mining Diversion Sluice</i> , Grant Historic Area, Dargo	-	-	-	-	Yes Ref No H1258	No		No
<b>FULHAM</b>									
HO59	<i>Fulham Park</i> Myrtlebank Road, Fulham	-	-	-	-	Yes Ref No H331	No		No
<b>GLENCAIRN</b>									

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HO108	<i>Barkly River Bridge</i> Licola–Glencairn Road, Glencairn	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
	<b>HEDLEY</b>								
HO81	<i>Gelliondale Briquette Plant</i> Coal Pit Road (Lanes Road) and South Gippsland Highway, Hedley	-	-	-	-	Yes Ref No H1058	No		No
	<b>HEYFIELD</b>								
<u>HOXX</u>	<u><i>Heyfield Soldiers' Memorial and Pencil Pines</i></u> <u>George Street, Heyfield</u>	<u>Yes, including cleaning</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>St Michael's Catholic Church</i></u> <u>2-6 George Street, Heyfield</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Railway Hotel</i></u> <u>24 George Street, Heyfield</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Police Station (former)</i></u> <u>6 MacFarlane Street, Heyfield</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes, stables</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Heyfield Uniting Church and Memorial</i></u> <u>46 Macfarlane Street, Heyfield</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Post Office (former)</i></u> <u>7 Temple Street, Heyfield</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>St James Anglican Soldiers Memorial Church &amp; Memorials</i></u> <u>15 Temple Street, Heyfield</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>Not assessed</u>

WELLINGTON PLANNING SCHEME

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<u>HOXX</u>	<u><a href="#">Heyfield Primary School &amp; 1875 Church of England (former) 22-40 Temple Street</a></u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>Yes, school entrance gateway and arch</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><a href="#">Commercial Hotel 66 Temple Street, Heyfield</a></u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<b>HIAWATHA</b>									
HO110	'A' Frame Bridge, Little Albert River crossing Albert River Road, Hiawatha	-	-	-	-	Yes Ref No H2011	No		No
<b>MAFFRA</b>									
<u>HOXX</u>	<u><a href="#">Beet Sugar Factory Office (former) and Weighbridge Apex Park, McMahon Drive, Maffra</a></u>	<u>Yes</u>	<u>Yes, c1897 building only</u>	<u>No</u>	<u>Yes, weighbridge</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
HO53	Strathavon Nuntin RMB 6196, Beet Road via Maffra	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO74	Primary School No. 861 Church Street, Maffra	Yes	No	No	No	No	No	-	No
<u>HOXX</u>	<u><a href="#">St John's Anglican Church Complex 14 Church Street, Maffra</a></u>	<u>Yes</u>	<u>Yes - church entry, nave, chancel, apse, organ-chamber; Lych Gate</u>	<u>Yes - Turkey Oak</u>	<u>Yes - Lych Gate; 1950s brick columbarium, fence and gates; timber and wire fence to rectory</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>

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<u>HOXX</u>	<u>St Mary's Catholic Church Complex</u> <u>Duke Street, Maffra</u>	<u>Yes</u>	<u>Yes - 1871 &amp; 1893 Church; 1924 Church</u>	<u>Yes - Canary Island Date Palms</u>	<u>Yes - Callanan grave site and headstone, Bell</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u>Maffra Soldiers' Memorial</u> <u>Johnson Street (road reserve), Maffra</u>	<u>Yes, including cleaning</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u>Macalister Hotel</u> <u>2 Johnson Street, Maffra</u>	<u>Yes</u>	<u>Yes, to c1863 fabric</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u>Commercial Bank of Australia (former)</u> <u>50 Johnson Street, Maffra</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>Yes, brick fence along Thomson St</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
HO71	<i>National Bank of Australasia (former)</i> 64 Johnson Street, Maffra	-	-	-	-	Yes Ref No H399	No		No
HO72	<i>Court House</i> Johnson Street, Maffra	Yes	Yes	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO73	<i>Shop</i> 75 Johnson Street, Maffra	Yes	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
<u>HOXX</u>	<u>Metropolitan Hotel (former)</u> <u>95 Johnson Street, Maffra</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u>Maffra Hotel</u> <u>122 Johnson Street, Maffra</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>

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<u>HOXX</u>	<u><a href="#">Mechanics Institute, Memorial Hall Complex &amp; Memorials</a></u> <u><a href="#">150-158 Johnson Street &amp; 11-15 Foster Street, Maffra</a></u>	<u>Yes</u>	<u>Yes, RSL room of the 1922 Great War Peace Memorial Hall only</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><a href="#">Young's Arcade</a></u> <u><a href="#">160 Johnson Street, Maffra</a></u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
HO75	<i>Boisdale</i> 494 Maffra-Briagolong Road, Maffra Includes the homestead, garden, outbuildings and water tower	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
<u>HOXX</u>	<u><a href="#">St Andrew's Uniting Church</a></u> <u><a href="#">7 Pearson Street, Maffra</a></u>	<u>Yes</u>	<u>Yes, nave and tower</u>	<u>No</u>	<u>Yes, 1950 gates</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
HO76	<i>Mewburn Park</i> Tinamba Road (Traralgon Maffra Road), Maffra Includes the stables	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
<b>NEWRY</b>									
HO80	<i>Mechanics' Institute</i> Boisdale-Newry Road, Newry	Yes	No	Yes	No	No	No	-	No
<b>PALMERSTON/PORT ALBERT</b>									
HO24	<i>House</i> 6 Albany Street (CA 4/1), Palmerston	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO25	<i>House</i> 2-4 Brisbane Street, Palmerston	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO26	<i>House</i> 15 Denison Street (CA 8/5), Palmerston	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO30	<i>Police Station &amp; Immigration Barracks (former)</i> 6 Denison Street and 5 Colville Street (CA 3, 4/4), Palmerston	-	-	-	-	Yes Ref No H498	No		No
HO28	<i>House</i> 22 Fitzroy Street (CA 6/8), Palmerston	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO23	<i>Tarrawonga</i> 70 Port Albert-Tarraville Road (CA 79A), Palmerston	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
<b>PORT ALBERT</b>									
HO34	<i>Port Albert Heritage Precinct</i>	No	No	Yes – Norfolk Island Pines	No	No	No	Port Albert Heritage Precinct Incorporated Plan	No
HO285	<i>Port Albert Maritime Museum (former Bank of Victoria)</i> Tarraville Road, Port Albert	-	-	-	-	Yes Ref No H1210	No		No
HO32	<i>Footings of former Powder Magazine</i> (off) Bay Street, near East Street, Port Albert	Yes	No	No	No	No	No	Port Albert Heritage Precinct Incorporated Plan	No

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HO35	<i>Old Port foreshore reserve</i> (south of) Old Port Road, Port Albert	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO119	<i>Roberts' drapers shop (former), residence &amp; tree</i> 63-65 Tarraville Road, Port Albert	No	No	Yes - Cordyline	No	No	No	Port Albert Heritage Precinct Incorporated Plan	No
HO135	<i>Ship Inn Hotel (former) &amp; tree</i> 73 Tarraville Road, Port Albert	No	No	Yes - Cordyline	No	No	No	Port Albert Heritage Precinct Incorporated Plan	No
HO174	<i>Port Albert Mechanics' Institute</i> 20 Victoria Street, Port Albert	No	Yes	No	No	No	No	Port Albert Heritage Precinct Incorporated Plan	No
HO116	<i>Turnbull Orr and Co Bond Store and Office (former)</i> 41-43 Wharf Street, Port Albert	-	-	-	-	Yes Ref No H1779	No		No
<b>ROSEDALE</b>									
HO58	<i>St Mark's Anglican Church</i> 55-61 Albert Street, Rosedale	-	-	-	-	Yes Ref No H599	No		No
<u>HOXX</u>	<u><i>Rosedale Shire Offices (former) and English Elms</i></u> <u>1-3 Cansick Street, Rosedale</u>	<u>Yes</u>	<u>No</u>	<u>Yes, English Elms</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>McCarthy House</i></u> <u>10 Cansick Street, Rosedale</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
HO111	<i>Railway bridge over Latrobe River &amp; floodplain</i> Dandenong-Sale (Main Gippsland) Railway, Rosedale	No	No	No	No	No	No	-	No

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<u>HOXX</u>	<u><i>Lyons Street Beautification Trees and Memorial Reserve</i></u> <u>Lyons Street (median strip), Rosedale</u>	<u>Yes, including cleaning</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	-	<u>Not assessed</u>
HO60	<i>Rosedale Hotel</i> 29-31 Lyons Street, Rosedale	-	-	-	-	Yes Ref No H645	No		No
HO57	<i>Primary School (1871 building)</i> Prince Street, Rosedale	Yes	No	Yes	No	No	No	-	No
HO62	<i>Mechanics' Institute</i> Prince Street, Rosedale	Yes	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO64	<i>Masonic Hall</i> Prince Street, Rosedale	Yes	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO65	<i>Old Post Office</i> Prince Street, Rosedale	Yes	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
<u>HOXX</u>	<u><i>Exchange Hotel (former)</i></u> <u>2-10 Prince Street, Rosedale</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	-	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Bank of Australasia (former)</i></u> <u>25-27 Prince Street, Rosedale</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	-	<u>Not assessed</u>
HO69	Nambrok Princes Highway, Rosedale	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

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<u>HOXX</u>	<u><i>St Rose of Lima Catholic Church</i></u> <u>4-6 Queen Street, Rosedale</u>	<u>Yes</u>	<u>Yes - church nave, chancel and porch</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Presbyterian Manse (former) &amp; Cork Oak</i></u> <u>44 Queen St, Rosedale</u>	<u>Yes</u>	<u>No</u>	<u>Yes, Cork Oak</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>St Andrews Uniting Church</i></u> <u>48-52 Queen St, Rosedale</u>	<u>Yes</u>	<u>Yes, porch, nave and chancel</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
HO63	<i>Ridge Station</i> 29 Rosedale-Heyfield Road, Rosedale	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO70	<i>Holey Plain</i> Rosedale-Longford Road, Rosedale	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO82	<i>Rosedale Railway Station complex</i> Willung Road, Rosedale	-	-	-	-	Yes Ref No H1589	No		No
<b>SALE</b>									
HO86	<i>Sale Town Centre Precinct</i>	No	No	Yes	No	No	No	Sale town centre heritage precinct permit exemptions	No
HO121	Sale Victoria Park Precinct	No	No	Yes – street trees & Victoria Park only	No	No	No	Sale residential heritage precincts permit exemptions	No

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HO122	<i>Sale St Mary's Precinct</i>	No	No	Yes – street trees only	No	No	No	Sale residential heritage precincts permit exemptions	No
HO123	<i>Sale Lake Guthridge Landscape Precinct</i>	No	No	Yes – streets & public reserves only	No	No	No	Sale residential heritage precincts permit exemptions	No
HO124	<i>Sale Esso Executive Housing Precinct</i>	No	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO125	<i>Sale Railway Precinct</i>	No	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO126	<i>Sale State Bank Houses Precinct</i>	No	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO128	<i>Sale Stawell &amp; Market Streets Precinct</i>	No	No	Yes – street trees only	No	No	No	Sale residential heritage precincts permit exemptions	No
HO129	<i>Sale Thomson Street Precinct</i>	No	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO131	<i>Sale Netherlands Rural Area Precinct</i>	No	No	No	No	No	No	Sale Rural Heritage Precincts Incorporated Plan	No
HO97	<i>Sale Cemetery</i> Back Maffra Road & Cemetery Road, Sale	Yes	No	No	No	No	No	-	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO199	<i>Myrtlebank School (former)</i> Lot 1 LP 84352, Back Maffra Road, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO242	<i>House &amp; front fence</i> 7 Barkly Street, Sale	No	No	No	Yes – front fence	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO120	<i>House &amp; front fence</i> 15 Barkly Street	No	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO186	<i>House</i> 18 Codrington Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO99	<i>Bishopscourt</i> 4 Cranswick Crescent, Sale	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO154	<i>House</i> 5 Cunninghame Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO160	<i>House (Medical Clinic)</i> 36 Cunninghame Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO153	<i>Pipe crossing</i> Cunninghame Street, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

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HO96	<i>Remnant trees</i> Cunninghame Street, Sale	No	No	Yes	No	No	No	-	No
HO100	<i>St Paul's Anglican Cathedral</i> 149 Cunninghame Street, Sale	Yes	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO127	<i>House &amp; front fence</i> 167-69 Cunninghame Street, Sale	Yes	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	
HO207	<i>House &amp; tree</i> 175-77 Cunninghame Street, Sale	No	No	Yes – Caucasian Fir tree	No	No	No	Sale residential heritage precincts permit exemptions	
HO144	<i>Municipal Pound (former)</i> 14 Dargo Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO138	<i>Drying Barn</i> 50-54 Dargo Street (CA 14), Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO87	<i>Bon Accord</i> 153-155 Dawson Street, Sale	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO237	<i>Peppercorn trees</i> Desailly Street, Sale	No	No	Yes	No	No	No	-	No
HO141	<i>Elm Trees</i> Corner of Desailly & McMillan Streets, Sale	No	No	Yes	No	No	No	-	No

WELLINGTON PLANNING SCHEME

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HO249	<i>House &amp; front fence</i> 29 Desailly Street, Sale	Yes	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO250	<i>Presbyterian Manse</i> 30-40 Desailly Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO181	<i>House &amp; front fence</i> 185 Desailly Street, Sale	No	No	No	Yes – front fence	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO182	<i>House &amp; front fence</i> 190 Desailly Street, Sale	No	No	No	Yes – front fence	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO187	<i>The Minters</i> 207 Desailly Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO227	<i>St Helen's Private Hospital (former)</i> 37-39 Elgin Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO247	<i>Stables</i> 67-69 Elgin Street (rear of), Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO233	<i>House &amp; front fence</i> 80 Elgin Street, Sale	No	No	No	Yes – front fence	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

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HO176	<i>Gay Nor</i> 11 Fitzroy Street, Sale	No	No	No	Yes – front fence & garage	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO175	<i>House</i> 47 Fitzroy Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO238	<i>House &amp; front fence</i> 146-148 Fitzroy Street, Sale	No	No	No	Yes – front fence	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO146	<i>House</i> 3 Foster Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO104	<i>St Mary's Catholic Cathedral, former Convent, organ, and Primary School</i> 47-57 Foster Street, Sale	Yes	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO251	<i>House (Diocesan Centre Office)</i> 63-65 Foster Street, Sale	Yes	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO143	<i>Former ESSO BHPP Offices (Wellington Shire Council Offices)</i> 66 -70 Foster Street, Sale	No	No	No	No	No	No	-	No
HO83	<i>Sale Court House</i> 79-87 Foster Street, Sale	-	-	-	-	Yes Ref No H1484	No		No

WELLINGTON PLANNING SCHEME

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HO252	<i>Borough of Sale Municipal Offices (former)</i> 128-30 Foster Street, Sale	Yes	Yes	Yes – Schinus molle	No	No	No	Sale town centre permit exemptions	No
HO253	<i>House</i> 169 Foster Street, Sale	Yes	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO220	<i>House</i> 215 Foster St (corner of Foster & Palmerston Streets), Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO45	Grassdale 8 Grassdale Road, Sale	-	-	-	-	Yes Ref No H261	No		No
HO216	<i>House</i> 22 Guthridge Parade, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO218	<i>House</i> 52 Guthridge Parade, Sale	No	No	Yes – Peppercorns	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO222	<i>Moneenroe</i> 124-128 Guthridge Parade, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO91	<i>Fitzpatrick House</i> 143-138 Guthridge Parade, Sale	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO223	<i>Plane Tree, Sale Hospital</i> 143-71 Guthridge Parade, Sale	No	No	Yes	No	No	No	-	No
HO224	<i>The Cottage</i> 146-50 Guthridge Parade, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO231	<i>Sunnyside</i> 216 Guthridge Parade, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO225	<i>Blairgowrie House</i> 26 Inglis Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO235	<i>House</i> 86-88 Lansdowne Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO236	<i>House</i> 91 Lansdowne Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO195	<i>Former Woollen Mills (Nylex Factory)</i> 31-47 McGhee Street, Sale	No	No	No	No	No	No	-	No
HO155	<i>St Patrick's College Footbridge</i> Macalister Street, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

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HO156	<i>House</i> 2 Macalister Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO157	<i>House</i> 6-8 Macalister Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO158	<i>House</i> 10-12 Macalister Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO101	<i>Victoria Hall</i> 47-49 Macalister Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO254	<i>City of Sale Municipal Offices, Hall &amp; Gallery (former)</i> 82-84 Macalister Street, Sale	Yes	Yes	No	Yes	No	No	Sale town centre permit exemptions	No
HO85	<i>Criterion Hotel</i> 90-94 Macalister Street, Sale	-	-	-	-	Yes Ref No H215	Yes		No
HO102	<i>Victoria Park</i> 101-103 Macalister Street, Sale	No	No	Yes	No	No	No	Sale residential heritage precincts permit exemptions	No
HO255	<i>House</i> 120 Macalister Street, Sale	Yes	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO84	<i>Primary School No. 545</i> 123-35 Macalister Street, Sale	Yes	Yes	No	No	No	No	Sale residential heritage precincts permit exemptions	No

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HO256	<i>House &amp; front fence</i> 143 Macalister Street, Sale	Yes	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO257	<i>House &amp; tree</i> 152 Macalister Street, Sale	Yes	No	Yes – Magnolia grandiflora	No	No	No	Sale residential heritage precincts permit exemptions	No
HO258	<i>House &amp; tree</i> 154 Macalister Street, Sale	Yes	No	Yes – Magnolia grandiflora	No	No	No	Sale residential heritage precincts permit exemptions	No
HO259	<i>House</i> 155 Macalister Street, Sale	Yes	No	No	Yes – garage	No	No	Sale residential heritage precincts permit exemptions	No
HO260	<i>House &amp; tree</i> 156 Macalister Street, Sale	Yes	No	Yes – Oak in front yard	No	No	No	Sale residential heritage precincts permit exemptions	No
HO261	<i>Oak tree</i> 158 Macalister Street, Sale	No	No	Yes – Oak in front yard	No	No	No	Sale residential heritage precincts permit exemptions	No
HO262	<i>House &amp; hedge</i> 159 Macalister Street, Sale	Yes	No	Yes – hedge	No	No	No	Sale residential heritage precincts permit exemptions	No
HO263	<i>House &amp; tree</i> 162-64 Macalister Street, Sale	Yes	No	Yes – mature Elms	No	No	No	Sale residential heritage precincts permit exemptions	No
HO264	<i>House</i> 186 Macalister Street, Sale	Yes	No	No	No	No	No	Sale Residential Heritage Precincts Permit Exemptions	No

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HO265	<i>House</i> 190 Macalister Street, Sale	Yes	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO92	<i>Gables</i> 118-120 Macarthur Street, Sale	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO208	<i>House</i> 123 Macarthur Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO209	<i>House</i> 125 Macarthur Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO210	<i>House</i> 133 Macarthur Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO211	<i>House</i> 135 Macarthur Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO212	<i>Leslie House</i> 152-56 Macarthur Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO229	<i>House</i> 190-92 Macarthur Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO232	<i>House</i> 209 Macarthur Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO284	<i>Pine Tree</i> Maffra-Sale Road, Sale	No	No	Yes	No	No	No	-	No
HO198	<i>Woodella Park</i> 1460 Maffra-Sale Road, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO105	<i>Glebe</i> 1496 Maffra-Sale Road (CA 94), Sale	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO197	<i>Myrtledowns</i> 1500 Maffra-Sale Road, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO196	<i>Sale Showgrounds</i> Part CA 92, Maffra-Sale Road, Sale	No	No	Yes	No	No	No	Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions	No

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HO214	<i>House</i> 11 Market Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO266	<i>Annie Pain Memorial Kindergarten Hall</i> 61-63 Market Street, Sale	Yes	Yes	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO213	<i>House</i> 18 Marley Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO267	<i>House &amp; front fence</i> 45 Marley Street, Sale	Yes	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO281	<i>Delbridge Hall</i> 64-68 Marley Street, Sale	Yes	Yes	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO268	<i>House, garden &amp; front fence</i> 90-94 Marley Street, Sale	Yes	No	Yes	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO221	<i>House</i> 13 Palmerston Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO88	<i>Charles and Elizabeth Ayres Memorial Nurses Home</i> 36-48 Palmerston Street, Sale	Yes	No	No	No	No	No	-	No

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HO228	<i>House</i> 51 Palmerston Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO234	<i>House</i> 83-85 Palmerston Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO137	<i>Redgate Reserve</i> CA 7A, Park Street, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO226	<i>House</i> 88 Patten Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO269	<i>Diocese of Sale Bishop's Office &amp; front fence</i> 8-10 Pearson Street, Sale	Yes	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO103	<i>St Patrick's College</i> 29-41 Pearson Street, Sale	Yes	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO179	<i>House</i> 155 Pearson Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO180	<i>House &amp; Trees</i> 166 Pearson Street, Sale	No	No	Yes – Pomegranate, Pear and Oak trees	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO200	<i>Pooley's Bridge</i> Pooley's Road, Sale	No	No	No	No	No	No	-	No
HO106	<i>King George V Jubilee Avenue</i> Princes Highway, Sale	No	No	Yes	No	No	No	-	No
HO147	<i>Bridges &amp; Road Alignment</i> Princes Highway, Sale	No	No	No	No	No	No	-	No
HO139	<i>Boat Shed</i> Part CA 23E, Punt Lane, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO190	<i>House</i> 1 Raglan Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO191	<i>House</i> 5 Raglan Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO192	<i>Brick Works (former)</i> 7 Raglan Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO189	<i>House</i> 8 Raglan Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO188	<i>House</i> 22 Raglan Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO193	<i>Maralinga</i> 31 Raglan Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO194	<i>Lyndhurst</i> 67-69 Raglan Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO245	<i>House</i> 100 Raglan Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO246	<i>House</i> 105-07 Raglan Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO243	<i>House</i> 150 Raglan Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO239	<i>House</i> 174 Raglan Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO241	<i>House, front fence &amp; trees</i> 197 Raglan Street, Sale	No	No	Yes	Yes – front fence	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO98	<i>St Anne's and Gippsland Grammar School</i> 52-66 Raymond Street, Sale	Yes	No	No	No	No	No	-	No
HO90	<i>Sale High School (former)</i> 63-67 Raymond Street, Sale	Yes	No	No	No	No	No	-	No
HO270	<i>Beaurepaire Tyre Service Pty Ltd (former)</i> 80-88 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO271	<i>Bank of Australasia (former)</i> 104-08 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO272	<i>AMP Society offices (1930 – former)</i> 118-24 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO273	<i>Commercial Bank (former)</i> 123-25 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO274	<i>St Columba's church complex &amp; Login Reserve</i> 131-71 Raymond Street, Sale	Yes	No	Yes	No	No	No	Sale town centre permit exemptions	No
HO275	<i>Shop</i> 142 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO276	<i>AMP Society building (1919 – former)</i> 164-66 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No

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HO277	<i>Star Hotel</i> 173-85 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO89	<i>Cobb &amp; Co Stables</i> 199 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO278	<i>Miss Paton's Arcade (former)</i> 229-239 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO167	<i>House</i> 456 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO169	<i>Hawthorne Dairy &amp; House</i> 462-64 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO172	<i>House</i> 478 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO166	<i>House</i> 479-81 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO283	<i>House (Lochee)</i> 483 Raymond Street, Sale	No	No	No	Yes – garage	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO170	House 493 Raymond Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO171	House 499-501 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO185	Latrobe Hotel (former) 511 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO184	House 517 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO183	House, outbuildings & well 525-27 Raymond Street, Sale	No	No	No	Yes – stables & dairy	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO219	Benacre 1-3 Rebecca Drive, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO145	HM Prison Sale (former) 13-15 Reeve Street, Sale	No	No	No	No	No	No	-	No
HO159	House 39 Reeve Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO177	<i>House</i> 138 Reeve Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO61	<i>Latrobe River Swing Bridge</i> South Gippsland Highway, Sale	-	-	-	-	Yes Ref No H1438	No		No
HO133	<i>Thomson River Jetty</i> South Gippsland Highway, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO134	<i>Robinson Park Trees</i> CA 18C, 23F, & 23G, South Gippsland Highway, Sale	No	No	Yes	No	No	No	-	No
HO136	<i>Sale Canal</i> CA 3 & 18A, South Gippsland Highway & Canal Road, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO163	<i>House</i> 38 Stawell Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO164	<i>House</i> 40-42 Stawell Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO165	<i>House</i> 44 Stawell Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO168	<i>House</i> 77 Stawell Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO279	<i>House, garden &amp; front fence</i> 154-56 Stawell Street, Sale	Yes	No	Yes	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO95	<i>Powder Magazine (former)</i> 37-45 Stephenson Street, Sale	Yes	No	No	No	No	No	Sale Rural Heritage Precincts Permit Exemptions	No
HO132	<i>Latrobe Wharf, Swan Hotel, &amp; Victoria Hotel Site</i> Swing Bridge Drive, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO161	<i>House</i> 46 Thomson Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO280	<i>House</i> 62 Thompson Street, Sale	No	Yes	No	No	No	No	Sale Residential Heritage Precincts Permit Exemptions	No
HO178	<i>Teray</i> 122 Thomson Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO152	<i>Sale Waterworks Pumping Station and Treatment Plant</i> Part CA 42D, Waterworks Road, Sale	No	No	No	No	No	No	-	No
HO215	<i>Post Box</i> Corner York & Macalister Streets,	No	No	No	No	No	No	-	No

WELLINGTON PLANNING SCHEME

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	Sale								
HO140	<i>House</i> 8 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO142	<i>House</i> 57-59 York Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO93	<i>Mechanics' Institute Group</i> 125-141 York Street, Sale	Yes	No	No	No	No	No	-	No
HO201	<i>Milk Dairy</i> 178 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO202	<i>Shop</i> 184 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO203	<i>Fire Station (former)</i> 203-07 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO204	<i>Baptist Church</i> 209-13 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

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HO205	Gentofte 222-30 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO206	Laurie 304-06 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO94	<i>Our Lady of Sion Convent</i> 341-49 York Street, Sale	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
<b>SALE/WURRUK</b>									
HO149	<i>Wurruk Primary School No. 2518</i> 15-19 Fisk Street, Wurruk	No	No	No	No	No	No	-	No
HO150	Tom's Cottage 10-12 Otway Street, Wurruk	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO148	<i>House</i> 2 (Part CA 3) Riverview Road (Princes Highway), Wurruk	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO68	Kilmany Park Settlement Road & Reid Drive, Wurruk	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO151	Oak Tree Settlement Road & Reid Drive, Wurruk	No	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
<b>STRATFORD &amp; PERRY BRIDGE</b>									
HO50	<u>Stratford Post Office, Court House (former) and Council Chambers (former)</u> 64-66 Tyers Street (Princes Highway), Stratford	Yes	No	<del>Yes</del> No	<del>No</del> Yes, the fence section under the porch on the south elevation	No	No	-	No
HO52	<u>Wesleyan Methodist Church (former)</u> 14 Hobson Street, Stratford	Yes	No	Yes	No	No	No	-	No
HOXX	<u>Mechanics Institute and Boer Memorial Plaque</u> 17 Hobson St, Stratford	Yes	Yes, original fabric of entry hall, hall and stage and Boer memorial plaque	No	No	No	No	-	Not assessed
HOXX	<u>Holy Trinity Anglican Church, Hall, Rectory &amp; Memorials</u> Lot 8 (LP215327) & 28 McFarlane Street, Stratford	Yes	Yes, church	No	No	No	No	-	Not assessed
HOXX	<u>St Patricks Catholic Church</u> 2 Merrick Street, Stratford	Yes	Yes	No	No	No	No	-	Not assessed
HO55	<u>Knob Reserve</u> Old Redbank Road, Stratford	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HOXX	<u>Stratford Railway Station and Crane Railway Reserve Road &amp; McFarlane Street, Stratford</u>	Yes	No	No	Yes, crane	No	No	-	Not assessed

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO56	<i>Ramahyuck Cemetery Reserve</i> Ramahyuck Road, Perry Bridge, via Stratford	Yes	No	Yes	No	No	No	-	Yes
HO46	<i>Strathfieldsaye</i> Strathfieldsaye Road, Perry Bridge, via Stratford	-	-	-	-	Yes Ref No H262	No		No
<u>HOXX</u>	<u><i>Stratford Soldiers' Park and Soldiers' Memorial</i></u> <u>Tyers Street, Stratford</u>	<u>Yes, including cleaning</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Bakery (former), Shop and Residence</i></u> <u>20 Tyers Street, Stratford</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Carter's Corner and Residence</i></u> <u>23 Tyers Street, Stratford</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>Yes, large timber hipped roof building attached to the SW corner of the house</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>State Savings Bank (former)</i></u> <u>58 Tyers Road, Stratford</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>Yes, front fence</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<b>TARRAVILLE</b>									
HO37	<i>House</i> Bridge Street, Tarraville (CA 2/4)	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO41	<i>Farm House</i> Loughnan Street, Tarraville (Lot E of Block 13)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO18	<i>Woodcot Park</i> Tannery Road (Manns Beach Road), Myrtle Point/Tarraville (CA 29)	-	-	-	-	Yes Ref No H649	-		-
HO19	<i>Farm house</i> Tannery Road (Manns Beach Road), Myrtle Point (CA 30)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO21	<i>House</i> Tannery Road (Manns Beach Road), Myrtle Point/Tarraville (CA 105 D&E)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO36	<i>Christ Anglican Church</i> Tyers Street, Tarraville (CA 3-6/1)	-	-	-	-	Yes Ref No H999	No		No
HO39	<i>Ruinous house</i> Manns Beach Road and Old Sale Road, Tarraville (Section 23)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO42	<i>Green Hills</i> Ray's Road, Tarraville (Lot 18a)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO40	<i>House (former Commercial Hotel)</i> 20 Reeve Street, Tarraville (Section 1)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO44	<i>Farm complex</i> Shaws Road, Tarraville (CA 7)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO38	<i>State School</i> Stewart Street, Robertsons Beach Road, and McCrae Street, Tarraville (CA 9-10/6)	Yes	No	No	No	No	No	-	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
<b><u>TINAMBA</u></b>									
<u>HOXX</u>	<u>St Matthews Anglican Memorial Church, Memorials &amp; Trees</u> <u>11 Tinamba-Seaton Road, Tinamba</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes, those planted in 1985</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<b><u>YARRAM</u></b>									
<u>HOXX</u>	<u>St Mary's Catholic Church and Presbytery</u> <u>5 Buckley Street, Yarram</u>	<u>Yes</u>	<u>Yes, church</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u>Mechanics Institute</u> <u>2-4 Church Road, Yarram</u>	<u>Yes</u>	<u>Yes, hall only</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u>Yarram Soldiers' Memorials</u> <u>Commercial Road (road reserve), Yarram</u>	<u>Yes, including cleaning</u>	<u>No</u>	<u>No</u>	<u>Yes, fence</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
HO33	<u>Court House</u> <u>87 Commercial Road, Yarram</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>Yes</u> <u>Ref No H1491</u>	<u>No</u>		<u>No</u>
<u>HOXX</u>	<u>Holy Trinity Anglican Memorial Church &amp; Memorials</u> <u>95-99 Commercial Road, Yarram</u>	<u>Yes</u>	<u>Yes, church nave, chancel, narthex, south porch</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u>St Andrews Uniting Church and Hall</u> <u>109-113 Commercial Road</u>	<u>Yes</u>	<u>Yes, church tower and bell, nave &amp; chancel</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
<u>HOXX</u>	<u><i>Ventnor house and former surgery, and Palms</i></u> <u>135 Commercial Road, Yarram</u>	<u>Yes</u>	<u>No</u>	<u>Yes, 5 Canary Island Date Palms</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Regent Theatre</i></u> <u>208-212 Commercial Road, Yarram</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Yarram Post Office</i></u> <u>216 Commercial Road, Yarram</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Stockwell's Building</i></u> <u>275-281 Commercial Road, Yarram</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Yarram Club Hotel</i></u> <u>287 Commercial Road, Yarram</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Union Bank of Australia (former)</i></u> <u>290-292 Commercial Road, Yarram</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
<u>HOXX</u>	<u><i>Federal Coffee Palace (former)</i></u> <u>303-305 Commercial Road, Yarram</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>Yes, stables and underground tank/well</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>Not assessed</u>
HO27	<i>Yarram Butter Factory</i> Commercial Road (South Gippsland Highway), Yarram	Yes	No	No	No	No	No	-	No
HO43	<i>Hawthorn Bank</i> Pound Road, Yarram	-	-	-	-	Yes Ref No H256	No		No
<b>OTHER</b>									
HO112	<i>Morning Star Gold Battery Site</i> Morning Star Creek (Donnelly Creek Goldfields)	-	-	-	-	Yes Ref No H1265	No		No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO117	<i>Goodwood Sawmill</i> Mullungdung State Forest	-	-	-	-	Yes Ref No H2011	No		No
HO118	<i>Vallejo Gantner Hut</i> Mount Howitt Track, Howitt Plains	-	-	-	-	Yes Ref No H46	No		No

## **APPENDIX E – BURRA CHARTER**

# THE BURRA CHARTER

The Australia ICOMOS Charter for  
Places of Cultural Significance 2013



Australia ICOMOS Incorporated  
International Council on Monuments and Sites

## **ICOMOS**

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

## **Australia ICOMOS**

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

## **Revision of the Burra Charter**

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: [australia.icomos.org](http://australia.icomos.org)

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

## **Citing the Burra Charter**

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

## **© Australia ICOMOS Incorporated 2013**

The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

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Cover photograph by Ian Stapleton.

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# The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

## Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

### Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

### Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- Definitions Article 1
- Conservation Principles Articles 2–13
- Conservation Processes Articles 14–25
- Conservation Practices Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of

the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: [australia.icomos.org](http://australia.icomos.org).

### What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See [australia.icomos.org](http://australia.icomos.org).

### Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

## Articles

### Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.  
  
Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, *records*, *related places* and *related objects*.  
  
Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.  
  
Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.
- 1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
- 1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.
- 1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

## Explanatory Notes

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

See also Article 14.

Examples of protective care include:

- maintenance – regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration – returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction – replacing decayed fabric with new fabric

It is recognised that all places and their elements change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

## Articles

- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

# Conservation Principles

## Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

## Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

## Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

## Explanatory Notes

Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

## Articles

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

### Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

### Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.

6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

### Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

## Explanatory Notes

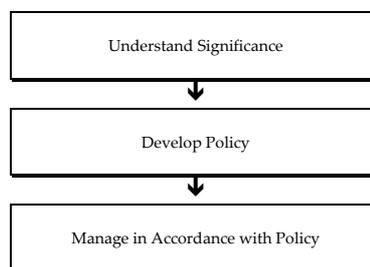
The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



Options considered may include a range of uses and changes (e.g. adaptation) to a place.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

## Articles

### Article 8. Setting

*Conservation* requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

### Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

### Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

### Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

### Article 12. Participation

*Conservation*, *interpretation* and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

### Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

## Explanatory Notes

Setting is explained in Article 1.12.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

# Conservation Processes

## Article 14. Conservation processes

*Conservation* may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

## Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

## Article 16. Maintenance

*Maintenance* is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

## Article 17. Preservation

*Preservation* is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

## Articles

### Article 18. Restoration and reconstruction

*Restoration* and *reconstruction* should reveal culturally significant aspects of the *place*.

### Article 19. Restoration

*Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

### Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

### Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

### Article 22. New work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

### Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

### Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

## Explanatory Notes

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

## Articles

### Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

## Conservation Practice

### Article 26. Applying the Burra Charter Process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

### Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

### Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

## Explanatory Notes

In some circumstances any form of interpretation may be culturally inappropriate.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

Monitor actions taken in case there are also unintended consequences.

## Articles

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

### Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

### Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

### Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

### Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

### Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

### Article 34. Resources

Adequate resources should be provided for *conservation*.

*Words in italics are defined in Article 1.*

## Explanatory Notes

New decisions should respect and have minimal impact on the cultural significance of the place.

The best conservation often involves the least work and can be inexpensive.

# The Burra Charter Process

## Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



## **APPENDIX F – PROJECT BRIEF**



## CALL FOR QUOTATION

### LAND USE PLANNING SERVICES

#### PREPARATION OF HERITAGE CITATIONS: WELLINGTON SHIRE HERITAGE STUDY - STAGE 2 IMPLEMENTATION

##### 1. Purpose of Project

Wellington Shire Council ('the Council') would like to engage the services of a suitably qualified heritage consultant to undertake the preparation of detailed heritage place citations for a number of sites that have been identified within the *Wellington Shire Heritage Study (May 2005)* as being of high priority to protect.

A Council shortlist of (171) specific sites (refer to **Attachment 1**) has been drawn from the *Wellington Shire Heritage Study Part 1 (May 2005)*, from which the successful consultant will, in consultation with Council, select a 'final' shortlist for more detailed study under the requirements and within the budgetary provisions of this project<sup>1</sup>. A collection of a (small) number of previous requests for the protection of 'other' sites of (local) significance will also be considered.

The heritage place citations will be used to support the subsequent inclusion of the selected sites into the Wellington Planning Scheme under the provisions of the Heritage Overlay and in doing so, afford them an appropriate level of statutory protection.

Heritage place citations provide a description of the history of the heritage place and its surviving fabric (including buildings, trees, fences, etc.) and on this basis, provide an assessment of the significance of the place.

The purpose of the citations is to assist Council, property owners and other key stakeholders in making decisions about the future use, development or management of the place by providing information about the significant heritage values that should be considered when preparing a permit application for development in accordance with the Wellington Planning Scheme.

##### 2. Shire-wide Context

The Wellington Shire is located in central Gippsland in Victoria's east. It is Victoria's third largest municipality, covering an area over 10,000 square kilometres. The Shire's

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<sup>1</sup> A full list of all of the places identified as high/medium priority within the Heritage Study 2005 (Appendix 6) can be found in **Attachment 2**.

boundaries extend from the Bass Strait coastline in the south to the Victorian high country in the north.

Given its large size and variation in geography it is not surprising that the Shire contains vast amounts of physical evidence connected with the many historical phases and themes that have helped shaped the area. These places range from broad landscapes through to important public buildings, community meeting places, unusual features within the forests and much more. In addition to the rich European heritage, the Wellington Shire also possesses a long Aboriginal heritage.

An amalgamation of the former Shires of Alberton, Avon, Maffra, the City of Sale and the Shire of Rosedale, the Shire's current boundaries were established in 1994. Despite its large size, the Shire boasts a relatively modest population of over 42,000. The Shire comprises over 11 major townships and a large number of smaller communities and is home to major industries in diverse fields such as aviation, oil and gas, printing, clothing and leather production.



### 3. Background Information

*Wellington Heritage Study (May 2005)*

Wellington Shire Council initiated the *Wellington Shire Heritage Study* to identify those places that reflect important aspects of the Shire's history and that are valued by local communities. The preparation of the Wellington Shire Heritage Study in 2005 followed Heritage Victoria's standard 'two-stage' approach for municipal heritage studies.

### *Stage 1:*

The Stage 1 study developed a broad understanding of the history and heritage of the Shire and includes the development of a draft thematic history, and the identification of potential heritage places associated with period since the European occupation of Australia. Stage 1 involved research, community involvement, and field survey. The outcome of Stage 1 set the priorities for a Stage 2 study involving the detailed assessment of selected places and the development of a heritage plan and policy for Wellington Shire.

On the basis of the Stage 1 study, a program was developed to assist Council in protecting its heritage. The Stage 1 study indicated that there are around 800 places in Wellington Shire that are of 'High' or 'Medium' potential heritage significance and therefore requiring further investigation as part of a subsequent Stage 2 study.

### *Stage 2:*

Typically a Stage 2 heritage study involves historical research, field visits and documentation of the heritage values of places of potential heritage significance, the result of which would be a final list of significant heritage places worthy of listing in the Heritage Schedule of the Shire's Planning Scheme.

Stage 2 involves the actual assessment of significance and documentation of those places that were identified to be of potential cultural significance in the Stage 1 survey. Whilst Stage 1 recommended that this take place through a series of 4 locality-based studies the implementation of Stage 2 was never formally commenced.

The proposed localities were identified as:

- Yarram & District;
- Rosedale - Cowarr area;
- Maffra & District; and
- Stratford to the coast and the remote north including Dargo

Stage 2 studies were completed for both Sale and Port Albert. On this basis, the focus of the project is to afford protection to a (limited) number of other individual sites in other areas of the Shire.

## **Existing Strategic Planning Context**

Under the provisions of the *Planning and Environment Act 1987*, the Wellington Shire Council is responsible for making provisions to protect the heritage of its municipality through the Wellington Planning Scheme (WPS).

The current WPS includes some of the most significant heritage places throughout the Shire, including historic buildings, cemeteries, bridges, trees, sites of former industrial activity and historic areas. But many well documented and highly valued places are still missing.

As a result of this project, it is expected that the Wellington Shire Council will extend planning scheme protection to a number of select places that have been recognised as being of high priority, but as yet, have no statutory protection.

The key strategic planning policy support for the project is expressed in the following State; Regional and Local Planning Policy documents:

- *State Planning Policy Framework*
- *Gippsland Regional Growth Plan (May 2014)*
- *Local Planning Policy Framework*
- *Wellington Shire Heritage Study (May 2005)*

## **State Planning Policy Framework**

Clause 15: Built Environment and Heritage:

Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Clause 15.03-1: Heritage conservation:

Objective: To ensure the conservation of places of heritage significance.

Strategies

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- 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.

## **Regional Growth Plan**

Support for the project is contained within the Gippsland Regional Growth Plan and expressed through the following key statements:

- Principle of promoting a healthy environment by valuing Gippsland's environmental and heritage assets, and by minimising the region's exposure to natural hazards and risks
- Manage Gippsland's environmental and heritage assets to achieve the best outcomes for the region's environment, economy and community
- Apply planning tools, such as the Significant Landscape Overlay, Environmental Significance Overlay and Heritage Overlay, to protect significant inland and coastal landscapes and cultural heritage assets.
- Provide for the sensitive adaptive reuse of historic heritage places, where appropriate, and appropriate infill development in heritage streetscapes to enable historic heritage assets to be conserved and celebrated
- Protect highly valued environmental and cultural heritage assets.

## Local Planning Policy Framework

Support for the project is expressed through the following policy references within the Wellington Planning Scheme:

### Clause 21.16: Built Environment and Heritage

Local planning policy acknowledges that the Shire has significant heritage assets which need to be considered in land use and development decisions. Policy objectives seek to promote the identification, protection and conservation of all places with heritage significance - including heritage precincts. A strategy to achieve this includes the need to incorporate heritage assets in an amendment which protects the site(s) under a Heritage Overlay.

Places subject to the Heritage Overlay are afforded additional policy support through Clause 22.03 'Heritage Policy'.

## 4. Tasks Required

In consultation with the project leader and other key Council staff, the principle tasks include the following:

- The selection of a number of key sites drawn from both a shortlist of (171) sites that have been identified as being of 'High Priority' (*derived from Appendix 6 of the Wellington Shire Heritage Study, 2005*) and a (small) number of other requests to Council, that can be fully assessed within the scope of the project budget.
- The detailed assessment and subsequent preparation of a *Statement of Significance* for each of the nominated subject sites in the context of the recognised heritage criteria prescribed in Practice Note 01: *Applying the Heritage Overlay (Revised July 2015) (Department of Environment, Land, Water and Planning)*.

### *Statement of significance*

Statements of significance are based upon the information known about a place including its history and the surviving physical fabric that illustrates that history. On this basis, they seek to describe the principal reasons for the significance of the place and are intended to be:

*'... a brief, pithy but comprehensive statement of all the ways in which the place is significant. It should not just be a list of every conceivable reason for significance that the assessor can think up, however, it must state clearly and unequivocally the major reasons why the place is important. It must be supported by the presentation of sufficient evidence to justify the assessment judgement'*.

*(Pearson & Sullivan, 1995)*

In preparing citations for the shortlisted places it is expected that the Heritage Victoria format of *'What, How and Why'*, will be applied on the following basis:

- **What is significant?** This includes a statement that describes the features that contribute to the significance of the place. It may also include a statement to specify features that do not contribute to the significance of a place. Some citations may also include a summary of the history of the place or precinct.
- **How is it significant?** This is a short statement that identifies the values – historic, aesthetic, architectural, technical, scientific, social or spiritual – that are associated with the place or precinct, and whether it is of local or State significance.
- **Why is it significant?** This provides statement/s for each or the values listed in 'How' with specific reference back to the features described in 'What'. The statement/s describes how the place or precinct is considered to meet relevant RNE criteria, which are listed at the end of each statement.

## 5. Key Deliverables

The key project output is expected to include:

- The preparation of detailed heritage citations for the places sourced and shortlisted from **Attachment 1**.

The heritage citations must be written in a manner that provides the detailed rationale and justification for the particular site's inclusion within the Heritage Overlay of the Wellington Planning Scheme.

It is expected that submissions to tender will include a detailed methodology that facilitates the outcomes required. Particular attention will be paid to the process through which the final list of project sites is drawn from Council's current shortlist of 171 places and the number of places for which citations are likely to be prepared (refer to Section 1 above).

## 6. Consultation

The project will require an engagement process that is tailored to reflect the context of the project and the objective of ensuring informed participation by key stakeholders, including property owners.

Consultants **must** provide an indicative consultation program with tender submissions.

As part of the consultation program, it is expected that (key) stakeholders will be engaged to inform the development of the project and include, but not be necessarily limited to the following:

Wellington Shire Council 'Internal'	External Agencies
<ul style="list-style-type: none"> <li>• Wellington Shire Councillors</li> <li>• Council's Statutory Planners</li> <li>• Council's Heritage Advisor</li> </ul>	<ul style="list-style-type: none"> <li>• Local Historic Societies</li> <li>• Heritage Victoria</li> </ul>

A final list of consultees will be agreed with the successful tenderer.

Provision should also be made for 'consultant-lead' (confidential) Councillor Workshops at appropriate key stages of the project (to be determined).

It is expected that any community consultation sessions will be undertaken in Shire venues at no expense to the consultant.

The use of any facilitators that are required will be at the consultant's expense. It is also expected that any documentation required to support the consultation and/or public exhibition process will be prepared as a component of the costed tender submission.

## **7. Reference Documents**

The following information/documents will be made available to the consultant:

- Wellington Shire Heritage Study (May 2005)
- Base maps/aerial photography where possible
- Relevant extracts from the Wellington Planning Scheme

## **8. Project Management**

The project leader for this contract, responsible for day-to-day management, will be:

Ben Proctor  
Strategic Planner  
Wellington Shire Council  
18 Desailly Street  
Sale VIC 3850

The project leader will:

- Evaluate quotations/expressions of interest and select a preferred consultant
- Approve project budgets and reporting schedule
- Approve consultation and communication proposals
- Assess consultants' progress against defined project milestones
- Approve payment instalments of project fees
- Co-ordinate work under this contract.

The consultants must maintain regular contact with the project leader and report progress on a regular basis (by email and/or verbally).

## **9. Quantity/Form of Project Outputs**

For all required outputs, the consultant is required to provide:

- all draft documents in Word format

- all final versions of documents in both word and pdf format
- Separate copies of all illustrations used (including photographs & maps) in jpeg and/or pdf format
- Electronic copies of all documents suitable for e-mail distribution, printing and web display (individual documents must not exceed 5MB in size).

Study outputs should be concise, clearly and professionally presented and use graphics/images/illustrations to support written text where appropriate.

## **10. Engagement and Payment**

The total available budget for the project is **\$50,000 (plus GST)**.

It is requested that each stage of the project be costed. The tendered price must be a lump sum price, inclusive of disbursements.

The successful consultant will be engaged in accordance with Wellington Shire's standard Consultancy Contract. The standard contract and schedules will be completed on appointment.

A payment schedule will be negotiated with the successful consultant(s) upon appointment.

## **11. Selection Criteria**

- Compliance with brief/understanding of project requirements (10%)
- Demonstrated previous experience undertaking similar projects (25%)
- Ability to deliver a quality product (20%)
- Ability to complete project within the required timeframe (20%)
- Innovative methodology (25%)

## **12. Responding to the Project Brief**

All tender submissions must include:

- Company name(s), address, Principal/Directors.
- Staff proposed to undertake the project, including the name of the project manager for 'day-to-day' contact.
- Response to the Selection Criteria.
- An indicative project methodology and draft community consultation program.
- A proposed timetable for the project.
- Schedule of rates for all staff undertaking project work.
- Lump sum fee (exclusive of GST) to undertake the project, including disbursements.
- Evidence of public liability cover and professional indemnity cover.

### **13. Quotations/Expressions of Interests**

Quotations/expressions of interest must be received in hard copy by close of business **Thursday 1 October 2015** and be addressed to:

Ben Proctor  
Strategic Planner  
Wellington Shire Council  
PO Box 506  
SALE VIC 3850

Late quotations/expressions of interest will not be accepted.

### **14. Further Information**

For further information please contact Ben Proctor, Strategic Planner on telephone (03) 5142 3631 or alternatively via email [ben.proctor@wellington.vic.gov.au](mailto:ben.proctor@wellington.vic.gov.au)