

City of Sale Heritage Study Precincts 1994.

Explanatory Note. 8 March 2007.

The following precincts have a precinct citation and location map:

1. Lake Guthridge Landscape Precinct
2. Netherlands Rural Area Precinct
3. Dargo Street Rural Area Precinct
4. Victoria Park Precinct
5. Railway Precinct
6. St Mary's Precinct
7. Stawell & Market Street Precinct
8. Thomson Street Precinct
9. Town Centre precinct

The following individual places can also be considered as precincts but do not have a precinct citation and location map:

1. Housing Commission of Victoria Estate
2. RAAF Housing
3. Ezzo Executive Housing

However the 3 individual places that do not have a precinct citation and location map do have an individual citation and can be located in Volume 1 Individual Places at the following page numbers:

1. Housing Commission of Victoria Estate- Pages 310 – 311, Inventory 191.
2. RAAF Housing. Pages 14 – 15, Inventory 324.
3. Ezzo Executive Housing. Pages 367 - 368, Inventory 331.

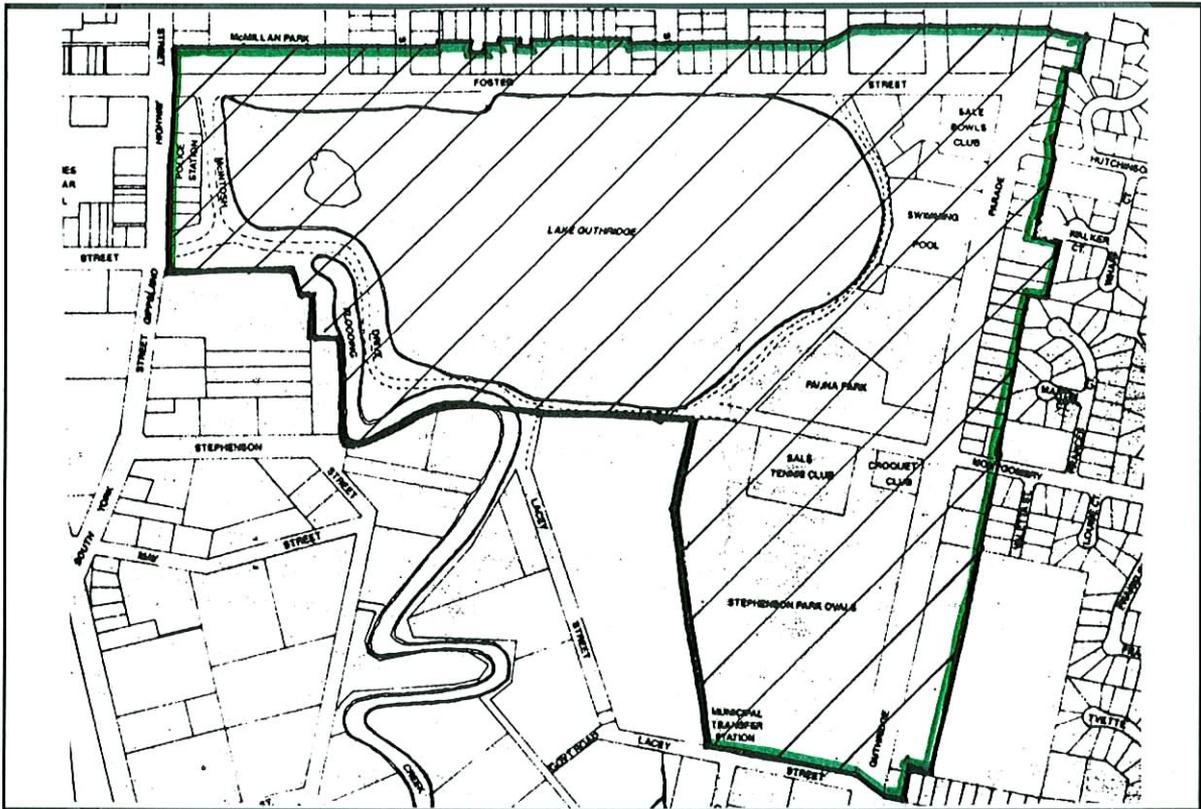
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Precincts

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Precinct: Lake Guthridge Landscape Area

Extent: Centred on Lake Guthridge, this Area includes the Botanic Gardens and Friendly Societies Reserve, the residential areas fronting Guthridge Parade and Foster Street, and the area between York Street and the Lake.



Precinct No: Precinct 1

History and Description:

The earliest plans of Sale show the very beginnings of the township in the blocks bounded by Macmillan, York, Foster, Raymond and McAllister (sic) Streets.(1) Fitchett's Public House exists already, but the surveyor's pen has set it partly within York Street. Sites have been defined for a school and a church, but the only other buildings shown are a few huts outside the embryonic town and Dr Ewing's house west of Flooding Creek, a site now covered by the South Gippsland Highway.

Reservation of the Botanic Gardens dates from 1860(2), with developments such as fencing occurring soon after.(3) By 1881 the Gardens were well-advanced.(4) The Friendly Societies Recreation Ground (now Stephenson Park) was gazetted in 1872 and enclosed by cypress boundary plantings, one example of which remains.(5) Lake Guthridge was formed in 1876-79, with the enclosing embankment collapsing following a flood in 1879, requiring rebuilding during 1879-80.(6) In 1884-85 Lake Guthridge was gazetted as an extension to the Botanic Gardens and for

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water conservation.(7)

To the north of Lake Guthridge along Foster Street, the surveyors drew up a series of larger allotments, each of around 2 acres, between the properties fronting York Street and Barkly Street. Subdivision of these larger allotments appears to have started in the early years of the twentieth century. Further east along Foster Street, the allotments were smaller and developed for housing a little earlier. Along Guthridge Parade, the allotments were all surveyed as 3 acres.

The Lake Guthridge Landscape Area centres on the Lake, an important landscape feature within the City. To the east are the early Botanic Gardens and Friendly Societies Reserve, now combining recreation facilities with their earlier garden character. At the southern end of Guthridge Parade, the houses facing these reserves still retain a rural setting, while along Foster Street the houses are set on rising ground with views across the Lake. At the western and south-western end of the Lake, evidence of the former alignment of Flooding Creek is still visible.

From Foster Street, the views towards the Lake have long been an important element in the townscape. The demolition of the buildings on the western sides of the Foster and York Street corners have changed the framing of this view, and reduced the dramatic contrast between the built-up town and the open expanses of the Lake.

Within this precinct a number of places have been individually evaluated as either significant or contributory parts of Sale's heritage including the Botanic Gardens and Friendly Societies Reserve, Lake Guthridge, several houses on Guthridge Parade and Foster Street, and the memorials on the corner of Foster and York Street.

Condition and Integrity:

The Lake and Gardens have been developed in a number of stages, and their present form reflects this history. The filling of Flooding Creek relates to the construction of the Canal, an important stage in Sale's development. The housing adjoining the Lake mainly dates from the nineteenth and early twentieth centuries. Along southern part of Guthridge Parade housing relates to rural land uses which are rapidly disappearing within the City's boundaries. To the north and along Foster Street, the housing represents a sequence of town housing styles.

Statement of significance:

The Lake Guthridge Landscape Area is a significant part of the heritage of Sale as an important and early natural landscape transformed by the early town settlement process into a fine area of parkland and gardens. The housing close to the Lake in Foster

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Street and Guthridge Parade demonstrates the increasing desirability of lake-side allotments as residential locations. The Area demonstrates these important phases of the nineteenth and early twentieth century development of Sale.

Grade: Significant

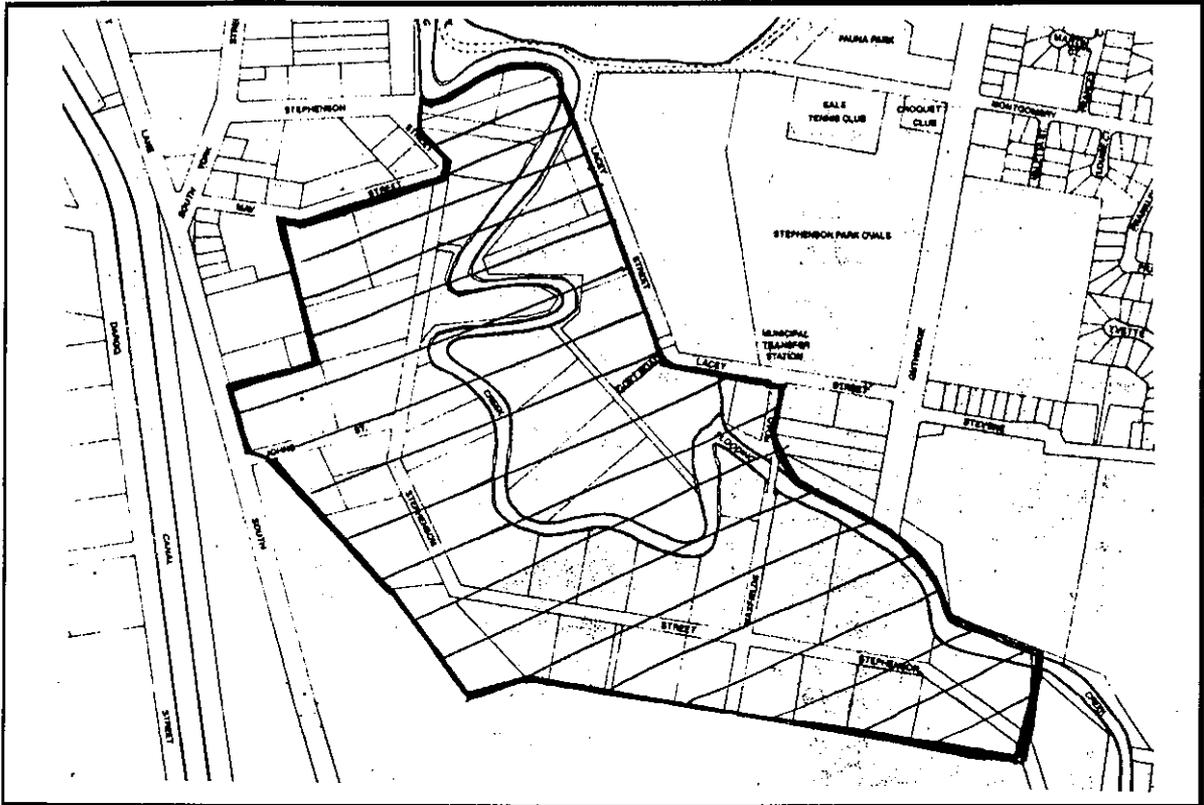
Sources:

- (1) Plan of the Town of Sale, Flooding Creek, 1850.
- (2) Victorian Government Gazette, 1860, p. 1568, 1866, p. 2299.
- (3) Information from Peter Synan.
- (4) Gippsland Mercury, 6/8/1881.
- (5) Victorian Government Gazette, 1872, p. 1784.
- (6) Information from Peter Synan.
- (7) Victorian Government Gazette, 1884, p.3564, 1885, p.334.

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Precinct: The Netherlands Rural Area

Extent: Centred around Stephenson Street and Flooding Creek, with some properties within the Area fronting the South Gippsland Highway, Johns Street, Maxfields Lane and Lacey Street.



Precinct No: Precinct 2

History and Description:

Farming settlement of the swampy lands to the south of the Sale township dates from the 1870s when some allotments were surveyed and sold on both sides of the creek. By this time the Powder Magazine had probably already been built on a looping bend of the creek. The extent of development that followed the 1870s land sales is not known.

In 1893, in response to the severe economic depression that followed the booming 1880s, the Victorian Government passed legislation forming village settlements in many parts of the State.(1) The Settlement on Lands Act 1893 provided allotments of 1 to 20 acres which could be applied for by those suffering hardship, including locals.(2) Large parts of the Sale Common to the south and west of the township were subdivided into allotments ranging from 1 to 6 acres. Some of these allotments, perhaps those to the west, were intended for farming not for housing, and house sites on higher ground were provided in Topping, Ross and Carter Streets, the former Government Paddock. But in the area to the south of Sale, houses were built,

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many being small cottages.

The Netherlands Rural Area extends along Flooding Creek to the south of the Sale township. There are a number of cottages and larger farm houses within the area, all sited on small rural allotments. The cottages are predominately simple in form, with a gable roof and external chimney. The larger houses are more diverse in form and style, with several appearing to have started as a simple cottage. Each of the significant and contributory places is described separately in the Inventory. All appear to date from the nineteenth century, and the predominant building material is timber.

There are two bridges crossing the creek. One is an old timber foot bridge, located near the Powder Magazine, and said to have been used for stock crossing.(3) The other is a timber trestle bridge on Maxfields Lane, possibly built by the Government as part of the Village Settlement scheme. Such bridges were certainly built during the later Closer Settlement schemes; this could be researched.

The Creek winds through the landscape, close to many of the houses which are built right on its banks. It is a flat landscape, with relatively few trees, reflecting its evolution from a swamp to farmland over the last one hundred years.

Condition and Integrity:

This Area demonstrates its evolution from swampy land to a farming landscape, and retains examples of the houses built by those who settled the area during the later parts of the nineteenth century. Relatively little change appears to have occurred during this century.

Statement of significance:

The Netherlands Rural Area contributes to the heritage of Sale as the key area containing evidence of the processes of rural settlement of the swampy land to the south of Sale, including the 1890s Village Settlement Scheme, important phases in the history and development of Sale township.

Grade:

Significant

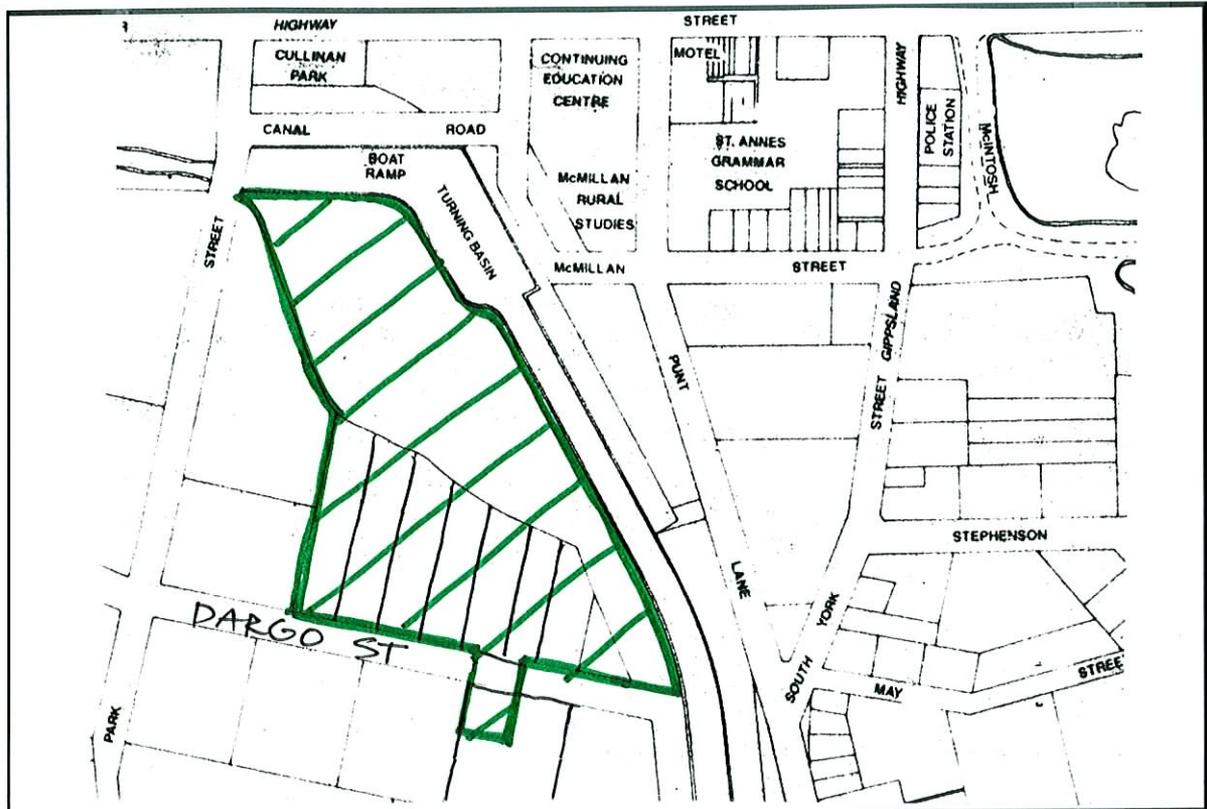
Sources:

- (1) Dingle, T., 'Settling', 1984, p. 124.
- (2) Information from Peter Synan.
- (3) Information from Norman Medew.

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Precinct: Dargo Street Rural Area

Extent: Located at the eastern end of Dargo Street, and extending north to include the former alignment of Flooding Creek and up to the southern boundary of the Sale Canal (separately listed).



Precinct No: Precinct 3

History and Description: The Dargo Street Area is on the southern bank of the former alignment of part of Flooding Creek. Land here was surveyed and sold in the 1860s (1), and houses are believed to have been built here soon after (this aspect needs to be confirmed by further research).

The three houses located right on the creek bank relate to two original families that settled here, the Morris and Ware family, the third house being built for the marriage of a child from each family. Members of the Monk family, later owners of the Morris house have lived here for many years. Another house dating from the late nineteenth century is located a little further west, close to the road rather than the creek.

The land along the creek to the west is said to have been used for market gardens. A rural building of interest in this locality is the drying shed or small barn on the south side of Dargo Street.

The Area is set close to a section of Flooding Creek that has been

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cut off since the construction of the canal in the 1880s. While the section to the east of the canal has been filled with the earth from the canal, this section to the west remains, an evocative reminder of the natural landscape and its modification by human development processes.

The three houses perched on the bank of the creek are timber, although one has been reclad in hardiplank. They are all small cottages with external chimneys. A later building, the house close to Dargo Street is more elaborate in its form and decoration. The drying shed is also a timber building, set close to a group of large cypresses.

Condition and Integrity:

The area appears to have changed little over many years, except for the recent dumping of fill into the former alignment of Flooding Creek, an inappropriate intrusion into this area.

Statement of significance:

The Dargo Street Rural Area is a significant part of the heritage of Sale as an early and distinctive development of rural housing along Flooding Creek, providing possibly the earliest evidence to remain of this phase of Sale's development.

Grade:

Significant

Sources:

(1) Town and Parish of Sale plan, 1918.

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Precinct: Victoria Park Precinct

Extent: A large residential precinct centred around Victoria Park, Sale State School and St Paul's Cathedral. It includes sections of Macalister, Cunninghame, Marley, Market, and Dundas Streets and Guthridge Parade.



Precinct No: Precinct 4

History and Description:

This Precinct is within the township grid, surveyed in 1857 and providing sites for a number of community purposes, including a Market Reserve - now Victoria Park and the Sale State School (1882-3) - with the landmark water towers set within the park landscape.

Around the Market Reserve were housing allotments, 2 acres on the south side of Macalister Street, half an acre with a wide street frontage on the north side and along Cunninghame Street and narrow half acre sites along the north-south streets. This hierarchy of allotments meant the sites with a wide street frontage developed for more affluent housing during the 1880s in Macalister Street. At the eastern end of Macalister Street, a similar quality and size of housing continued to be established in the early years of the twentieth century, often on the subdivided allotments of older houses. Between Market and Marley Street a large site was developed for St Paul's Cathedral.

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The north-south streets, Marley and Dundas, contain a greater variety of housing sizes, most dating from the nineteenth century, but with some more recent examples also.

The elm plantings along Macalister Street are an important feature, linking and integrating the street with Victoria Park.

Condition and Integrity:

The Victoria Park Precinct combines important elements into a high quality residential precinct. Continuation of the standard of housing and retention of the fine older examples create a precinct of considerable integrity.

Statement of significance:

The Victoria Park Precinct is a significant part of the heritage of Sale because it illustrates the character of a range of nineteenth and early twentieth century housing styles, particularly including examples of the houses of some of Sale's more affluent and influential citizens. The residences create the setting for Victoria Park, the Sale Primary School and St Paul's Cathedral complex, all places of outstanding significance in their own right.

Grade:

Significant

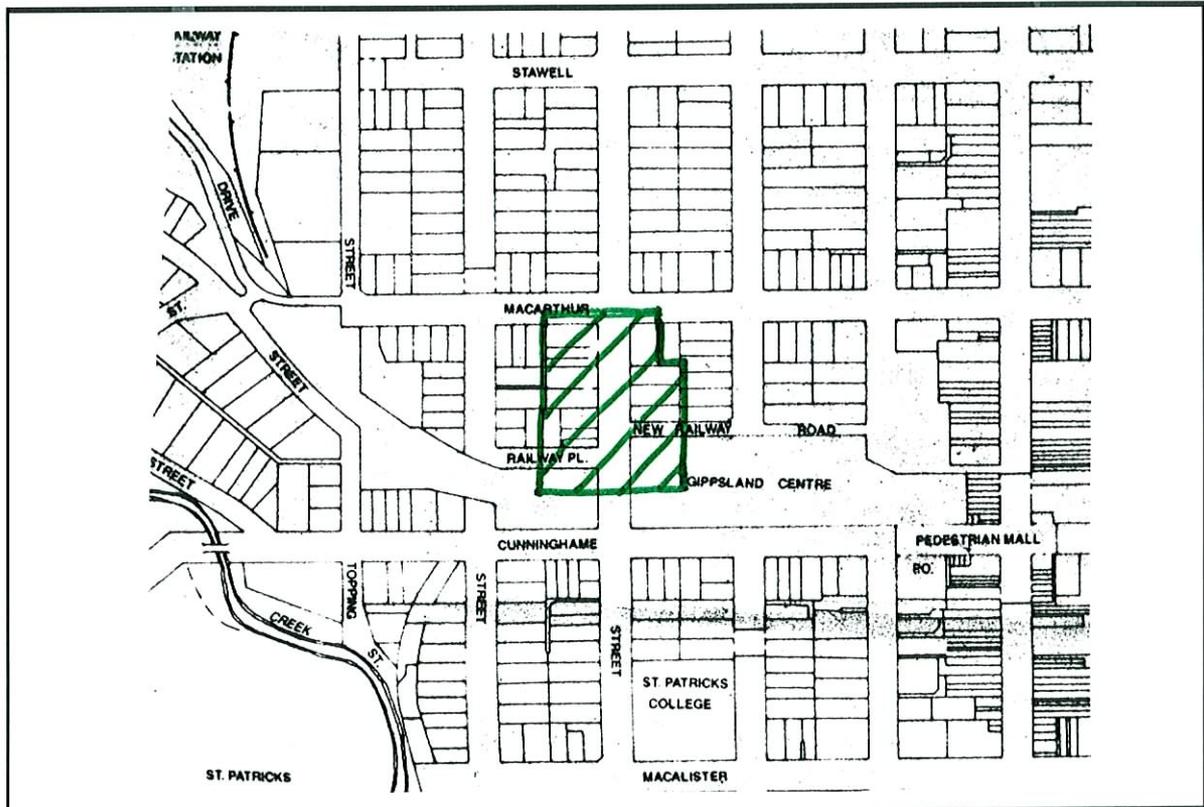
Sources:

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Precinct: Railway Precinct

Extent: A small area along Reeve Street between the former railway alignment and Macarthur Street. Includes the railway features now set within the Gippsland Centre car park.



Precinct No: Precinct 5

History and Description: The railway was constructed in 1875-77, and the section from Sale to Morwell opened in 1877. The remaining sections to Melbourne were completed over the subsequent two years. The railway was linked to coastal and Lakes shipping via the Sale Canal, creating a vital transport network.(1)

The railway station and yards occupied a large site within the centre of the town, with a siding down to the canal. The site contained the station, goods shed, signal box, railway crossing gates on Reeve Street, a multitude of lines, storage and parking areas. Sale was originally the terminus of the line, and the position of the station, which required trains to be shunted back out to continue on to Bairnsdale, reflects this.(2)

Houses had been built along Reeve Street by the 1860s, and several appear to survive within this precinct. The construction of the railway line appears to have led to the development of several houses close to the line in the 1890s. Railway employees and those with related trade skills (such as mechanical engineer,

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engine fitter) lived in these houses during the nineteenth century.(3)

The precinct contains the remaining elements of the railway - the signal box, gates and two sets of signals (now set within the car park of the Gippsland Centre). The housing along Reeve Street is predominantly nineteenth century, built in timber and modest in scale and detailing.

Condition and Integrity:

The railway station was demolished and the railway yards redeveloped a few years ago. This has changed the nature of the centre of the town. Some railway elements remain, along with houses developed in the years prior to and soon after the railway was developed.

Statement of significance:

The Railway Precinct is a significant part of the heritage of Sale as evidence of the development and growth of the railway system, an important stage in the development of Sale, and for the associated housing which demonstrates the scale and quality of housing available to workers and a typical nineteenth century adjacency of home and work.

Grade:

Significant

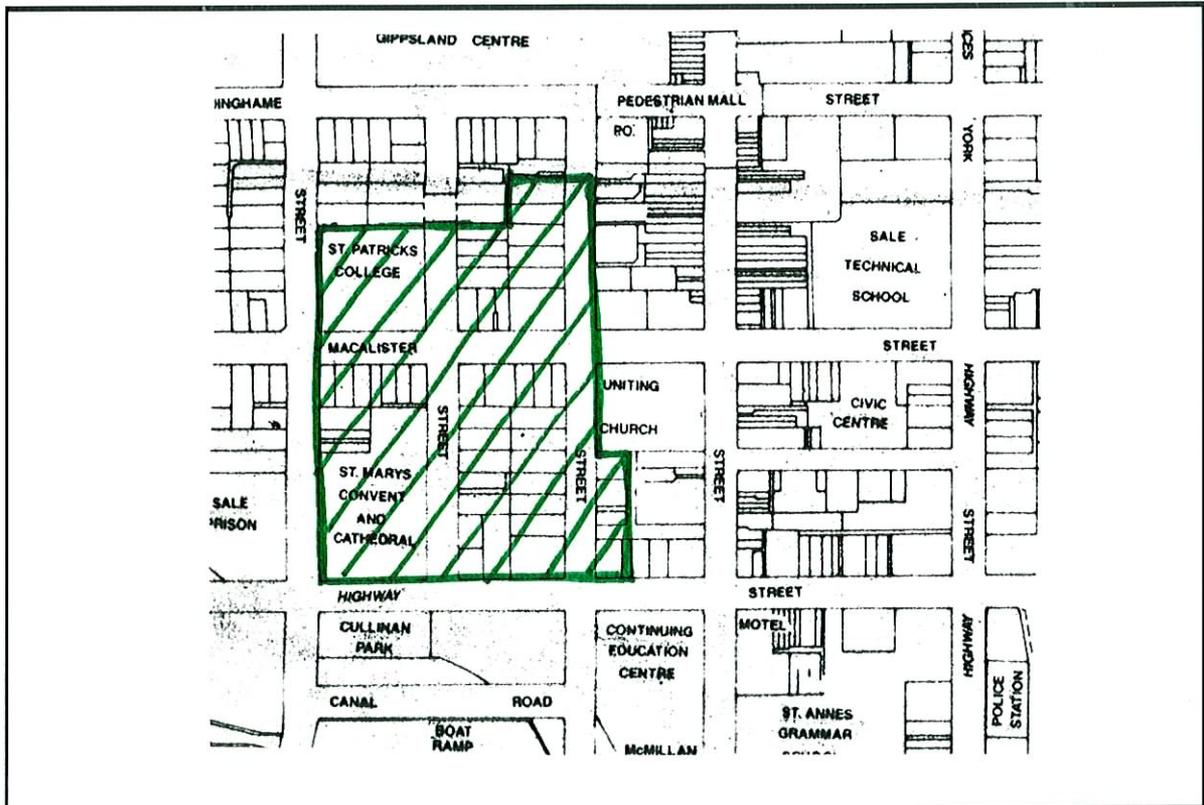
Sources:

- (1) Synan, P., 'Highways of Water', pp. 48, 51, 53-57.
- (2) Material on the redevelopment of the railway station prepared by Sale City Council and Wilson Sayer Core Pty Ltd.
- (3) Rate books.

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Precinct: St Mary's Precinct

Extent: A large area to the west of the commercial centre of Sale that contains the St Mary's Cathedral complex, St Patrick's College. Much of the area is residential. It includes the north side of Foster Street, parts of Macalister, Pearson and Desailly Streets. It abuts the Town Centre Precinct on its eastern boundary.



Precinct No: Precinct 6

History and Description: The town survey provided sites for a number of public functions close to the area on Foster Street that had already started developing as the commercial and community centre of the town. To the immediate west, along Desailly, Pearson and Reeve Streets, land was surveyed into half acre sites. A large site, each covering two acres, was gazetted for the Roman Catholic Church in 1863.(1)

St Mary's Cathedral was built on the site in 1886-87, with convent and a school developed during the 1920s. St Patrick's opened at around the same time, and Pearson Street became a showpiece in Sale.(2)

Fine houses were developed during the late nineteenth and early twentieth century within this precinct. Well-known examples include those of Alfred Wray (Sale butcher) in Foster Street and Armadale, home of Dr Macdonald in Desailly Street. There were

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also smaller, modest houses such as the timber cottage in Pearson Street, and the houses owned (and perhaps built) by Frederick Mallett in Macalister Street.(2)

Today the precinct retains this combination of residences, church and schools. The significant and contributory places are separately listed within this Study. The St Mary's complex remains an important focal point within the precinct.

Condition and Integrity:

The precinct relates primarily to the late nineteenth and early twentieth century, and many of the elements from this period remain substantially intact.

Statement of significance:

The St Mary's Precinct is a significant part of the heritage of Sale for its association with the development of Sale as the 'capital' of Gippsland during the 1880s and 90s, and the consolidation of its role through developments such as the building of St Mary's Cathedral. The precinct contains a range of dwellings that illustrate the building styles of this period, as well as some later dwellings of a similar design quality that also relate to Sale's business and professional families.

Grade:

Significant

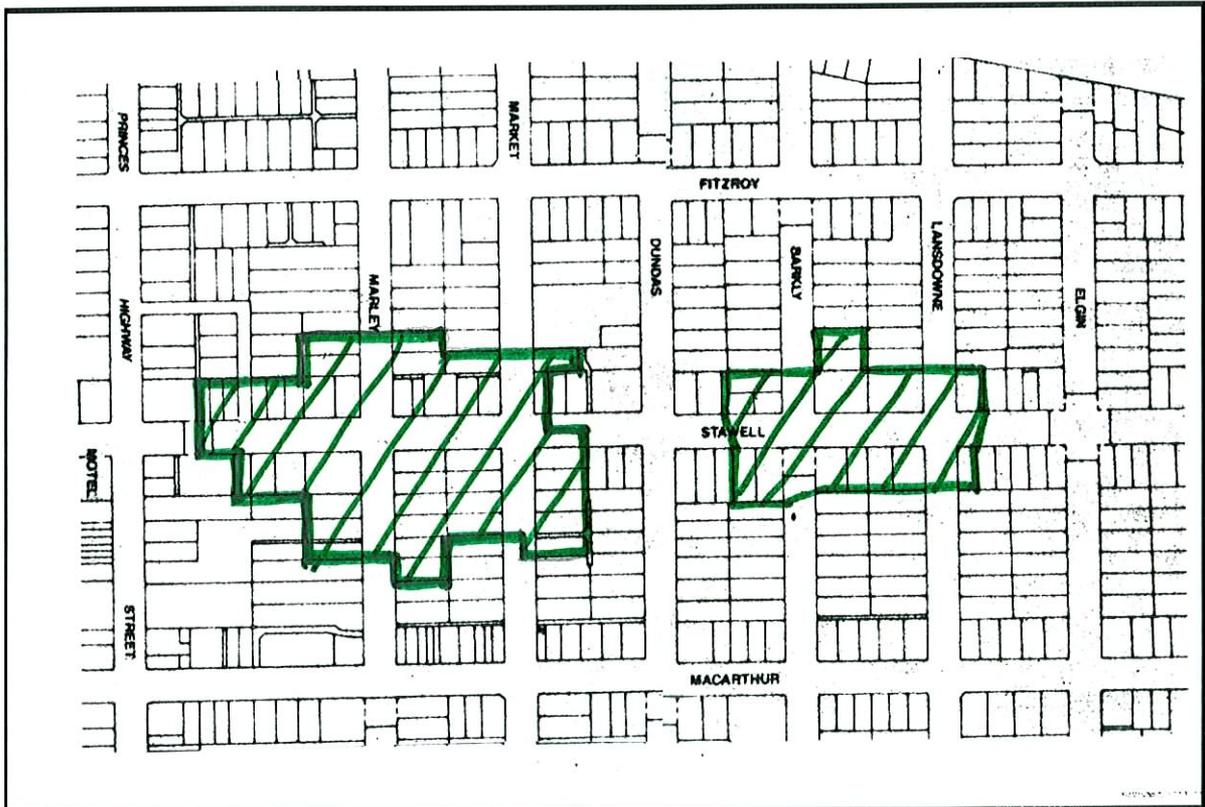
Sources:

- (1) Town of Sale plan, 1910.
- (2) See history of each building.

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Precinct: Stawell & Market Street Precinct

Extent: A diverse residential precinct in two parts (A +B). One section is focused around the Stawell and Barkly Street intersection, extending both east and west along Stawell Street and north into Barkly Street. The second part is focused around the Stawell and Marley Street intersection, extending east and west along Stawell Street, and north and south along Marley and Market Streets.



Precinct No: Precinct 7

History and Description: Half acre allotments with a wide frontage to Stawell Street were sold in the 1860s and 1870s, with the section between Dundas and Barkly Streets not sold until the early 1900s. On the north-south streets, the allotments were also half an acre, but had a narrower frontage, each extending through to the next north-south street.(1)

Much of the precinct is graced by larger late Victorian and early Edwardian dwellings, some remaining on substantial allotments and retaining garden features. Each significant and contributory building is separately described. At the western end of the precinct are a later group of 1940s houses, creating a distinctive and contributory element.

The Gums, on the corner of Barkly Street is a local landmark for its unusual architecture and large gum trees. Along the street are

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large poplars, perhaps remnants of the earlier street planting. The trees remaining are fine examples.

Condition and Integrity:

The buildings within the precinct are substantially intact. Street closures and reconstruction have changed the road alignment and pattern of traffic movement within precinct.

Statement of significance:

The Stawell & Market Street Precinct is a significant part of the heritage of Sale as a distinctive late Victorian and early Edwardian residential area, with a later 1940s component, which illustrates the diversity and character of architectural styles and tastes of these phases in Sale's development.

Grade:

Significant

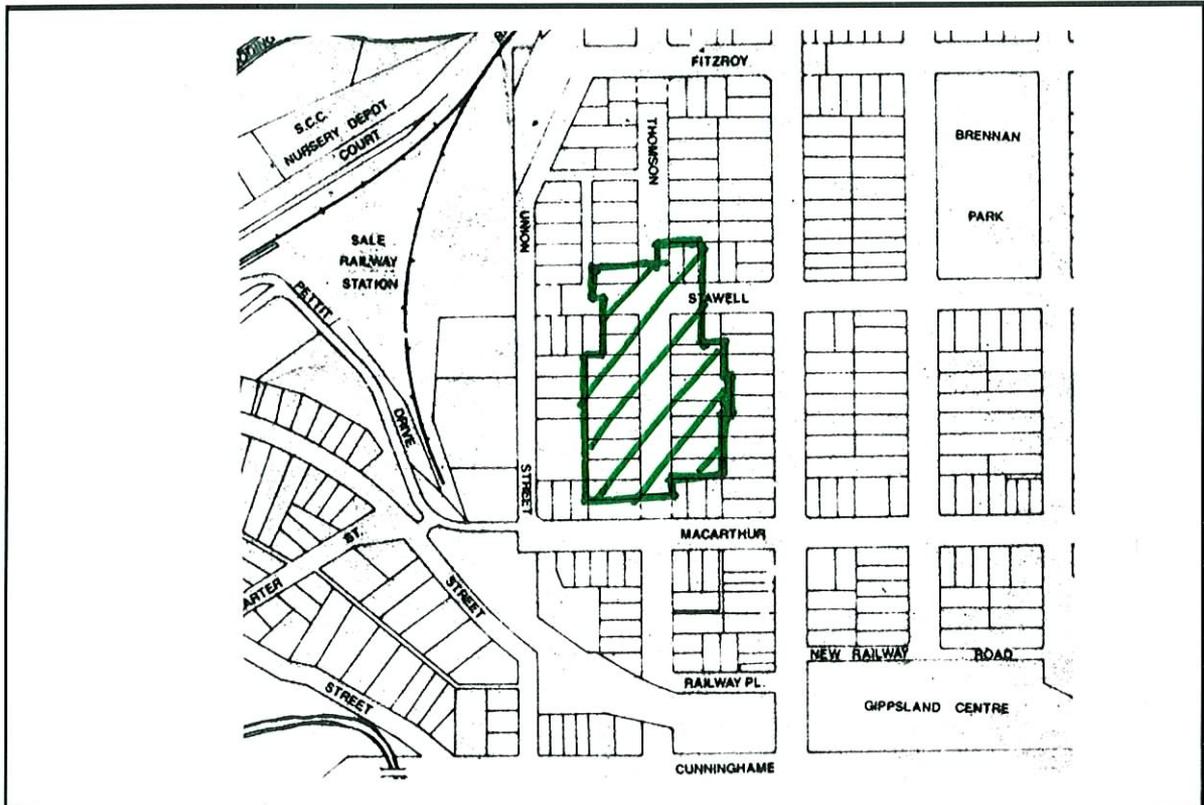
Sources:

(1) Town of Sale plan, 1910.

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Precinct: Thomson Street Precinct

Extent: A small residential precinct extending north-south along Thomson Street, from just north of Macarthur Street to include the northern corners of Stawell Street.



Precinct No: Precinct 8

History and Description: Land at the northern end of Thomson Street was sold in stages. Half acre allotments in Section 33 on the eastern side of the street were sold in 1863. On the west side of the street, Section 88 was subdivided into quarter acre allotments and sold in 1887.(1)

Within the precinct, most of the buildings are timber. There are several timber cottages and small Victorian houses on both sides of the street. The rendered cottage pair on the east side of the street represent the 'attached cottage' form, an unusual feature within Sale, being more typical of the densely developed inner suburbs of a large city than the open spaces of the Sale township in the nineteenth century. The Pines, a large brick house, dates from the 1860s and represents a different strata of Sale society.

Condition and Integrity: The buildings within the precinct are substantially intact. Street closures have changed traffic movement within the grid at the south end of this precinct.

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Statement of significance:

Thomson Street precinct is a significant part of the heritage of Sale as a grouping of nineteenth century cottages, a distinctive local building type (including an example of the 'attached cottage' form which is unusual) and as an illustration of the housing choices available to and the way of life of Sale's less affluent citizens in the mid to late nineteenth century, with The Pines a stark contrast.

Grade:

Significant

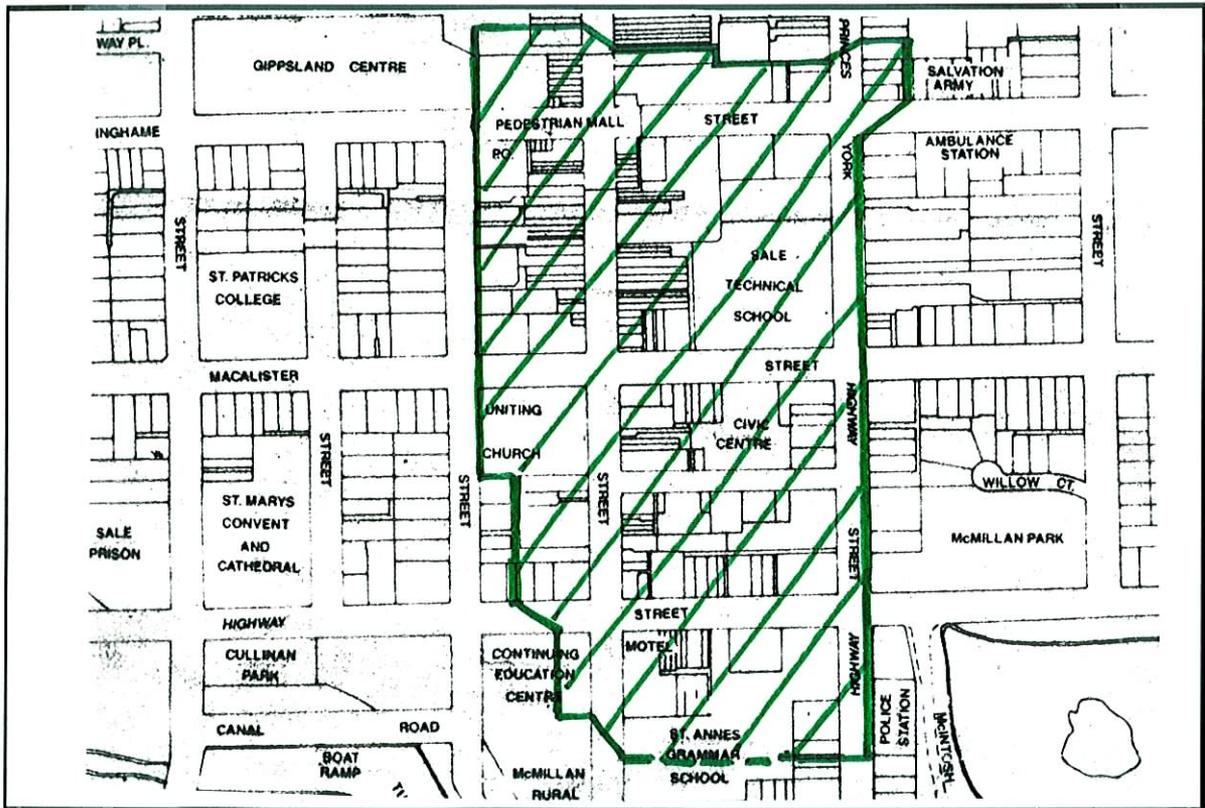
Sources:

(1) Town of Sale plan, 1910.

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Precinct: Town Centre Precinct

Extent: A large precinct including the Area of Special Significance along Foster and Raymond Streets. It includes the main commercial centre of the town extending along Foster, Bond, Macalister, Cunningham Streets, and east-west to include Raymond Street and parts of York Street. The western boundary abuts the St Mary's Precinct.



Precinct No: Precinct 9

History and Description: The first town survey for a township at Flooding Creek was undertaken in 1848, with the first land sales in 1850. Sections 1 and 2 were the first sold, with Section 3 sold a year later. Sections 1 and 2 are to the north and south of Foster Street (between Raymond and York Streets) and Section 3 is one block further north. Sites for public and community buildings - public offices, police, a Mechanics' Institute - were provided in Foster Street, on the main route and already having some buildings serving the needs of travellers. In Raymond Street, a site was allocated to a school, and to the north a site for a Presbyterian Church.(1, 2)

Foster Street was the centre of commercial activity in these early years, with buildings such as the Council Chambers, Club Hotel, Australasia House built during the mid 1850s. Foster Street was formed in 1863 and street lighting introduced, and the Botanic Gardens to the east were created (1866). Further shops were built

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there but Foster Street's commercial boom was short-lived. Both Foster Street and their rivals, the businesses in York Street (such as the Criterion Hotel) were affected by the construction of the railway in Cunninghame Street. Businesses moved closer to this centre of activity, creating a new commercial area along Raymond Street. Banks transferred to smaller branches in the northern part of Raymond Street. Foster Street businesses dwindled. Nevertheless, the Council Chambers in Foster Street were extended in the 1880s and the Court House and the Post Office were also built there.(2)

Along Raymond Street, the commercial area grew and developed from the 1880s, continuing to maintain its role to the present day. The range of building styles within the area demonstrates this process of development. For example, when new Council Chambers and Municipal Offices were needed, a site closer to the town's commercial centre was chosen. Establishment of the mall and building of a new clocktower has reinforced Raymond and Cunninghame Streets as the symbolic town centre.

Condition and Integrity:

The precinct demonstrates the stages in the development of a town centre, containing elements from all periods of development to the present.

Statement of significance:

The Town Centre Precinct is a significant part of the heritage of Sale, its buildings illustrating the key development phases that have created the present day township. It contains the earliest commercial centre in Foster Street and represents the genesis of local government for the municipality. It demonstrates the importance of transport links in the formation and positioning of activities within a town centre, and subsequent impact of changes in transport technology.

Grade:

Significant

Sources:

(1) Town of Sale plan, 1910.
(2) 'History of Foster Street' in Wilson Sayer, Foster Street - Area of Special Significance, 1982, pp. 9-17.