

Latrobe City Heritage Study

Volume 1:
Thematic Environmental History

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CONTEXT

Prepared for
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PREFACE

The *Latrobe City Thematic Environmental History* comprises Volume 1 of the *Latrobe City Heritage Study 2010* (the Study). The purpose of the Study is to identify, assess and document places of post-contact cultural significance within Latrobe City (the study area) and to make recommendations for their future conservation.

As described in the following chapter, this environmental history provides an explanation of the themes and activities that have been important in shaping the study area so as to provide a context to assist with the identification of heritage places that illustrate its rich cultural history. It should be read in conjunction with the other volumes of the Study, which are:

- *Volume 2: Key Findings and Recommendations.* Volume 2 of the Study provides an explanation of the key findings including a list of heritage places and precincts identified by the Study as well as a series of recommended actions and strategies that form the basis of a Heritage Strategy for Latrobe City.
- *Volume 3: Latrobe Heritage Place & Precinct Citations.* Volume 3 of the Study contains the citations for heritage places and precincts of local significance throughout Latrobe City that illustrate the themes set out in this environmental history.

The terms used throughout this report are consistent with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance*. A glossary of these terms and their meanings is provided at the end of this report.

INTRODUCTION

Purpose

This environmental history provides an explanation of the themes and activities that have been important in shaping the present day Latrobe City, which was created in 1994 and comprises (either wholly or in part) the former Shire of Morwell, City of Moe, Shire of Narracan, Shire of Rosedale and City and Shire of Traralgon.

It is important to understand that it is not intended as a complete social or political history of the municipality, but rather as a summary of human use and impact upon the landscape in the years since first contact with indigenous inhabitants¹. It is not a chronological record and should not be read in this way.

Rather, the history is organised according to themes so as to provide a context to assist with the identification of heritage places that illustrate the rich cultural history of the study area. These heritage places include buildings and structures, precincts, objects, ruins, trees and landscapes. The themes are also embodied in the historic or continuing use of places and people's social and spiritual associations with them.

The themes used in this environmental history have been adapted from the Australian Historic Themes (AHT) set down as guidelines by the Australian Heritage Council (AHC). The AHC notes that:

The consistent organising principle for the Thematic Framework is activity. By emphasising the human activities that produced the places we value, and the human response to Australia's natural environment, places are related to the processes and stories associated with them, rather than to the type or function of place.

Finally, it is important to understand that the history is arranged not as a hierarchy, which gives priority, weighting and privilege to some themes, nor is it simply a checklist. One place may have many themes reflecting the integrated, diverse and complex way that places evolve over time. Also while the majority of places identified by the Study will be associated with a theme, not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the study.

On this basis, each chapter includes:

- A brief introduction, which includes an explanation of which AHT is relevant.
- An outline of the history of the study area associated with the particular theme.
- A description of some of the heritage places associated with the theme. The heritage places mentioned in this report are not exhaustive list; rather they are representative of the many places that the Study has identified.

¹ This is referred to as the 'post-contact' period.

Historical Overview

As described above, this thematic environmental history is set out in thematic, but not chronological order. The following table is provided to assist in understand how the historic themes are associated with key dates in the historic development of the study area. Please note that this table is indicative only of broad timeframes associated with each theme and reference should be made to the appropriate chapter in this environmental history for more specific information about the actual periods of influence for each theme.

Theme	Period of Influence										
	Pre-1860	1860s	1870s	1880s	1890s	1900s	1910s	1920s	1930s	1940s	1950s
First contact & exploration											
Settling the land											
Utilising natural resources											
Transport & communications											
Industrialisation & making a region											
The environment & managing public land											
Building settlements & towns											
Governing & administration											
Community & cultural life											

	Primary period of influence
	Secondary or continuing period of influence

1 FIRST CONTACT AND EXPLORATION

INTRODUCTION

This theme addresses the sudden disruption to indigenous space and time with the arrival of European explorers and pastoralists in the 1840s. Dominated by the search for good pastoral land, the newcomers brought a new way of looking at country and assessing land.

This era was very important in terms of establishing the great potential of the study area as a farming district for settlement. The observations made during this time by early explorers led to great interest amongst the early colonial settlers and enabled the first pastoral runs to be established. Out of all the themes in the history of the study area it had perhaps the least impact in terms of its initial effects upon the landscape, however, the impact upon the indigenous inhabitants and their traditional lifestyle was devastating.

This chapter incorporates the following Australian Historic Themes:

- *Peopling Australia*: Living as Australia's earliest inhabitants; Fighting for land; Promoting settlement.
- *Developing local, regional and national economies*: Surveying the continent.

1.1 Indigenous occupation and way of life

The area that is now Latrobe City was part of the traditional lands of the Gunai Kurnai people. The Brataualung, a clan of the Gunai Kurnai, claimed the land south of the Latrobe River, while the Briakalong occupied land to the north.ⁱ

Food supplies on the plains and in the river valleys were plentiful. The people had a valuable supply of silcrete from quarries in the Haunted Hills and used this to make tools for hunting kangaroos and wallabies on the open plains. The rivers and swamps supplied abundant food such as fish, eels, reptiles, freshwater mussels, waterbirds and eggs. The women gathered plants and small animals. Recent archaeological surveys along the Morwell River valley provide an insight to how people lived and where they camped. Besides camping close to water, higher sites such as Macmillan's hill were also important places. From these vantage points, Aboriginal people had good views of the surrounding plains where they could keep an eye on their campfires and other clans' movements. They made their stone tools on these hills.ⁱⁱ

This was a 'totemic landscape', a geography created by ancestral beings whose actions ordered an existing world. The totemic ancestors linked people to country and gave authority, religion and social order to the country.ⁱⁱⁱ The past and present were connected through the bestowal of identity, rights and obligations that came from the ancestral past but that were 'evident and alive' in the totemic landscape.^{iv}

1.2 Exploration and first contact

For European settlers in the Port Phillip District, Gippsland was a little known region until the steamer 'Clonmel', en route from Sydney to Melbourne, was wrecked at the entrance to Corner Inlet, near Port Albert, in January 1841. The rescued passengers and crew publicised the region. The mountains, forests and swamps that surrounded Gippsland had formed a barrier to settlement. From the mid 1830s, there had been several forays into Gippsland from the Monaro in New South Wales by pastoralists looking for grazing areas. Angus McMillan was one of these. After establishing a station on the Avon River, he mounted another expedition to find a port from where he could ship his stock to markets. He reached the coast at Port Albert in February 1841, a month after the 'Clonmel' had been wrecked.

Explorer and scientist Paul de Strzelecki followed a similar route to McMillan. After crossing the Latrobe River he followed the Traralgon Creek, intending to reach Corner Inlet but after an exhausting trek and close to starvation, his party reached Westernport Bay.

With favourable reports from Strzelecki and the passengers on the 'Clonmel', a group of Melbourne citizens formed the Gipps Land Company (inspired by the name that Strzelecki had given to the region) and sailed to Port Albert to investigate its grazing potential. Several of the party, guided by Aboriginal, Charlie Tarra and led by William Brodribb, travelled back overland to Melbourne to look for a stock route. They followed the Latrobe westward and encountered extremely difficult country before they reached Melbourne. In 1842, another small party set off from Melbourne to look for a stock route. They went to the north of the Moe swamp, along the Latrobe River and across to Port Albert, also unsuccessful in the hunt for a good route.

When the Europeans first arrived in Gippsland, the Aborigines thought they were *mrarts*, or returned spirits of the dead.^v But as the squatters took over the land with no recognition of Indigenous rights, there were violent confrontations in Gippsland. Aborigines speared shepherds in outstations and speared stock. The whites retaliated. In the Warrigal Creek massacre near Port Albert, 100-150 Brataalong people were massacred following the spearing of Ronald Macalister.^{vi}

HERITAGE

Indigenous occupation and way of life

Sites that document the pre-contact Aboriginal occupation are found throughout Latrobe Region. They include scar trees, evidence of the Indigenous way of life. They demonstrate the importance of bark as a resource for Aboriginal people, especially for use as shelters and utensils.^{vii}

Exploration and first contact

Part of Angus McMillan's homestead survives and has been relocated to Old Gipps town at Moe. Apart from this no other physical traces survive of the routes taken by the early explorers through Gippsland, but a series of cairns were erected throughout Gippsland in the 1920s to mark the supposed routes taken by Strzelecki and McMillan. Two of the Strzelecki memorials are in the study area – one is at Koornalla and the other is east of Traralgon on the Princes Highway.

The early explorers are also remembered in place names such as the Strzelecki Ranges.

2 SETTLING THE LAND: LAYERS OF SETTLEMENT

INTRODUCTION

From the vast acreages dominated by the squatters, this chapter traces how government settlement policies dramatically transformed the landscape after the 1860s. The pastoral era of settlement began with the arrival of the first squatters in the early 1840s, which reached its peak by the 1850s, and began to wane with the opening up of the land for selection from the 1860s onwards. As we shall see in the following chapter, the primary activity associated with this era was grazing, which is still carried on in parts of the study area today.

The selection era began with the passing of a series of Land Acts in the 1860s, which by the end of that decade opened up almost the whole of Victoria for selection. By the mid-twentieth century much of the land in the study area had been taken up. Under the selection acts, smaller farms were developed and the land was aggressively cleared for more intensive land-use. While most of the region was transformed into productive farms, attempts to select land in the higher parts of the Strzelecki Ranges resulted in failure. As we shall see in the following chapter, this led to the development of a diverse farming community in which dairying, butter and cheese-making, and the breeding of cattle became the basis of the local economy over many decades.

Following the postwar expansion of industrialization in the Latrobe Valley, rural subdivisions were carved from larger farms that surrounded the settlements and towns of the region, and provided another layer of settlement and way of life.

The changes caused by the pastoral and selection eras profoundly altered the natural landscape and formed the basis for the distinctive pattern of settlement in the study area.

This chapter incorporates the following Australian Historic Themes:

- *Peopling Australia*: Promoting settlement; Migrating
- *Developing local, regional and national economies*: Surveying the continent

2.1 Squatters and the pastoral era

The pastoral era began with the settlers who began flooding into the Port Phillip District after 1834. In 1836, the occupation of squatting was legalized and this encouraged a 'further wave of fortune hunters' and by 1850 all but the most uninviting or inaccessible areas of Gippsland had been occupied^{viii}.

The pastoral occupation of the central Gippsland plains was swift after 'Gipps Land', as it was originally known, was proclaimed a squatting district in 1843, which enabled the squatters to occupy large tracts of land that were called runs and pay an annual licence fee of ten pounds for each run. In 1847, new regulations gave the squatters greater security as they were able to buy up to 640 acres of their runs. Port Albert was the port of entry to Gippsland. The squatters' wool clip was shipped from the port and there was a lucrative live cattle trade across Bass Strait to Tasmania.

As the squatters occupied their runs, European names replaced Indigenous ancestral names. The Traralgon run was taken up by Edmund Hobson in 1844 and Jas Rintoul took up the Loy Yang run in 1844. In 1846, John Turnbull took up the River Tyers run, named after Gippsland's first commissioner of Crown lands, while John Reeve occupied Scarne on the north bank of the Latrobe in 1847. The Merton Rush run, which was bounded by the Latrobe and Morwell rivers and Wilderness and Narracan creeks, was taken up by Henry Scott in 1846. Maryville was taken up by Thomas Gorrington in 1845. Haselwood run was taken up by brothers-in-law Albert Brodribb and William Bennett. A smaller run near Yinnar, Scrubby Forest, was taken up in 1848^{ix}.

Surveyor R.G. Shakespeare's map of pastoral properties along the Morwell River in 1864 provides an insight to how landscapes within Latrobe City had changed in 20 years of pastoral occupation. Shakespeare marked the squatters' houses (all close to the Morwell River), location of yards and the type of fencing (Two rail and dog leg fencing), as well as the nature of the soil and vegetation, such as 'rank, rotten soil' along Billy's Creek, the swamps, forest and open grassy areas. While the land was still forested, the map shows how the squatters' initial isolation was diminishing. There was an inn and a bridge over the Morwell River and a stockyard to hold travelling stock. By the time the map had been drawn, the squatters' dependence on Port Albert had ended and most cattle were driven overland to Melbourne.^x

Place names are the main survivors of the pastoral era. A portion of Angus McMillan's homestead, moved from Bushy Park on the Avon River, is on display at Old Gippsdown and provides an insight to the squatters' way of life.

2.2 Selection

The squatters were not destined to keep control over their large tracts of leasehold. After the gold rushes significantly increased Victoria's population, the government introduced legislation that promoted more intensive use of the land and enabled many former gold miners to 'select' land and develop farms.^{xi} Under a series of land acts, the former squatting runs were thrown open for selection. Selectors began arriving in 1865, as a result of the Grant Land Act. A decade later, the railway line that was under construction provided further inducement to select in the study area and a Lands Office was opened in Traralgon. As a series of land acts were passed, conditions that the selectors had to fulfil changed. For prospective selectors moving to Flynn's Creek, for example, after the lease on the Loy Yang run had been extinguished in 1877, boundaries had to be fenced, a house built and a designated proportion of the land had to be cleared and cultivated each year. Selectors had to live on their properties.

Selection has had a major impact on shaping the land in this region. It attracted large numbers of people to the area, resulted in widespread clearing of land, and was responsible for many of the towns and communities in the study area developing. Selection led to the foundation of institutions such as schools and churches and to new local government areas.

Although selectors faced many difficulties carrying out their schedules of improvements including floods, fires, caterpillar plagues, poor prices and limited capital, land on the plains and river flats was transformed from forest and scrub to cleared paddocks, fenced crops and pasture. Swamps were drained. In the early 1880s, selectors began penetrating the southern regions of the study area, selecting land in Jumbuk, Boolarra, Budgeree and Callignee. The rainfall was higher in the densely forested Strzelecki Ranges and it was assumed the land was fertile because of the giant trees that grew there. Ahead of them was the Herculean task of clearing the giant trees, and of trying to get their produce to market. Many of the selections in the steeper areas of the Strzeleckis proved to be unviable and were later abandoned.

Scrubby Forest Homestead, set high on the eastern bank of the Morwell River, is an example of a selector's home. It was built in the 1890s by the Firmin family who selected the homestead section of the Scrubby Forest run in 1885. The homestead replaced their earlier slab house.^{xii} The Flynn's Creek Upper School site illustrates the determination of selector parents to educate their children in the area. With its pine trees, remnants of the horse paddock fence and flat area of tennis court, it marks the centre of a community formed by selectors and is an important survivor in a landscape that has been dramatically changed by the Loy Yang open cut and power stations.^{xiii}

The Firmin family, Scrubby Forest, c.1890

[SOURCE: GLIMPSES OF OUR PAST, P.12]



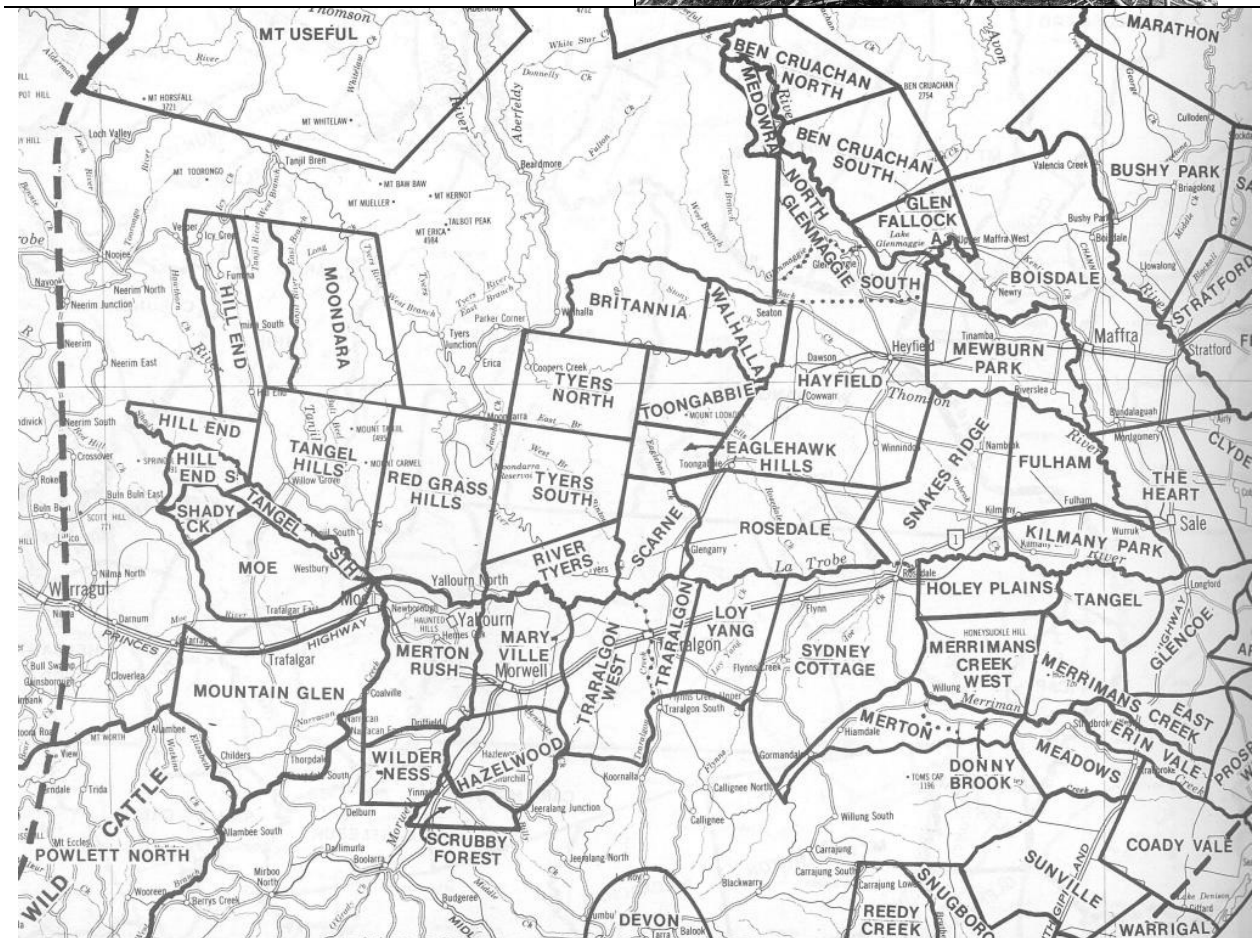
Cleared hill country, Jumbuk, c.1900

[SOURCE: GLIMPSES OF OUR PAST, P.16]



Pastoral runs in central Gippsland

[SOURCE: VICTORIAN SQUATTERS]



2.3 Closer settlement in the twentieth century

Closer and soldier settlement schemes

Government policy to promote intensive land use continued after the selection acts with the introduction of the Closer Settlement Act in 1898. Under this legislation, the government purchased large estates (usually large pastoral properties) and subdivided them into small allotments that were available for people with limited capital to turn into farms. The scheme aimed to increase rural populations, promote intensive land use and increase agricultural exports. The policy proved to be a failure, mostly because the allotments were too small to become viable farms. In spite of this, it was massively extended as a repatriation measure after the First World War when the government attempted to settle 16,000 returned soldiers on farms throughout Victoria. The Hazelwood estate was one of the properties that the Soldier Settlement Board bought and subdivided into small farms for soldier settlers.

Originally part of the Hazelwood/Haselwood run, the land became the property of John Macmillan, who first leased the run in 1860 and managed to consolidate a considerable amount of freehold land during the selection years. He developed a renowned herd of shorthorn cattle there and also bred horses for the Indian Army. After the First World War, the Soldier Settlement Board bought part of the estate and subdivided the land into 45 soldier settlement allotments. Returned soldiers began occupying their blocks and trying to turn them into farms. Some of the settlers abandoned their blocks because they were too small, and those along the river were subject to flooding and infested with blackberries. In the mid 1930s there was a major distribution of land to give the remaining settlers a 'living area', that is, to provide them with a viable farm. Those whose blocks flooded were given access to higher ground. In another effort to place the soldier settlers in a better financial position, debts to the Soldier Settlement Commission were written off.

Closer settlement led to the formation of new communities. The Hazelwood Estate School was opened in 1926 to educate the children of soldier settlers. First operating in a hall, the school was given its own building when the closed Koornalla school was moved to the site five years later.^{xiv}

After the Second World War, a much smaller and better conceptualised soldier settlement scheme was instigated. Land was bought for an estate along the Latrobe River, near Glengarry. The distinctive houses that were built for soldier settlers in the 1950s are evidence of this settlement scheme.^{xv}

Small subdivisions and hobby farms

Many of the towns in the study area, from Toongabbie in the north to Boolarra in the south, are fringed by rural farmlets and small rural subdivisions. Since the 1970s, sections of farming properties have been subdivided to provide acreages for people who work in the Latrobe Valley but are attracted to a rural lifestyle where they can have a large garden and a few livestock. Often, substantial homes are built. This embracing of a rural lifestyle has often meant a revitalisation for small rural towns as noted in Chapter 7. A drive along Hazelwood Road from Traralgon to Churchill provides an example of this 'layer of settlement'. While there are still sheep and dairy farms, the acreages have replaced a more intensive dairying area, as the abandoned milking sheds reveal.

2.4 Migrating to seek opportunity

Since European settlement in the 1840s, successive waves of migrants have settled in the study area and have shaped the landscape with names, buildings and sites that reflect their cultural traditions. In the nineteenth century and up to the middle of the twentieth century English, Scottish and Irish migrants predominated. This began to change during the first phase of electricity generation in the 1920s when Maltese workers came to work for the Mines Department and State Electricity Commission of Victoria (SEC), mostly working in the Old Brown Coal Mine and living in the settlement there. In 1927, there were 102 Maltese workers in the SEC workforce.^{xvi} The men came alone and saved hard to enable their families to join them in Australia. Significant numbers of British migrants also came to work at Yallourn in the 1920s, many of whom had served in the First World War.

In 1947 the census revealed that 80% of the migrants who had come to the Latrobe Valley were from the British Isles. However, in the following decade there would be profound changes in migration that would ‘change the human face of the Latrobe Valley forever’^{xvii}. In the post war years, the power industry was responsible for establishing a greater cultural diversity in Latrobe City as migrants from many parts of Europe came to work for the SEC. This was the consequence of a radical new migration policy introduced in 1947 that by 1960 saw 1.7 million people migrate to settle in Australia. Many ‘displaced persons’ and assisted migrants, in return for a free passage to Australia, fulfilled their two year work contract by working for the SEC. They stayed on, many building their own homes and establishing social clubs and places of worship.

As a result Latrobe City has a much higher proportion of migrants in the local population, compared with the rest of Victoria.^{xviii} Key migrant groups include people of British, Italian, Dutch, German, Maltese, Polish and Ukrainian descent. For example in Morwell between 1954 and 1961 the number of migrants increased from 2,300 to 4,300. During that time the percentage of migrants from Great Britain declined markedly from 65% to 45%, while Germans had remained steady at around 10%, Italians had increased from 2% to 11%, the Maltese rose slightly from 3% to 5% and the proportion of Dutch had risen to 15%.^{xix}

The cultural diversity that resulted from post war migration is reflected in the landscape, particularly in places of worship and social clubs and halls. At Newborough, the Ukrainian community built a hall with voluntary labour. A German Club was established at Yallourn, which was later shifted to Morwell. Other institutions include the Italian Club, and the Maltese Community Centre in Morwell. Places of worship associated with migration are discussed in Chapter 9.

Soccer has been strong in the region since large numbers of British migrants moved to Yallourn in the 1920s, but post war migration has given it a new prominence. The Falcons Soccer Club and its impressive complex in Crinigan Road Morwell owes much to Italian migration and the support of the De Fabrizio brothers.

HERITAGE

As we have seen, the story of settling the land in the study area is illustrated particularly by farm complexes, which document the improvements that were made as permanent tenure was acquired. Few physical traces remain of the pastoral era and most of the places are associated with the selection era. However, it is often the later and more substantial homes that remain rather than the early, simple structures that have succumbed to the ravages of time including bushfires. Compared to other parts of Gippsland, relatively few early buildings remain – many early examples to the south of Morwell have been lost as a result of the continuing development and expansion of the open cut coal mine.

Similarly, few early outbuildings remain, although those that do are exceptional examples of their type. These structures are closely associated with the type of farming activity carried out on the property and so will be discussed in more detail in the following chapter.

Settlement of the land is also illustrated by changes to the landscape and particularly by introduced elements such as trees, hedges and windrows. Buildings associated with the formation of communities will be discussed in later chapters.

Some examples of places associated with the theme of *Settling the land: Layers of settlement* are:

Squatters and the pastoral era

Angus McMillan's homestead, Old Gippstown, 211 Lloyd Street, Moe

The ruins of the Hazelwood homestead, Brodribb Road, Hazelwood

This era is also remembered by place names that are derived from the early cattle runs such as Traralgon, Loy Yang, and Hazelwood

Selection

'Scarne', 70 Christensen's Road, Glengarry

'Airlie Bank' homestead, 33 The Boulevard, Morwell

'Traralgon Park' homestead, 21 Hedges Avenue, Traralgon

'Scrubby Forest' homestead, 13 Scrubby Forest Road, Yinnar

The houses and farm buildings at 'Riversdale' and 'Drumrossie', the properties associated with the pioneering Walker family at Yinnar South

Airlie Bank homestead

[SOURCE: CONTEXT, 2005]



Closer settlement in the twentieth century

Hare farmhouse site, now part of Mathison Park, Mackey's Road, Churchill

Soldier settlement farm, 1032 Hazelwood Estate Road, Hazelwood

Soldier settler houses, Marshalls Road, Traralgon

Migrating to seek opportunity

Our Lady of Dormition Greek Orthodox Church, 42-44 Elgin Street, Morwell

German Club, Maryvale Crescent, Morwell

Ukrainian Hall, 20 Balfour Road, Newborough

St Brigid's Catholic Church, 11 Reserve Street, Yallourn North

3 UTILISING NATURAL RESOURCES

INTRODUCTION

The spreading plains and river valleys that drew the first pastoralists to the region also provided scope for more intensive land use such as dairying, cropping and mixed farming. A timber industry developed in several phases as forest red gums and red ironbark on the plains and foothills were milled for their valuable timber, and later, blackwood and mountain ash were logged in the wet forested areas of the Strzeleckis. In response to degradation caused by clearing the Strzeleckis, new ‘forests’ were created with softwood and hardwood plantations. These activities have contributed to shaping the landscape as it appears today.

With urban development and industrialisation, residents and government authorities had to establish water supplies that provided urban areas with clean water, could be used in fire emergencies and that were later used to supply prodigious amounts of water to the power stations.

This chapter incorporates the following Australian Historic Themes:

- *Developing Local, Regional and National Economies*: Developing primary production; Farming for commercial profit; Utilising natural resources; Altering the environment

3.1 Working the land

Grazing

The first graziers in the study area were the squatters who arrived in the 1840s in search of suitable grazing land for sheep and cattle. A description of the Gippsland squatting runs in the *Port Phillip Government Gazette* in August 1848 gives an insight to the extent of the squatters’ domains and their stocking rates. The Traralgon run was 28,000 acres with an estimated carrying capacity of 1600 cattle or 12,000 sheep, while the River Tyers run of 16,000 acres had an estimated stocking rate of 640 cattle. The Loy Yang run, also 16,000 acres had an ‘estimated grazing capability’ of 8,000 sheep.^{xx}

Cattle grazed on native grasses and vegetation. They were then driven to Port Albert via Rosedale and shipped to Van Diemens Land as part of the live cattle trade that plied across Bass Strait. During the 1850s, they were driven overland to Melbourne.

As the squatting runs were overtaken by selectors in the 1860s to 1890, much of the former grazing land was converted to mixed farming and dairying. Large scale grazing continued on the drier plains east and north of Traralgon, while more intensive farming was carried out on smaller farms where cattle and sheep grazed on paddocks that had been improved through application of superphosphate and sowing pasture.

Stockyards were built at hotels for droving cattle and for local auctions. Toongabbie provides a case study. Auctions were held in hotel stockyards but as the town declined, mirroring Walhalla’s demise as a mining town, the hotels also closed. New stockyards were built in 1913, and continued operating into the 1950s. Yards and races were built at the railway station at Toongabbie in 1916 and sheep were sent by rail to Melbourne markets.

In all country towns with saleyards, the sale days were an important social event when farming families converged on the towns.^{xxi} As cars and trucks became more common, people from the smaller centres attended sales in the larger towns. For Toongabbie farmers, this was Traralgon. Theo Little and Co had saleyards in Kay Street, where the civic centre now stands. Now located on the Princes Highway, Traralgon’s complex of saleyards documents the continuing importance of the pastoral and livestock industry to the region.

The abattoir at 'Staplegrave', Flynn's Creek, is a significant structure associated with grazing. Originally a farm building, it was adapted as a commercial slaughterhouse in the 1880s. It was built of bark that is now covered with corrugated iron and weatherboards. The building is significant for its size and for the original fittings that document nineteenth century methods of slaughtering.^{xxiii}

Dairying

At first, dairying in the region was a small scale cottage industry. With a combination of advances in dairy manufacturing technology, improved transport, and refrigeration providing access to export markets in Britain, the industry was greatly stimulated in Victoria in the late 1880s. Farmers delivered their milk to local creameries where the cream was mechanically separated from the milk. They took the skim milk home to feed their calves and pigs. The cream was sent to butter factories that had been built in the larger centres. These were often cooperative factories formed by the local suppliers.^{xxiii}

Many local farmers were keen to adopt the new dairying innovations. Joseph Walker who started farming at 'Riverdale' in Yinnar South in 1886, was the first local farmer to use a Babcock tester to test his cows' butter fat production and sow subterranean clover for pasture. The first herd testing association in Gippsland was formed at Yinnar in 1921. Herd testing contributed to improved breeding and milk production. Milking machines, which became more widespread in the 1920s, enabled farmers to increase their herd size, as did top dressing with superphosphate.^{xxiv}

As dairying intensified in the region, there were distinct changes to the landscape. A 'dairying farmscape' appeared: similar farm layouts with milking sheds and calf paddocks near houses. The landscape took on a different shade of green as farmers moved from growing crops for their cows to sowing 'sub-clover' and top dressing with 'super'. With herd testing, even the colour of the cows changed as Ayrshire and Shorthorn herds were replaced by higher producing Jerseys.

The earliest milking sheds were small, often containing two bails, and built of slab and bark. Over the years, dairy hygiene regulations changed the design of sheds, as did the introduction of milking machines. Engine and separator rooms were incorporated into sheds as farms became more mechanised. Walk through sheds were common until herringbone sheds were introduced. More recently, herringbone sheds are being replaced by rotary sheds that can milk large herds of cows.

The former milking shed at the Lawless farm at Driffield is significant for what it reveals of building construction and dairy farming. The building has a round pole frame, split paling walls and a shingle roof. Feed was stored in a loft above the milking shed and fed down a chute to the feed trough in front of the bails.^{xxv}

Once farmers had access to farm-based separators, creameries became redundant, although names such as Creamery Road at Yinnar remind us of their existence. Butter factories developed as important buildings in their towns, often located near railway stations and employing significant numbers of the townspeople. Eventually, the number of butter factories was reduced as companies amalgamated and technology changed, and bottled milk and powdered milk were produced.

For example, in Glengarry, the creamery that was established in 1890 was later replaced by a milk factory. In 1953, it amalgamated with Maffra Co-operative. The factory closed in 1973 and is now a farm and hardware store. When the Boolarra factory closed in the late 1950s, milk was sent to the factory in Yinnar, until it closed in 1974. The Yinnar factory is now used by an arts collective. The former milk factory in Traralgon is another reminder of the extensive dairy manufacturing that was carried out in the region.^{xxvi}

Joseph Walker with a Babcock Herd Testing Machine, c.1921

[SOURCE: GLIMPSES OF OUR PAST, P.18]



Dairy herd and sheds at 'Riverdale', c.1910

[SOURCE: GLIMPSES OF OUR PAST, P.18]



Moe Cooperative Butter Factory, c.1940

[SOURCE: SLV PICTURE COLLECTION]



THE ROSE SERIES P. 13654

BUTTER FACTORY, MOE, VIC.

Cropping

As an agricultural community, cropping has been an important farming activity in Latrobe City, especially as mixed farming was widespread in the region for many years. In the Tyers area, when the selectors had cleared the land, they were growing oats and barley, as well as grazing cattle, raising pigs and horses. German settlers grew large areas of flax in the Tyers district at the turn of the twentieth century.^{xxvii} Further south in the Driffield area, the Bond family worked on improving the neglected farm they had bought in 1916. They grew crops of oats, rape, turnips and millet to feed their dairy herd before sowing down permanent pasture.^{xxviii}

In the Toongabbie district, cropping became widespread after drought over the summer of 1878-9 caused large stock losses. Oats and wheat, millet and maize were grown. Steam engines arrived on local farms to thresh the crops. Steam-powered chaff cutters produced chaff that was packed into Walhalla.^{xxix}

3.2 Developing a forestry industry

The study area contained extensive areas of forest and woodlands when European settlers arrived to farm the region. While they were an initial impediment to settlement, these forests were also a bountiful resource that led to the establishment of a substantial timber industry throughout much of the study area from the earliest days of permanent European settlement. There have been several phases of the timber industry in the study area. These have included milling timber from the red gum plains, saw milling in the Strzelecki ranges, and the more recent plantation timber industry.

As we shall see, the development of the timber industry in the study area was closely related to the opening up of the land for selection and the development of transport links, particularly railways. Sawmillers exploited the eucalypt forests, often as a means of clearing land for later agricultural activity. Numerous sawmills and tramlines were constructed as part of timber-getting operations in the study area.

The early development of the timber industry was haphazard and it was not until the establishment of the State Forests Department (later and better known as the Forests Commission of Victoria - FCV) in the first decade of the twentieth century that a more co-ordinated approach to harvesting and management of forest resources was initiated. As we shall see, the FCV played an important role in the development of the forest industry by providing infrastructure to support activities such as sawmilling and, perhaps more importantly, developing long term strategies to manage and sustain Victoria's forest resources.

Development of forest industries in Victoria

The rush for gold described in this chapter led to a population explosion in Victoria. This, in turn, led to a huge demand for timber for building, mining and firewood. In addition, the need for food stimulated the agricultural development in the study area described in the previous chapter.

The vast forest resources found in Victoria in the nineteenth century apparently seemed an inexhaustible resource to the Colonial Government as they initially placed very few controls on the harvesting of timber in the belief that it should be available at low cost. The 1869 Land Act that opened up the land for selection provided for the reservation of land specifically for timber production, however, despite a number of reports and enquiries little else was done to effectively manage the exploitation of the ever-dwindling forest reserves. A series of critical reports during the later decades of the nineteenth century eventually led to a Royal Commission in 1897, which resulted in no fewer than 14 reports. The first 13 described in detail the major forest areas, while the last criticized the 'short sighted manner in which the Victorian forests were being exploited'. The Commission recommended 'the need for legislation, policy, funds and bureaucratic support'.^{xxx}

The Royal Commission led to the introduction of the *Forests Act* in 1907, which established a State Forests Department under a Minister for Forests. In December 1918 a more comprehensive *Forests Act* was passed, which led to the establishment of the Forests Commission of Victoria (FCV) in 1919. The FCV played an important role in the development of forest industries and the management of forest resources. The FCV also became a key agency involved in bushfire management – this is discussed in Chapter 6.

Sawmilling

Sawmilling was essentially a transport industry and sawmills did not operate in isolation. They depended on timber resources (logging areas), transport infrastructure (tracks and tramlines) and labour crews (sawmills and camps) to transform forest trees into sawn timber for market. These elements were integral to the success of the sawmilling industry, and must be considered together to understand the development of timber-getting in the study area. An efficient means of transporting heavy logs to mills and sawn timber to market was needed to ensure profitability.

In the absence of navigable rivers and in the presence of poor quality roads, sawmillers in Victoria typically relied on timber tramlines for transport. Sawmillers operating in the study area were no different. Tramlines connecting sawmills to railways provided a vital means of transport and communication in otherwise largely inaccessible areas. Thus, as railways expanded, the timber industry followed. The history of timber-getting in the study area is therefore related to the development of railways in the region. As described in Chapter 4, these include the opening of lines to Sale in 1879, from Morwell to Mirboo in 1886, Traralgon to Stratford in 1886, and Walhalla in 1910.

When selectors first came to the plains in the Toongabbie and Glengarry areas during the 1860s, they used the timber they were clearing for their new farms as building material and for fencing. It also had commercial value, particularly the forest red gums and the red ironbark that grew in the foothills. Possibly the first saw mill in the district was started by George Anstey in 1874, to mill red gum, iron bark, stringybark and box trees. The saw mill provided timber for the Sale to Melbourne railway line that was under construction and later for the branch line from Traralgon to Maffra.^{xxxii} At Glengarry, red gum timber was used for paving blocks, wheel rims and building materials. The crane at the Glengarry railway station is typical of cranes that loaded the heavy piles, logs and sawn timber onto waiting railway trucks.

With selectors moving into the Strzeleckis and railway construction beginning in the hills, the timber industry developed in this area. At Boolarra several sawmills operated and paling splitting was also widespread. The palings and blackwood logs were sent out by rail. The sawmills operating at Darlimurla from the 1880s also produced significant numbers of sawn logs.^{xxxiii} Saw milling was also an important industry at Yinnar. The mills were located in the forest and tramways linked them to the railway station. Henry Collins set up his mill in Mill Road south east of Yinnar around 1911 and built a tramline along Whitelaw's Track.^{xxxiii}

Higher in the Strzeleckis, where beautiful mountain ash forests grew, settlers burnt the trees they had ringbarked and felled, although some were split for palings. During the 1920s, there were advances with kiln drying mountain ash and it became highly sought after as a building timber. Small saw mills such as the Duff sawmill operated in the higher part of the Strzeleckis until the timber became too difficult to extract.^{xxxiv}

At Tyers the Christensen brothers operated a sawmill for many years, and in 1929 it was taken over by H.J. Saunders and C.J. Price who acquired what was reputedly the first logging tractor in Gippsland. Australian Paper Manufacturers (APM – see below) acquired the sawmill in 1950.

The devastating bushfires of 1939 were to change the sawmilling industry forever – this is discussed further in Chapter 6.

Managing and sustaining forest resources

Another important role of the FCV has been the sustainable management of Victoria's forest resources. One of the first initiatives was to establish softwood and hardwood plantations and during the 1930s Depression considerable work was carried out on plantations as part of unemployment relief measures. At the same time, programs were developed to reforest previously cleared land in the Strzelecki Ranges that had been abandoned by failed settlement schemes described in Chapter 2. This program was expanded after the Second World War to meet the unprecedented demand for sawn timber that was a result of the severe housing shortage experienced at that time. This program, which commenced in 1949 and expanded in 1960, resulted in the area of State-owned plantations increasing from 20,000 hectares to over 100,000 hectares.

After the First World War, many settlers in the higher Strzeleckis abandoned their farms. Blackberries, rabbits and ragwort invaded and scrub was taking hold of the hillsides. Before the end of the Second World War, the FCV made plans to rehabilitate the Strzeleckis and establish a timber supply. It was joined in the venture by Australian Paper Manufacturers (APM), which had built a paper mill in the Latrobe Valley (The story of the development of the APM mill is told in Chapter 4). APM announced the formation of a subsidiary company, APM Forests Ltd, and planned an enormous re-forestation scheme with to supply softwood pulp to the mill^{xxxv}. Research indicated that the best softwood to plant in the area was *pinus radiata* and the best hardwood was mountain ash. The Morwell River Prison Farm was established and inmates carried out much of the preparation and planting of the FCV plantations. By 1986, 11,000 hectares of eucalypts and 18,000 hectares of softwood had been planted in the Strzeleckis.^{xxxvi} Extensive APM plantations have also been planted in the Latrobe Valley, closer to the Maryvale Mill. APM also logs for pulpwood north of Tyers in the Boola Boola Forest where it established a forestry camp between 1947 and 1958.

3.3 Mining

The mammoth coal deposits lying under the Latrobe Valley have had a tremendous impact on shaping the landscape within the study area and transforming much of it from an agricultural area to an industrial region. The history of exploiting the region's brown coal encompasses several themes and is addressed in Chapter 4. Other resources to be exploited in the study area included gold, limestone and black coal.

Gold

Although little gold has been found in the study area, gold mining has had a considerable impact on the evolution of the landscape, especially the rich gold fields at Walhalla, which are situated just outside the study area to the north of Toongabbie.

When Ned Stringer discovered gold in Stringers Creek late in 1862, a route via Toongabbie proved to be the easiest way to the isolated mountain valley. It was on a track already cut by Archibald Campbell when he entered the competition to find a route between Sale and the Jordan gold fields.^{xxxvii} With the publicising of Ned Stringer's discovery, Toongabbie was poised to become a major supply post and its fortunes became linked to Walhalla's rise and fall. Gold mining at Walhalla was also responsible for tracks, roadways and railway lines being built in the study area and many people who made their fortune at Walhalla established businesses in Traralgon and Morwell. After the mines closed, houses were relocated from Walhalla to Traralgon and other towns in the study area.^{xxxviii} Ned Stringer died at Toongabbie and is now buried in the Toongabbie cemetery. A memorial has been built there to commemorate him.

Limestone

Limestone has been quarried from a site along the Tyers River for use as a building material and for agricultural purposes. In September 1932 Chandler Brothers of Balwyn took out a lease on the limestone deposits. The limestone was burnt and the lime carted to the Traralgon

Railway Station for transportation to Melbourne. In the 1960s the Traralgon Brickworks quarried limestone and used sand deposits at Tyers for the manufacture of calcium silicate brick. A tunnel kiln and a dryer fired by natural gas were used in manufacturing the bricks.

Black coal

Black coal deposits lie to the south of Moe in the Narracan Creek valley. In the nineteenth century, Victoria's coal supply came from New South Wales and the government was keen to establish local fuel sources, especially at a time when the railways were expanding. From the mid 1880s, companies began mining the coal near Moe but their progress was slow until the completion of the Moe to Thorpdale railway line. A station was built at Coalville that had sidings for coal. In 1887, the first supply of coal went all the way from the mine to Melbourne by train. The companies experienced major difficulties mining the coal. The seams were thin and frequently lost, and new tunnels had to be opened. Freight proved very expensive and strikes were also frequent. An uneasy relationship with the Railways developed and several times the Railways Department refused to take any coal, causing the mines to close. Coalville's heyday as a mining town was from the mid 1880s to 1900.^{xxxix}

Failed ventures

As well as supplying the gold mines, Toongabbie residents put their faith in other mining ventures, neither of which eventuated. In the 1880s, Toongabbie residents and businessmen were optimistic about marble that had been found in the area and formed a company to begin quarrying the resource. Because of the marble's isolation and the cost of cartage, the two attempts to exploit it failed. A staircase of Toongabbie marble still exists in a Ballarat mansion.^{xl}

Shale oil was also discovered at Toongabbie in the 1880s. It had the potential to be a valuable resource because shale oil was used in the process for making kerosene and paraffin. Attempts to exploit it petered out.^{xli}

3.4 Providing a water supply for towns and industry

The provision of a safe, secure and adequate water supply was a vital component in the establishment and development of settlements. For this reason, many early settlements were situated on or near a watercourse, which provided a ready made supply until the inevitable impacts of pollution forced towns to look further afield. As townships in the study area grew the first engineered water supply systems were constructed in the first decades of the twentieth century. The development of the power industry from the 1920s onwards also created a demand for water and separate supplies were created to serve the needs of the SEC and other industries.

Creating township supplies

Local governments had the responsibility of supplying water for domestic use, in a response to public health issues and creating a water supply for fighting town fires. In Traralgon, for example, the first public water supply was a pump installed on the Traralgon Creek in 1877. In 1880 the Victorian Railways constructed a reservoir in Hickox Street for the supply of water to the railway station only, but in 1884 the Shire of Traralgon obtained permission to tap into the railway pipeline for fire-fighting purposes. By the following February, pipes had been laid to Franklin Street. Eventually, a Water Trust was formed in 1907 to provide Traralgon with a domestic water supply from the Tyers River. As the township of Traralgon grew a water tower was built in 1928 on high ground in Henry Street to provide increased water pressure to the town and in 1933 the Hilltop reservoir was constructed to provide a reserve supply.

At Morwell, two disastrous fires in 1912 provided the demonstrated need for a reticulated township supply, which was completed one year too late in 1913. The second of the two fires destroyed shops that replaced buildings lost in a previous conflagration in 1890. Morwell Shire Council considered two schemes and eventually decided upon a scheme proposed by Traralgon

Shire Engineer, Mr Sambell, to pipe water through a six inch main from Billy's Creek to a concrete reservoir situated on the Ridge, where the Powerworks complex is now situated. From there it was reticulated by gravity to the town. The weir served Morwell until the construction of the Moondarra Dam as noted below.^{xlii}

When the Moe Water Trust was formed in 1933, it organised a water supply for the town from a small dam on the Narracan Creek at Coalville. A pipe connected the dam to a small holding reservoir close to Moe where the water was fed into the town system by gravity. After the Second World War faced with the huge increase in population, the Trust sought additional supply from the Narracan Creek and later from the Tanjil River.^{xliii}

With post war expansion in the Latrobe Valley, existing water supplies were soon inadequate. The Latrobe Valley Water and Sewerage Board (LVWSB) was established in 1954 with a mandate to oversee the water supply for towns and industries of the Latrobe Valley, as well as waste disposal. Plans were drawn to build a large reservoir on the Tyers River that could meet much of the Latrobe Valley's domestic needs and those of industry. Building the Moondarra Reservoir involved drowning the town of Gould. The reservoir and its pipeline system were built between 1959 and 1962 and now the majority of towns in Latrobe City receive their water from the Moondarra Reservoir.^{xliv}

Water for industry^{xlv}

The construction of the first power station at Yallourn in the 1920s, and the subsequent addition of new stations after the Second World War created the need for an additional, dedicated water supply. Over time a series of reservoirs on the Latrobe River known collectively as the Yallourn Storages were designed and constructed by the State Electricity Commission of Victoria (SEC) to facilitate the extraction of water for power generation purposes.

The first storage to be constructed was Yallourn Weir in 1934, which formed the Yallourn Pondage. Later, as the power stations were expanded and new stations planned, it was found that increased demands for water could not be met from the Yallourn Pondage alone. The Yallourn Storage Dam was then designed to solve this problem and was constructed between 1959 and 1961. The storage formed by the dam became known as Lake Narracan. With its significantly larger volume, and its easily adjusted penstock and spillway gates, Yallourn Storage Dam is used to regulate flows into the Pondage so that the required extractions of water can be achieved.

Between 1979 and 1984, the large Blue Rock dam was built to create a 208,000 ML storage to meet projected power generation water needs well into the 21st century. This now forms the primary water source for the Yallourn Storages, which are together operated as regulating devices to ensure proper flows to users.

The Yallourn Storages were originally operated and maintained by the SEC. Later the operation was carried out by the LVWSB with maintenance still being done by the SEC. The LVWSB was subsequently incorporated into Gippsland Water, which took over the operational duties. In 1996, as part of the break up and privatisation of the SEC, ownership of the Yallourn storages was transferred to Southern Rural Water who assumed responsibility for the operation and maintenance of the structures.

The Yallourn Storages are operated in such a way as to maintain flows not only to the power companies' pumps, but also downstream of their off-takes. These downstream flows are essential for irrigation, stock and domestic diversions, town water supplies and the environment. However the source of supplies for these uses is from run of river flows or from releases from Blue Rock Dam; it is not from Lake Narracan itself.

A further water storage, known as Hazelwood pondage, was constructed by the early 1970s to provide the millions of litres of cooling water for the Hazelwood power station's steam condensers.^{xlvi}

HERITAGE

Working the land

As we have seen in the previous chapter, relatively few early farm buildings remain – many early examples to the south of Morwell have been lost as a result of the continuing development and expansion of the open cut coal mine, while others have been lost to the ravages of time and bushfires. Nonetheless, those that do are exceptional examples of their type. The theme of *Working the land* is also illustrated by changes to the landscape and particularly by introduced elements such as trees, hedges and windrows. Some examples include:

- The former slaughterhouse at ‘Staplegrove’, 50 Berkley’s Road, Flynn
- The former Lawless family milking shed and stables, 40 Walsh & Gibson’s Road, Driffield
- The farm complex at ‘Mingara’, 175 Old Walhalla Road, Toongabbie

Developing a forestry industry

In the Morwell National Park and in areas along the Grand Ridge Road, there are sites of earlier saw milling activities including tracks, stumps with springboard holes and mill sites.^{xlvii}

Remnants of the tramway formations leading from the Morwell-Mirboo Railway can also be seen near Yinnar and Boolarra.

Mining

There are few remnants of the early mining industries in the study area (other than brown coal mining – see Chapter 4). One example is the ruins of Lime Kilns on the W.3 Forest Track, near Tyers.

Providing a water supply for towns and industry

Some examples of early water supply infrastructure are:

- Surviving elements of Traralgon’s first water supply in the Tyers area including the weir, a pipe bridge, earthworks from the original storage basin and segments of wooden pipes.^{xlviii}
- The water tower in Henry Street, Traralgon.
- The weir at Billy’s Creek, which can be seen in the Morwell National Park, and the concrete reservoir on ‘The Ridge’ at Morwell
- The holding reservoir in T.W. Drew park in Moe
- Moondarra Dam
- Yallourn weir and Yallourn Storage Dam (Lake Narracan)

Using a horse scoop to construct Middle Creek Road, c.1900s

[SOURCE: GLIMPSES OF OUR PAST, P.55]



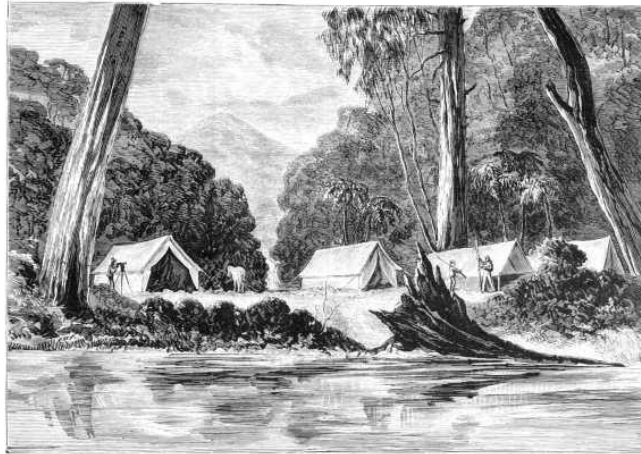
Bluff Causeway Bridge, c.1920s

[SOURCE: SLV PICTURE COLLECTION]



Gippsland Railway surveyors camp on banks of the Latrobe River

[SOURCE: SLV PICTURE COLLECTION]



SURVEYING PARTY AT THE BURYIP-GIPPS LAND RAILWAY.

Traralgon Court House and Post Office

[SOURCE: TRARALGON HISTORICAL SOCIETY]



4 TRANSPORT AND COMMUNICATIONS

INTRODUCTION

Developing as a predominantly agricultural region in the nineteenth century, a high priority of the new settlers was to establish transport networks that would enable them to get their produce to the Melbourne markets. Tracks developed into roads and later into highways and freeways. An extensive railway network had a significant impact on the settlement pattern of the study area as first the main Gippsland line was constructed and then branch lines snaked off to the north and south of this line, serving selectors, mining and the timber industry.

Exploiting the region's brown coal deposits in the twentieth century as described in the following chapter led to the need for significant improvements to the region's east-west transport axes that included major upgrades to the Gippsland line after the Second World War, and to the Princes Highway, which is now one of the State's major highways.

This chapter incorporates the following Australian Historic Themes:

- *Developing local regional and national economies:* Establishing communications; Moving goods and people

4.1 Developing a road network

In Gippsland road making was a difficult and costly procedure, and few Shire councils had sufficient means to provide satisfactory roads. As Graeme Butler explains:

In the past the roads had been laid out by surveyors to fit gridiron subdivisions. They were essentially surveyor's roads and did not work – they took no notice of hills or valleys but went straight over them. Subsequently Shire Engineers had struggled, with limited funds, to right these wrongs but always facing the expensive task of land acquisition to form the necessary deviations, around hills, rather than over them.^{xlix}

The theme of developing a road network is of particular relevance to the Gippsland region for, as will be explained below, it was the actions of Gippsland councils that provided the impetus for the creation of the Country Roads Board, which greatly assisted rural councils in developing and maintaining road networks.

Early tracks

For the squatters, the easiest route into their runs was by sea to Port Albert and then overland via Rosedale, but they were keen to find a route that directly linked them to Melbourne. This meant finding a way through the wet, densely forested areas of West Gippsland, with its steep hills and gullies, and the seemingly impenetrable Moe swamp. C.J. Tyers (Gippsland's Commissioner for Crown lands) surveyed a route between Melbourne and the region in 1847, and a track was completed later that year. One of the first to 'test' it was C.J. La Trobe. Leaving Melbourne, it took him three days to reach Hobson's run at Traralgon Creek, and four days to return.ⁱ Other travelers began to use the route and the accounts they left, such as that of Mrs Perry who traveled to Gippsland with her husband Bishop Perry in 1848, indicate its roughness and the difficulties of the terrain. During floods it was dangerous.ⁱⁱ

Discovery of gold to the north of the study area provided a sudden impetus to improve the Gippsland road and to form a new network of tracks that gave hopeful prospectors access to the diggings. The road was upgraded and followed a route surveyed earlier by Archibald Campbell, which headed north from Moe and linked with the previous track near Shady Creek.ⁱⁱⁱ Coach services were started in 1865, although for some years it was not a comfortable ride. The 'Glue Pot' west of Shady Creek was a particularly notorious section of the trip.

With the population increasing as selectors began settling in the river valleys away from the east-west axis of the Gippsland road, new tracks were cut. Great hardship was experienced by

the selectors who settled in the Strzeleckis as the steep hills, dense forest and high rainfall limited their access.

The CRB and twentieth century improvements

In 1911 representatives of 18 Gippsland councils met in Warragul and resolved to ask the State government to form a Gippsland development trust with a loan of one million pounds for road construction. The State government had already identified the need for a central authority to assist local councils throughout the State, but it seems that the Warragul meeting gave some impetus to the formation of the Country Roads Board in 1913. The new Board was to provide long-term loans to shire councils and acted as a road construction authority, initially for roads declared as Main Roads. The Board divided the State into 10 districts, which were ranked according to need. Following a State-wide inspection by the Board members, Gippsland was ranked as the district with the highest need and long-awaited improvements to roads in the study area began in earnest at the end of the First World War.

From Main Roads to Freeways

The Gippsland Road was declared a Main Road in 1913, but the section running through the study area was still impassable in winter. The *Highways and Vehicles Act 1924* recognised the increase of motorised vehicles and the growth of through traffic on Main Roads, and authorised the declaration of State highways, thus removing the burden of their construction and maintenance from local councils. The Gippsland Road was the main coastal link between Sydney and Melbourne, and therefore part of an important national highway. It was renamed the Princes Highway in 1921, following a visit by the then Prince of Wales. At this time, a notorious section of the highway continued to be the Haunted Hills section - little more than a winding, muddy track that was dreaded by many motorists.^{liii} By 1930 the Princes Highway had been surveyed, remade and sealed.

From 1956 the CRB began to construct By-pass roads or Freeways, with dual carriageways, which directed heavy through traffic around centres of population. Postwar industrialisation of the Latrobe Valley led to major works on the Princes Highway with significant changes at Moe in 1968 when the highway was diverted from the town centre. As the Road Construction Authority wrote in the 1980s, the Princes Highway was important to the Victorian economy as a whole.^{liv}

By 1985, 20,000 vehicles a day were passing through the commercial centre of Morwell and work began on building a bypass for the city. Passing between the SEC works area and the town, the bypass stretched from the Morwell River in the west to Alexander's Road in the east. As part of the project, the RCA promised landscaping that would 'reduce visual and noise intrusion'.^{lv}

Developmental roads

Following the formation of the CRB in 1913, the Shire of Warragul with the support of other Gippsland Councils sought to achieve their 'ultimate goal' at a Conference of Shires held in Melbourne in October of 1914. After the declaration of Main Roads in 1913 it was recognised that development of these roads alone would not be sufficient to provide access for farmers to railways. Consequently, a motion was moved at the conference to extend the Board's powers to include what became known as Developmental Roads – William Calder expressed 'total agreement' for this motion and the *Development Roads Act* was ratified in 1918. This provided for roads that connected settlers with railway stations, which were to be funded by the CRB and then maintained by Councils. Many of the roads in the study area today are a legacy of this Act and were constructed in the inter-war period. One example of a structure constructed under the auspices of this program is The Bluff Causeway Bridge on the Traralgon-Tyers Road where it crosses the Latrobe River, as described below.

Tourist and isolated settlers' roads

From 1924 the CRB funded the construction of roads that would make places of interest accessible to tourists. The Grand Ridge Road, an iconic road that now forms the southern boundary of the study area, was one such significant CRB initiative in the 1920s. First called the Ridge Road, it was intended to wind through the Strzeleckis from the settlement of Strzelecki in the west to Carrajung in the east, where it joined the Traralgon to Yarram road.^{lvi} Now well-known as a scenic drive, the road documents CRB attempts in the 1920s to revitalise settlement in the Strzeleckis and provide road access for isolated settlers.

Beginning in 1925 the CRB also funded 'isolated settler's roads', to provide settlers with access from their farms to the nearest Developmental or Main road. During the Great Depression of the 1930s, funds for such roads were increased to give work to the unemployed.

Bridges

The study area encompasses well-watered plains with rivers, creeks and swamps, as well as steep mountain ranges. It has been a constant challenge for Councils to provide bridges so that settlement could be facilitated and efficient transport and communications services could be developed.

When it was built in 1875, the Scarne bridge over the Latrobe River was a boon for early settlers at Tyers and Glengarry. Instead of traveling to Rosedale, they now had a link with the developing town of Traralgon. The bridge was partially washed away in the 1934 floods. The present concrete bridge is built at a different site.

Similar to the Scarne bridge, most of the timber bridges that were built in the region have now been replaced by concrete bridges. A significant structure that has survived is at 'The Bluff' on the Latrobe River, north of Traralgon on the Tyers road. This bridge was built as part of the Developmental Roads scheme, as noted above. A bridge has been on the site since before 1889 but there were continuing problems among selectors wishing to gain access to Traralgon, and maintenance of the bridge was a recurring local issue. Repairs were carried out during the first decades of the twentieth century before a new bridge was built in 1920-21 under the supervision of the CRB. This bridge has now been replaced, but still exists today.^{lvii}

A bridge built over the Narracan Creek on the Princes Highway east of Moe was dedicated to William Calder. The bridge was re-built in 1962 and later widened, but still bears a plaque with the dedication.

Significant contractors of roads and bridges in the region were Hourigan Brothers who had selected land at Gonyah in the Strzeleckis but turned to road and bridge construction in 1918 and later settled in Traralgon and Morwell. Besides building roads and bridges throughout Australia and Gippsland, the Hourigans constructed the first road to the APM works, and subdivisions in postwar Morwell and Traralgon.^{lviii}

4.2 Creating a railway network

The rail network in the study area had a major impact on the development of the region. It has been responsible for developing new towns, attracting settlers, overcoming isolation and stimulating the region's economy. The many sites associated with railway history demonstrate the importance of railways to the historic development of the study area. When the first train steamed into Moe from Melbourne in 1878, the Gippsland road was still rough and flooded regularly and the coach ride was lengthy and arduous and would remain so well into the twentieth century. With the main Gippsland line forming a spine, branch lines were built on either side of the track and snaked off along river valleys or looped through agricultural districts.

Gippsland line

Initial surveys for a railway from Melbourne to Sale began in the early 1870s. One survey party started from Sale and another from the west. Crossing the Moe Swamp was an obstacle, and routes to the north and south were proposed before a more direct route to the south was adopted. Despite the survey being carried out, debates continued about other route options. One was a Sale-Port Welshpool link combined with the sea route from Port Albert. Another was a northern route via Heyfield and Toongabbie, making easier the connection to Walhalla. In 1873 the matter was decided. The *Gippsland Railway Construction Act* was passed and further survey work proceeded from the Haunted Hills (near Moe) to Bunyip.

The Gippsland Railway to Sale was constructed by the Victorian Government and opened for traffic in a series of unconnected stages, which in chronological order were:

- Morwell to Sale 1 June 1877
- Oakleigh to Bunyip 8 October 1877
- Moe to Morwell 1 December 1877
- Bunyip to Moe 1 March 1878

The last section to be completed was in the Melbourne suburban area between South Yarra and Oakleigh. Once this section was opened on 2 April 1879 trains could proceed direct from Melbourne to Sale.^{lix}

The opening of the railway brought great economic and social benefits to Gippsland by facilitating the opening up the land for selection, and improving the transportation of farming produce from the region to the markets and vice-versa. Townships grew around the main stations established along the route while some existing settlements declined after being bypassed by the new line. One example was Morwell Bridge, which was replaced by a new town - Morwell - that sprang up close to the railway.

The first station buildings were established soon after at stopping points along the route. Many of these were simple, temporary structures that were opened as construction was completed and eventually replaced as demand increased. More substantial stations were constructed at main towns such as Warragul, Traralgon and Bairnsdale by the 1880s; however, the onset of the 1890s Depression saw a cessation of building activity until the early 1900s when new stations were erected at towns including Traralgon (1901), and Moe (1909).^{lx}

First as stations on the main Gippsland lines, and then as junctions for branch lines, Moe, Morwell and Traralgon developed as busy railway towns. Depots were established at key points along the line and intense lobbying by locals led to Traralgon being established as a depot in 1903, replacing Sale. This necessitated the construction of a large engine shed in 1902 and a turntable in 1910-11.^{lxi} The establishment of the Depot at Traralgon stimulated its development in the early twentieth century.

The complex of railway buildings in Traralgon today is testament to its importance as a railway centre in Gippsland. Now replaced by a newer station in the Southside complex on the Princes Highway, the Traralgon station, built in 1901, still stands on the southern side of the line. It retains the atmosphere of a large country station that hummed with constant arrivals and departures. 'You always knew if there were honeymooners on the train', remembers the daughter of a railway worker. 'Detonators would be put on the track and all the passengers would know there was a couple setting off on their honeymoon'.^{lxii} Nearby are the engine shed or roundhouse and the locomotive turntable. Also near the station are many of the houses where railway employees and their families lived. A close knit community developed among the families who lived in the houses in Queens Parade (formerly Railway Parade) and the narrow network of streets. It is not hard to imagine Jack Power, the 'caller up' man, cycling around the railway workers' houses in the dark, rapping on windows an hour before their early morning shifts began.^{lxiii}

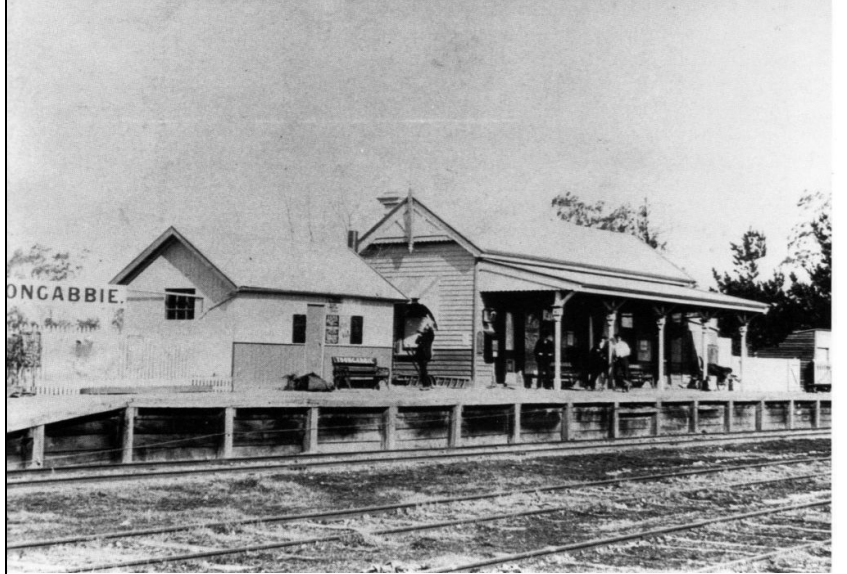
Morwell Railway Station, c.1900s
 [SOURCE: GLIMPSES OF OUR PAST, P.29]



Trestle bridge at Darlimurla, c.1900
 [SOURCE: SLV PICTURE COLLECTION]



Toongabbie Railway Station, c.1940
 [SOURCE: TOONGABBIE, P.67]



Branch lines

Branch lines extended north and south in the 1880s linking outlying settlements into the railway network as settlement pushed ever further into the Gippsland Hills and the plains to the north of Traralgon:

- Morwell to Mirboo North 1886
- Traralgon to Stratford 1886
- Moe to Thorpdale 1888
- Moe to Walhalla 1910

The branch line from Moe to Thorpdale helped to stimulate the coal mining activities at Coalville, as well as farming and timber activities further south. Along the branch line from Morwell to Mirboo North railway construction camps at Boolarra and Yinnar soon developed as towns and became busy centres where timber, dairy products and livestock were railed out.

The loop from Traralgon to Stratford was completed in several stages in the 1880s and trains steamed through rich agricultural land and helped to stimulate the newly developing dairy industry as well as transporting vast tonnages of timber and railing livestock. In the late 1880s, Toongabbie was a particularly busy station as supplies and heavy machinery for Walhalla could be railed all the way from Melbourne, before the final arduous haul through the mountains.

After decades of investigating the best railway link with Walhalla, a narrow gauge line was built from Moe. The first train arrived in Walhalla in 1910 just as the town was beginning to decline.

As roads improved and road transport became more efficient, the branch lines began closing from the 1950s. The last to close was the line to Stratford, which was closed to passenger traffic in 1977 with freight traffic ceasing in 1987.

Some of the closed lines are now being developed as rail trails: Moe to Yallourn, Boolarra to Mirboo North and Traralgon to Stratford. Walkers and cyclists can have first hand experience of the surviving railway infrastructure: the cuttings and embankments, the remains of platforms, the fruit trees that have grown along the lines and the resilient bulbs that flower every year in long abandoned railway workers' gardens.

Connecting industry

With power generation beginning at Yallourn in the 1920s, a rail link with Moe was an important priority. In January 1922, a new branch line from Hernes Oak to Yallourn was opened to provide access to the newly developing town of Yallourn, built to house workers at the open cut brown coal mine and power station. The new railway allowed brown coal and briquettes to be transported from Yallourn to Melbourne.^{lxiv} As noted below, this was replaced by a new link in 1953. A familiar sight was the seemingly endless goods trains, their wagons filled with briquettes, coming into Moe.

The SECV also constructed a narrow gauge railway for the haulage of brown coal and overburden between the Yallourn open cut mine, briquette works, and power station. The Morwell Interconnecting Railway was later constructed, linking the Yallourn mine complex with the Hazelwood open cut, briquette works, and power station. The Yallourn railway was replaced by conveyor belts in 1984, while the connection to Hazelwood was closed and dismantled in 2001.

Another branch line was constructed in the 1950s to serve the Australian Paper Mills north of Morwell.

Post war improvements to the Gippsland line

Prior to World War 2, the mining operations at Yallourn had been used to produce electric power on the coalfield itself and for the local manufacture of briquettes (which were used for heating). However, when the supply of black coal from New South Wales became erratic after the war, the Victorian Government encouraged the SEC to prepare long term plans for development of the coal reserves in the Yallourn area. This enabled briquette output to be greatly increased as well as additional power generation.

The increase in briquette production raised a number of issues, which included the significant increase in the numbers of trains using the line, which was single track beyond Dandenong and the adverse grades of up to 1 in 50 for 'Up' trains (i.e., returning to Melbourne), which required assistant engines. This was particularly significant for fully laden trains travelling from Yallourn.

The SEC closely co-operated with the Victorian Railways (VR) to find a solution and an internal body named the Operation Improvement Committee was set up within VR to consider the problems. After considering a number of options including steam, diesel and electric it was decided that electric traction should be adopted as the most economical means of operation. A further recommendation was that eventually most of the line from Dandenong to Traralgon should be duplicated.^{lxv}

In approving the Gippsland line upgrading, the Government of the day stressed the necessity of an early completion date so that the benefits of the entire project could be realised as quickly as possible. Because of this, the VR sought and received greater than normal freedom of action from the State Government in regard to the purchase of the necessary plant and materials.

By June 1949, the V.R. Annual Report could state that a good deal of engineering work had been done. As a result of projected increases in brown coal production, proposals were brought forward for duplicating the entire route from Dandenong to Morwell, rather than carrying out these improvements only between Longwarry and Yarragon as originally envisaged.

The duplication works were completed in stages between 1950 and 1953 and although the construction schedule for the Gippsland electrification was continually upset during the early 1950s by the Government's inability to make sufficient funds available for capital, the project was sufficiently complete for the first section to be officially opened as far as Warragul on 21 July 1954. This marked the opening of the first non-suburban electrified rail service in Australia and the completion of the initial stage of the of the first main line electrification project to be undertaken by an Australian railway.^{lxvi}

Electrification works continued and by September 1955 had been extended to Moe and Yallourn. The latter works were along a new direct line to from Moe to Yallourn that was constructed in 1953. Then, on 15 March 1956 the final stage of electrification was completed between Moe and Traralgon thus completing this component of the project.^{lxvii} To provide power, sub-stations were built at various places including Moe, Yallourn, Hernes Oak, Morwell and Traralgon.

The construction of the new direct line from Moe to Yallourn in 1953 reduced the journey of loaded trains from Yallourn by 5km and eliminated the steep grades that existed on the old line. The old line was retained for a time so that a circular one-way route was created; however, it fell into disuse and was eventually closed in 1957 after a new signal box was opened in 1953, which allowed the new line to be operated in both directions. Part of the route of the old line was eventually subsumed by the open-cut mine.

Expansion of the open-cut coal mine resulted in a deviation of the main line between Moe and Morwell in 1963, which was later provided with automatic signalling in 1966. Associated with this work was the construction of a remotely controlled crossing loop, which became known as Hernes Oak.

Although the principal reason for electrification and duplication of the Gippsland line to Traralgon was to expedite the haulage of brown coal to Melbourne, this traffic declined

considerably due to brown coal becoming a less popular source of energy for industrial and domestic purposes. The remaining line to Yallourn was closed as a result.

The Gippsland line between Traralgon and Melbourne remains a busy line and was further upgraded between 2004 and 2007 to provide a fast rail link between the two centres. As part of this project most of the infrastructure associated with electrification was removed with the exception of the sub-stations.

4.3 Providing mail and telegraph services

Even in the early days of settlement, the settlers were able to keep some form of contact with the world beyond the barrier of swamps and forests that made travel and communications so difficult. Mail was brought in weekly by packhorse from the 1850s. Historian John Adams writes of the 'Postman's Yard', an enclosure where the mailman would camp when the Moe River and Narracan Creek were flooded.^{lxviii} After the inn was established at the crossing on the Morwell River (later Morwell Bridge), local residents collected their mail from a mailbag that was hanging on a tree there, until a post office was established in 1870.^{lxix} In Traralgon, mail was first collected from the Travellers Rest.^{lxx} Once coaching services were started from Melbourne in 1865, there was a daily mail service to Gippsland.^{lxxi}

As the main towns developed, impressive post offices were built on prominent sites. The court house and post office in Traralgon was built in 1886. Its grandeur reflects the importance of Traralgon as a regional town in the 1880s. In Morwell a large two storey post office was built on the corner of Tarwin Street and Commercial Road in 1892. The clock tower was empty until the 1930s when a clock donated by former Morwell school students was installed. The post office was a familiar landmark in Morwell and there was regret when it was demolished in 1955, at a time when Morwell's population was increasing dramatically. A symbol of Morwell's country town days, it was replaced by a modern building on the northern side of the railway line. As historian Stephen Legg writes, this became an important site for new residents in the town, especially the many migrants relying on letters to keep in touch with their families and former homes.^{lxxii}

The large post offices contrasted with facilities in the more isolated districts where there were no designated post office buildings. Schools sometimes served as post offices, as was the case with the Koornalla School that was built in 1915, or people conducted post offices in private homes. Railway stations often acted as post offices until they were closed.

In 1864, a telegraph line was established between Melbourne and Sale, helping to bring speedy communications to the district. When the first telephone exchange opened in Morwell in 1912, there were six subscribers. When it was upgraded to an automatic exchange in 1955, telephones were commonplace items.

A recent advance in communications is the microwave link at Monash University, which will provide a valuable resource for the community.

HERITAGE

Examples of places associated with the theme of *Transport and Communications* are:

Developing a road network

Bluff Causeway Bridge, (adjacent to) Traralgon-Tyers Road, Traralgon

The Moe By-pass

Creating a railway network

Glengarry railway station. Surrounded by its station yard, it is one of the few small country stations to survive in Central Gippsland

Glengarry Railway Station

[SOURCE: CONTEXT, 2005]



Trestle bridges across the Latrobe River between Traralgon and Glengarry

The Morwell rose garden, which marks the site where the Mirboo North line approached the Morwell station

The sites of railway reservoirs at Traralgon and Moe, built to provide a water supply for the steam trains

The Goods Shed at Yinnar and remains of the platform formation

The Oak tree adjacent to Lloyd Street at Moe, on the former site on the Stationmaster's house

The railway substations at Moe and Morwell

Providing mail and telegraph services

Traralgon post office

Morwell post office

Morwell Post Office

[SOURCE: CONTEXT, 2008]



Maryvale Paper Mills, 1953

[SOURCE: SLV PICTURE COLLECTION]



Yallourn 'A' power station, 1928

[SOURCE: GLIMPSES OF OUR PAST, P.85]



Loaded coal train on Morwell Interconnecting Railway passing over Gippsland main line, 1984

[SOURCE: NLA PICTURE COLLECTION]



La Mode factory, Morwell, c.1945

[SOURCE: GLIMPSES OF OUR PAST, P.82]



5 INDUSTRIALISATION AND MAKING A REGION

INTRODUCTION

Lying under the study area is one of the largest brown coal fields in the world. Since the 1920s, when the State Electricity Commission of Victoria began mining the coal, this region has been responsible for meeting the bulk of the State's electricity supplies. The dramatic industrial landscape of the Latrobe Valley with its network of open cut mines and power stations has developed in response to Victoria's fuel and power needs.

Associated with the development of the coal and power industry is the development of other major industries in the study area, which have exploited its natural resources and provided additional employment opportunities, particularly for women.

As we shall see in later chapters, the influence of this theme is woven like a thread throughout many of the other themes, particularly in relation to the theme of *Building settlements and towns*.

This chapter incorporates the following Australian Historic Themes:

- *Developing Local, Regional and National Economies*: Constructing capital city economies; Utilising natural resources; Developing an Australian manufacturing capacity
- *Peopling Australia*: Migrating.

5.1 Providing the State with fuel and power

Henry Godridge was prospecting for gold on the north bank of the Latrobe River in 1874 when he found brown coal instead and decided to promote its use. A syndicate of Melbourne investors formed the Great Morwell Coal Mining Company in 1889 to mine the brown coal and provide Victoria with an alternative fuel to the black coal that was imported from New South Wales. Although the company abandoned its efforts ten years later, it had pioneered open cut mining and the manufacturing of briquettes (blocks of dried, pulverised coal) in Victoria.^{lxxiii}

The Victorian Government was aware of the vast resources of brown coal that lay along the banks of the Latrobe River and their potential for electricity generation. During the First World War, a time of critical fuel shortages, the Mines Department re-opened the abandoned mine on the northern bank of the Latrobe to provide emergency fuel supplies. At the same time, a government-formed Brown Coal Advisory Committee investigated the use of brown coal to generate electricity and produce briquettes and recommended developing a mammoth scheme of open cut mining and electricity generation that would produce a State-wide electricity supply.^{lxxiv} The scheme would be implemented after the war and it would be a government initiative.

Brown coal mining, power generation and briquette manufacturing at Yallourn

The State Electricity Commission of Victoria (SEC) was formed after the war with engineer and war hero, Sir John Monash, appointed to lead the SEC and oversee the development of the impressive technological scheme. The new site was called 'Yallourn', said to be an amalgamation of Aboriginal words meaning brown and fire. Relying on German technology, work began on a new open cut mine, power station and briquette factory in the 1920s, and a model town was built to house SEC workers and their families (The story of Yallourn is told in Chapter 7). In 1924, electricity from Yallourn flowed along the transmission lines to Melbourne. The SEC had faced technological challenges, especially when the moisture content of the brown coal was found to be 66%.

The SEC began operations using the old open cut mine re-opened by the Mines Department as noted above while the Yallourn open cut was developed south of the river. Although designated for early closure, the old mine was reopened in 1934 when the Yallourn open cut was flooded. It kept electricity supplies going during 1944 when the Yallourn open cut caught alight, and it continued operating into the post war period.

Within a few years the landscape had been transformed from several dairy farms and thick tree scrub on the southern bank of the Latrobe River to an industrial enterprise. Steam shovels scooped the coal into waiting railway trucks that shuttled between open cut, power station and briquette factory, a relentless rhythm of machinery and production. Throughout the 1920s and 1930s, the briquette factory chimney and the power station chimneys from A and B stations dominated the landscape, while farms and towns in a large radius could hear the blasts of the power station siren (formerly the steam whistle of the vanquished German raider, the *Emden*) sounding out the rhythms of the industrial day.^{lxxv}

The site of the first open cut mine is now surrounded by cyclone wire fences and a reforestation project. It represents the earliest attempts to mine brown coal along the Latrobe River by the Great Morwell Coal Mining Company, and the beginning of the SEC enterprise to electrify Victoria. Also surviving from the first phase of the SEC's industrial enterprise is the former administration building, designed by SEC architect A.R. La Gerche. With its impressive entrance of ionic columns, the building portrays the confidence and importance of an organisation that would modernise Victoria.

Making a region

Before the Second World War, all open cut mining and electricity generation was concentrated at Yallourn. The other towns in the valley of the Latrobe River - Moe, Morwell and Traralgon - were a combination of railway towns, shire seats and centres for their farming and forestry hinterlands. There was no Latrobe Valley as an integrated region. With the escalating demand for electricity in the post war years, the SEC was forced to dramatically increase its production. In 1947, plans were outlined to develop a new open cut south of Morwell and build up to four briquette factories there, and exploratory boring was being carried out in the Traralgon area. Plans were also underway to massively extend the Yallourn power station and develop Moe as a dormitory town for the waves of employees who would come to work at Yallourn. The term Latrobe Valley began to mean an industrial region that integrated Moe, Morwell and Traralgon with the SEC's enterprise at Yallourn.

Premier Henry Bolte called the region the 'Golden Valley of the Latrobe', because he believed that it would surpass even the staggering wealth produced by the Victorian gold rushes a century before. According to Legg, Bolte 'made no secret' of his ambitious plans for the Valley. His vision was evidently sanctioned by the Australian Prime Minister Robert Menzies who saw in the Latrobe Valley 'a model of industrial development for the nation'.^{lxxvi}

During the 1950s, an open cut mine, power station, coal gasification plant and briquette factory were developed at Morwell - with varying degrees of success. Motivated by the need to make Australia energy-independent during a particularly tense period of the Cold War, the SEC ordered four prefabricated briquette factories from Germany in 1949 and 1950. However, an international credit squeeze forced the Commonwealth Government to cut loans to the States and forced Victoria to cut its Public Works expenditure programme by 30 per cent.^{lxxvii} These caused a cessation of works until 1954 and by then the focus changed from briquette manufacturing to electricity generation and only two of the factories were installed. Instead, plans were drawn for a new power station to be built at the southern end of the open cut. When the Morwell briquette factory began manufacturing its first briquettes in 1959, coal from the Morwell open cut was found to be unsuitable for briquette making. Until its recent closure, the briquette factory relied on coal railed across from Yallourn.

Between 1964 and 1971 the Hazelwood power station was constructed.^{lxxviii} Work also began on the huge Loy Yang complex south of Traralgon in the late 1970s. The SEC anticipated completing the first power station in 1989 and the second in 1992.^{lxxix} Meanwhile at Yallourn,

the equivalent of three power stations was built in the post war years: C, D and E stations. They were gradually replaced by the Yallourn W power station, which began operating in 1973 and was the first power station in Australia to use natural draught cooling towers.^{lxxx}

Hazelwood Power Station

[SOURCE: CONTEXT, 2005]



The SEC's power generating had shaped an industrial landscape and forged a region. In the mid 1990s, its empire was dismembered. The SEC was privatised and the power stations were sold as separate companies to American and British interests.

From the lookout at the Yallourn open cut, the industrial empire of the former SEC is spread out below. Nearby are the massive Yallourn W cooling towers. Further east, the black stocky chimneys of the Morwell briquette factory can be seen, part of the prefabricated components that were ordered from Germany in 1949. Set against a backdrop of hills is the elegant line of eight chimneys of the Hazelwood power station. The huge Loy Yang complex can be seen in the distance. The buildings document fifty years of changing technology in electricity generation and briquette manufacturing, responding to the state's insatiable energy demands.

Post war planning

Creating the new industrial region involved transforming agricultural areas into industrial and urban zones, and also protecting coal reserves through legislation. The SEC commissioned idealistic planner Frank Heath to work with its chief architect, W.E. Gower, and make planning recommendations. The recommendations included building a 'New Morwell' to replace the existing town as it was built over coal. However the task was left to the Town and Country Planning Board to prepare a planning scheme that would be implemented by legislation. Its aims were to protect the brown coal, determine appropriate land use and plan ahead for a region whose 1949 population of 19,000 was predicted to increase to 100,000 at the end of the century. This became the first statutory subregional plan to be implemented in Victoria and set the scene for the massive expansion of Morwell in the 1950s as described in Chapter 8.^{lxxxi} The planners claimed in 1951 that no part of Victoria had been 'planned in advance of development more than the Latrobe Valley'.^{lxxxii}

5.2 Paper manufacturing

As noted in Chapter 3, in 1937 the Australian Paper Manufacturers (APM) established a pilot paper pulp plant at Maryvale, north of Morwell, after securing a government agreement that gave the company favourable access to forests. The aim was to exploit lower-quality timber left after sawlogs had been felled for pulp manufacture.^{lxxxiii} A 900 acre site that included two dairy farms was chosen. Water was available from the Latrobe River and a direct transmission line from Yallourn provided power. The plant was expanded after the Second World War to meet the need for timber for building materials and to reduce Australia's almost total dependence on softwood pulp imports. Besides developing the large complex at Maryvale, APM has developed

tracts of land in the Latrobe Valley for pine plantations and established forestry camps such as the Boola Boola forestry camp near Tyers.

A major employer in study area, APM has also provided houses for its employees in Traralgon and Morwell, as well as hostels and work camps. This contributed to the significant growth of both of these towns in the post-Second World War era as discussed in Chapter 7.

5.3 Clothing and textile manufacturing

When the SEC began its operations at Yallourn in the 1920s, very few women were employed. This left a surplus female labour force and many young women had to leave the district to gain employment elsewhere.^{lxxxiv} Aided by local government encouragement, new textile industries that would provide opportunities for female school leavers were attracted to the Latrobe Valley in the post war years. Kaysers glove factory, locally known as ‘Glovers’, opened in Moe in 1943 and was significant as an early decentralisation initiative.^{lxxxv} Many Moe women have fond memories of working at Glovers. The La Mode factory, making ‘fashion foundations for comfort and grace’, was built in Morwell in Church Street in 1945 and later opened another branch in Traralgon. La Mode employed women from throughout the study area, and the company’s closure in the 1960s had a significant impact on the area.^{lxxxvi} By this time, the workforce had changed from consisting of predominantly school leavers to married women. Other clothing manufacturers to operate in the study area included Givoni (1968) and Valentine Lee (1971) and the Rocklea Spinning Mills.

HERITAGE

Some examples of places associated with the theme of *Industrialisation and making a region* include:

Providing the State with fuel and power

Briquette factories, Morwell

Hazelwood Power Station, Morwell

Former SEC Administration Building, Yallourn Drive, Yallourn

The site of the first Yallourn open cut mine, and infrastructure associated with the first Yallourn power stations

Paper manufacturing

The Australian Paper Manufacturers complex, Maryvale

Former APM worker’s housing, Morwell and Traralgon

Clothing and textile manufacturing

The former La Mode factory, 73-83 Church Street, Morwell

6 THE ENVIRONMENT AND MANAGING PUBLIC LAND

INTRODUCTION

The theme of *Environment and managing public land* is related to the themes explored in Chapter 2 and Chapter 5. As noted in Chapter 2 when settlers first came to the region, they had to learn to live with a new climate and environment - devastating bushfires, prolonged droughts and periodic floods.

Clearing the land led to erosion problems, while introduced species such as blackberries choked creeks and gullies. The series of open cuts and power stations made demands on the region's rivers – especially the Latrobe – and led to temperature change and pollution that posed major challenges for water managers.

New attitudes to conservation and preserving the natural environment have led to the formation of national parks and protection of bushland reserves, as well as community involvement in natural resource management, landcare and revegetation.

This chapter incorporates the following Australian Historic Themes:

- *Developing local regional and national economies*: Altering the environment; Struggling with remoteness, hardship and failure.
- *Governing*: Administering Australia

6.1 Managing the effects of bushfires

Fire has played an important role in shaping the Australian landscape, as environmental historian Stephen J. Pyne has discussed in *Burning bush: A fire history of Australia*.^{lxxxvii} Victorian forests are among the most fire-prone in the world. Eucalypts are adapted to and, in many cases, dependent on fire. Short wet winters and long hot summers, periodic droughts and regular hot northerly winds often combine to create explosive conditions for destructive bushfires. As we have seen in preceding chapters, Europeans also used fire as a tool; miners burnt the bush to ease prospecting, graziers burnt their paddocks, and selectors cleared their land with axe and fire. Bushfires occurred in most years and in the study area, it was possibly the Black Thursday fires in February 1851 that first demonstrated to new settlers the frightening force of Australian bushfires and their devastating effects.^{lxxxviii}

Nearly fifty years later, the fires of 1898 were terrifying and destructive. The fires raged through the Strzeleckis where selectors had moved to carve farms from the forest, as well as along river valleys such as the Morwell River valley to Driffield, Yinnar and Hazelwood. Sir John Longstaff's painting, 'Gippsland, Sunday Night, February 20th, 1898 captures the experiences of settlers in the fiery world of the Strzeleckis. In the aftermath of the fires there was an ironic twist. While some selectors had lost everything, others benefited from the clearing that the fires had provided. Settlement in the Strzeleckis was stimulated.^{lxxxix}

Upon its formation in 1919, the Forests Commission of Victoria (FCV) identified the need for fire prevention and management and recognised that native forest vegetation was adapted to survive repeated fires. Even in these early days the FCV recognised that protection of forests from wildfire should be an important objective of forest policy and its response to fire protection was prophetic in that it forecast the continuance of major bushfires. The FCV recommended a number of restrictions on the use of fire over summer months, that precautions be taken during forest operations over summer, and a hazard reduction program with penalties for non-compliance should be developed. Very few of these recommendations were implemented at the time. At the time many fires were deliberately lit, mainly to clear land for agriculture and in the first annual FCV report, the fledging government body noted that:

Many people have no compunction in setting the forest ablaze, and who for small immediate gain, can watch without pang the immediate destruction in flame and smoke of the timber that might provide their sons with employment and wealth.

By 1920, as it remains today, the basic problem was how to achieve enough public awareness so that 'wanton or grossly careless fire raising shall become a thing of the past'. Consequently, by the end of the 1920s, the FCV had organised foot, mounted and motor patrols each summer, a system of lookout towers connected by telephone, and a network of firebreaks and tracks to try to control fire outbreaks. However, despite the efforts of the FCV, bushfires continued to wreak havoc upon forest settlements in the study area. A series of bushfires in the 1920s and 30s led to some safety improvements such as the requirements for dugouts to be provided, but the scale of the 1939 fires, which became known as 'Black Friday', meant that few of these measures were effective and was to change forever how people lived and worked within fire-prone regions of the study area and elsewhere in Victoria.

While the 1939 fires hold iconic status in Victoria, it is the 1944 fires that caused the greatest loss of life in the study area. On 14 February, a smouldering burn-off on a farm north of Yallourn was whipped into flames by a sudden wind change. Fanned by northerly winds, the fire burnt houses at the Haunted Hills settlement and destroyed several buildings in Yallourn. It rained embers on the open cut, causing fires to break out on the coal face. Moving south east, the fire threatened Morwell and then swept through Hazelwood and Jeeralang into the Strzeleckis towards Yarram. Thirteen people died in the Hazelwood district.

Before the devastating fires of 1939, the Saxton family, saw millers with mills deep in the forest in the Erica/Tanjil Bren area, had established a saw mill in Bell Street in Moe. The recommendations of the Royal Commission into the 1939 fires spelt the end of saw mills located in the forests. They had to be relocated in town centres. The Saxtons, who had suffered terribly when the fires swept through Tanjil Bren, expanded their operations in Moe.^{xc}

Another recommendation arising from the 1944 fires was the formation of the Country Fire Authority (CFA) and the creation of a clearly defined three tier system for fire prevention and management with the FCV responsible for all State forests and national parks, the Melbourne and Metropolitan Board of Works in charge of water catchments and the CFA looking after all other rural areas outside the metropolitan fire district.

In the landscape, visible responses to the devastating effects of bushfire are memorialisation and community involvement in fighting fires. Granite pillars at the Hazelwood Cemetery record the names of the people who died in the 1944 fires. From Toongabbie to Boolarra, there are well-kept CFA sheds that house fire trucks and fire fighting equipment.^{xcii}

6.2 Managing the effects of flooding and pollution

As we have seen in Chapters 3 and 4, farming and industry have resulted in major changes to the region's rivers, as well as its landscapes. Floods like bushfires are a naturally phenomenon and the periodic floods that swept over river flats in the study area have had a sometimes devastating effect, washing away infrastructure and threatening houses.

Draining the Moe Swamp in the 1890s for farming land to the west of study area resulted in increased flooding of the Latrobe. As Stephen Legg explains, the swamp had acted as a filter that controlled the volume of river flow.^{xciii} Clearing in the river's forested watershed also contributed to increased flooding.

A memorable flood was the 1934 flood when heavy rains fell in Victoria at the end of November. The Latrobe breached its banks. Spectacularly and devastatingly, water poured into the Yallourn open cut, transforming it into a lake. The dredgers were submerged in mud and floodwaters. It took 20 months to pump out the open cut and Victoria had to depend on coal from the Brown Coal Mine open cut for its power supplies.

The floods were also devastating for the town and farming communities. Morwell was marooned with all roads and the railway cut. Along river valleys, stock drowned, fences were

washed away and crops and pasture were destroyed. People were rescued from the roofs of their houses. After the devastating floods of 1934 had threatened Victoria's power supplies, extensive flood mitigation works were undertaken on the Latrobe.

Coal mining and power generation at Yallourn soon had an impact on the Latrobe. The water temperature rose. Coal dust and overburden seeped into the water. In the post war years, the river was increasingly polluted as industry in the Latrobe Valley expanded. After the Yarra, it became the second most polluted river in Victoria.^{xciii} Unknown quantities of nutrients and saline waste were flowing down the Latrobe and into the Gippsland Lakes. In 1957, the Latrobe Valley Water and Sewerage Board responded by building an open 'outfall sewer' to divert the waste from the Latrobe and take it to a treatment plant at Dutson Downs near Lake Wellington. Five million gallons of effluent per day - mostly generated from the APM's Maryvale plant and the Gas and Fuel's Morwell gasification plant - began flowing down the newly opened channel. But despite the new channel and the Dutson Downs treatment plant, effluent continued to seep into the Latrobe and end up in the Gippsland Lakes.^{xciv}

The Morwell River provides another dramatic example of changes to a river as a result of industrial development. Its route has been diverted several times. Because of plans in the 1970s to expand the Morwell open cut into the Morwell River flood plain, the river was diverted for four kilometres. Further north, a diversion to the river was also completed in 1987, so that the SEC could expand coal mining operations in the Yallourn east field. International Power Hazelwood has plans for a further diversion of the Morwell River so that it can expand operations in the Driffield coal field.

6.3 Appreciating the natural environment

While farming, forestry and industrial developments in the region have transformed the landscape, national parks and reserves preserve the natural environment and provide opportunities for people to experience the vegetation, flora and fauna that are native to the region. The Latrobe Valley Field Naturalists' Club is a community group that has been active in preserving native vegetation, preparing submissions for the Land Conservation Council and lobbying for reserves. Its motto is 'protect and enjoy'.^{xcv} This section focuses on a national park and a community-managed reserve, both of which are important sites for people of the study area.

Morwell National Park

The study area has one national park within its boundaries, Morwell National Park. Established in 1966, the park's main aim was to protect remnant vegetation of the Strzelecki Ranges, especially the Butterfly Orchid and its wet fern gully habitat. A small park, it began as 138 hectares but has gradually been extended.^{xcvi} Its main significance lies in its natural values: damp sclerophyll forest of blue gum, grey gum and manna gum and areas of warm temperate rainforest. There are 40 species of orchids in the park. It also has high scenic values from low valleys to spectacular views of the Baw Baws. Reflecting the changing attitudes of park management, the cultural features of the park are also valued. Evidence of earlier land use includes saw milling, mining and farming, while the weir at Billy's Creek is a significant site documenting Morwell's early water supply.

On the border of the study area but just outside it is the Tarra Bulga National Park, filled with magnificent forests and fern gullies, conveys a sense of the landscape before settlers cleared the hills and before the plantations of softwood and hardwood were planted in an effort to create new 'forests'.

Edward Hunter Bush Reserve, Moe

Few towns have a resource such as the Edward Hunter Bush Reserve – 57 hectares of bushland - within their boundaries.

With Moe developing as an important railway centre, the land was originally reserved as a water catchment area and storage dam that provided water for steam trains. Water was piped to the railway station. During the 1950s, the deep reservoir became a popular swimming area with a kiosk operating, but its popularity declined after two children drowned in the reservoir. The dam wall was blasted in an effort to recover one of the bodies in the 1960s and the dam became a shallow waterhole.

In the 1970s, interested members of the community formed a committee to manage the reserve, which was named after a much respected Moe representative on the Narracan Shire Council. Community efforts have resulted in a well-managed reserve that is noted for its bird life and native orchids, and is accessible for residents through a network of walking tracks that wind through the bush. The original storage dam is evident and part of the kiosk signboard is still nailed to a tree, documenting the reserve's railway and recreational history.^{xvii}

HERITAGE

Some examples of places associated with the theme of *The environment and managing public land* include:

Managing the effects of bushfires

Memorial Gates, Hazelwood Cemetery

Managing the effects of flooding and pollution

The altered route of the Latrobe and Morwell river systems

Appreciating the natural environment

Morwell National Park

Edward Hunter Bush Reserve

7 BUILDING SETTLEMENTS AND TOWNS

INTRODUCTION

This chapter considers how the settlements and towns have evolved and how buildings and sites document the layers of settlement history.

Within the study area, the earliest settlements developed in the middle of the nineteenth century around accommodation houses built for travellers, often near creek and river crossings. This was the case with Morwell Bridge and Traralgon. As the selectors began developing farms and homes, they were anxious to establish community facilities and cultural institutions in the new areas: a school for their children, a church for worshipping and a hall to act as a community hub, as at Tyers and Traralgon South. With the population increasing as a result of selection, and a railway network taking shape, new settlements sprang up around railway stations and developed into towns that serviced the agricultural industries such as dairying. Moe and Morwell began as railway towns, as did Boolarra, Yinnar and Glengarry. Other settlements developed as a result of black coal mining and forestry.

The transformation of the Latrobe Valley from an agricultural area into an industrial region in the twentieth century had a major impact on towns in the study area existing at that time as well as creating new ones and eventually destroying others.

This chapter incorporates the following Australian Historic Themes:

- *Developing Local, Regional and National Economies*: Marketing and retailing
- *Peopling Australia*: Migrating
- *Building settlements, towns and cities*: Planning urban settlements; Supplying urban services; Making settlements to serve rural Australia; Remembering significant phases in the development of settlements, towns and cities

7.1 Establishing settlements and towns from the nineteenth century

This section considers the establishment of towns and settlements from the mid to late nineteenth century and their development until the early decades of the twentieth century.^{xviii}

As noted in Chapter 2 the pastoral era attracted small numbers of people to the study area and it was only after the opening up of land for selection that permanent townships were to develop. However, it was the opening of the Gippsland railway in 1879 and the consequent expansion of branch lines that was to have the most profound and lasting influence upon the pattern of settlement in the study area. As the population increased with selection and the arrival of the railway lines Moe, Morwell and Traralgon developed as the main commercial centres and shops, hotels, banks, solicitors' rooms and newspaper offices were built to cater for local and regional needs.

Selection towns

Morwell Bridge

As noted in Chapter 2 from 1844, pastoral runs had been taken up along the Morwell River, which flows from the Strzelecki Ranges into the Latrobe River. The first settlement developed at Morwell Bridge where a hotel had been built and a staging post was established on the coaching route between Sale and Melbourne. However, the development of the settlement effectively ceased when the Gippsland Railway was opened in 1878 and the station was built several kilometres to the east where a new settlement developed.

Traralgon South

Traralgon South, in the valley of the Traralgon Creek, has had two incarnations. The selectors who came to the area in the 1870s slowly began clearing the heavy timber. Once cleared, the creek flats proved fertile and dairying became a major occupation. A school opened in 1879 and a church used by all denominations was built in 1889. A mechanics' institute opened the following year. A creamery opened in Traralgon South around 1890 but when farm separators became available, cream was sent to the factory at Traralgon. A trout hatchery operated in the creek for twenty years until it was relocated to Snob's Creek in northern Victoria in the 1940s.

Tyers

When selectors came to the area in the 1870s, this district was first known as Boola Boola. A school opened in 1878, a mechanics' institute was erected in 1888 and the township was gazetted in 1893. The school's name was changed to Tyers in 1918 adopting the name of the nearby river and original pastoral run and commemorating the first Gippsland commissioner of crown lands, C.J. Tyers. It was some years before the town's name was officially changed.

Dairying and the timber industry were significant factors in Tyers' development. In the early 1890s, the Galbraith family set up a creamery and butter factory at Tyers. Saw mills operated in the forest north of Tyers, with the timber used in building, railway and mining construction. Reflecting the influence of the SEC's new power station at Yallourn, a bush mill in the Boola Boola forest was the first to be entirely powered by electricity.

Jean Galbraith, garden writer and naturalist, wrote her famous books, field guides and gardening articles in her house at the western entrance to Tyers. The rustic front gate leads the way into her 'garden in a valley'.^{xcix}

Mining towns

Toongabbie

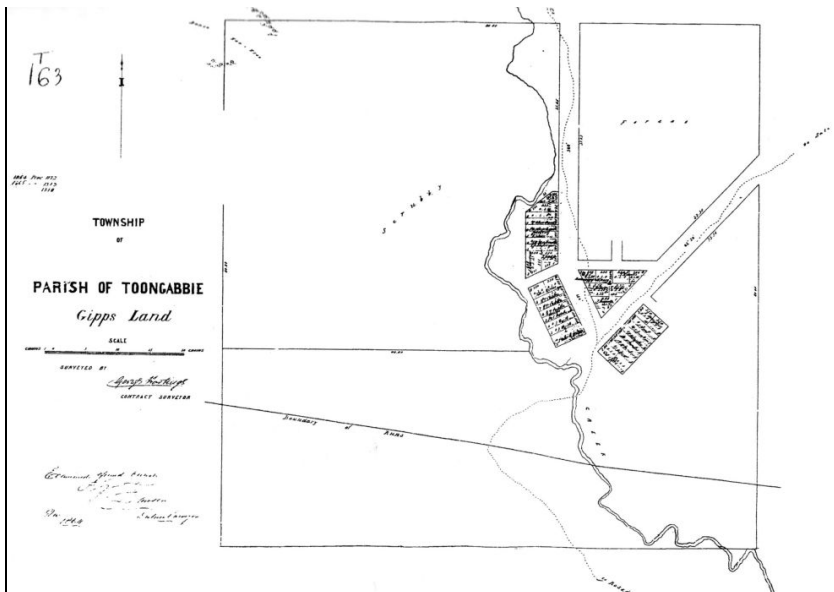
At first a shepherd's outstation on the Heyfield run, Toongabbie's development as a settlement is directly connected to the discovery of gold at Walhalla in 1862. Miners, who rushed to the isolated gold field deep in the Great Dividing Range, came via Port Albert and Sale, across the red gum plains. Toongabbie was the last supply post before people attempted the difficult mountainous route to Walhalla. As soon as the gold discovery was publicised, a store and accommodation house were set up at Toongabbie and a town began to develop as a stopping place en route to the goldfields where miners, businessmen and carriers were constantly passing through. A station on the new railway line connecting Traralgon and Stratford opened there in 1883, enabling heavy mining machinery to be railed from Melbourne for transport on to Walhalla. There were hotels, saw mills, a coach service to Walhalla, blacksmiths and saddlers, stables and storehouses.

The development of Toongabbie in the late nineteenth century can be gauged by the fact that in 1874 it had a similar population to Traralgon. A further measure of progress came in 1883 when an imposing mechanics' institute was built, which was extended in 1891. With the coming of the railway, the population peaked at 275 in 1901. Street lighting was added in 1885 and by October 1887 the streets in the town were formed and the footpaths gravelled. For the first time, it is said, Toongabbie had the appearance of a 'neatly planned town'.^c

However, Toongabbie's growth was soon to come to end. By 1910, mining at Walhalla had begun to decline. That year, a railway line was built from Moe to Walhalla, providing a direct route to the gold town and Toongabbie was by-passed. The town's population declined and the last hotel closed in 1929. No longer linked to the goldfields, Toongabbie's role contracted as it became a centre for its farming district. Its school, churches and hall provided facilities for the surrounding community.

Toongabbie township survey, 1864

[SOURCE: TOONGABBIE, P.19]

*Frank Toll's Commercial Hotel, Toongabbie, c.1910*

[SOURCE: TOONGABBIE, P.103]

**Coalville**

After prospectors and government drillers found good quality deposits of black coal in the area south of Moe, several mining companies formed to mine the reserves at Coalville in the 1880s. When the railway line from Moe to Thorpdale was built along the Narracan valley, a station was built at Coalville with sidings for loading coal. A township grew around the station with a hotel, several stores and a boarding house. The Coalville School opened in 1887 and two churches were built in the 1890s, a time when the population peaked. Coalville fielded sporting teams. Friendly societies were formed.

Coal mining was short-lived. The coal seams were narrow and poor working conditions led to strikes. The Railways Department, which had purchased most of the coal, began reducing its quota and then stopped buying the coal altogether. By 1898 the mines closed. Miners left the town and many of the buildings were moved away.

As dairy farms had been established in the area, the township was surveyed again in 1904. No longer a mining town, it served the small farming community instead. The school closed in the 1980s. A reserve and tennis court now marks the township site. The coffee palace is now a private home.

Railway towns

Boolarra

Set in the Strzelecki Ranges, selectors came to the area in the late 1870s to clear the forest and develop farms. When the railway line from Morwell to Mirboo North was under construction in the early 1880s, a camp and station were set up at the 'twelve mile peg' from Morwell. A township was surveyed there in 1884 and named Boolarra.

While black and brown coal was mined in the area, the attempts were short-lived. Timber cutting developed as an important industry, with saw mills and paling splitters operating in the area. The palings and blackwood logs were sent from Boolarra by rail. Slowly, sections of forest were cleared for farming. The 1898 bushfires burned large areas of scrub, leaving an ash bed that stimulated the rapid growth of grass. In 1900, the Heymans opened a butter factory in Boolarra, and a factory operated in the town until the late 1950s.

The town became the second largest in Morwell Shire with a population of over 200 in the 1890s. After the timber industry declined, so did the population of the town, but it still remained an important centre of the local district. In spite of a fire that destroyed a hotel and shops in the main street the year before, in 1938 there were still two hotels, three general stores, bakers, butchers, blacksmiths, bootmakers, a tinsmith and a coachbuilder. The monthly cattle sales brought people into town. Community life included sports meetings, woodchops, horse races and dances.

Glengarry

First known as Toongabbie South, Eaglehawk and Latrobe, the district of Glengarry was opened for selection in 1865. When the Traralgon to Stratford railway line was built in 1883, the station just north of the Latrobe River was named Glengarry, adopting the name that Angus McMillan had given to the Latrobe River in 1840.

Set on the red gum plains, saw milling became a major occupation. Paving blocks, wooden wheel rims and building timber were sent to Melbourne from the Glengarry station. Dairying also became an important industry in the district, as well as grazing. First a creamery and then a butter factory and milk factory operated at Glengarry. Once the town was established around the railway station, St John's Church of England was relocated from private property to the town.

Moe

By the early 1860s, a small settlement developed to the north of the Moe Swamp at Westbury as a staging post on the coach route to Gippsland. When the railway line between Sale and Melbourne was constructed, the new railway station to the south east became the focus of activity, and the town of Moe was surveyed in 1879. The new town soon had hotels, banks, churches, a school and a mechanics' institute and became a centre for the surrounding farming community and the timber industry. A co-operative butter factory began operating in the town in 1906. Moe's importance as a railway centre increased when branch lines were built to Thorpdale in 1888 and Walhalla in 1910, and, as a result of SEC operations, to Yallourn.

Morwell

As previously noted, when the railway line between Melbourne and Sale was built in the late 1870s, the Morwell railway station, several kilometres to the east of Morwell Bridge, became the new centre of activity and the old settlement of Morwell Bridge ceased to develop. The first township blocks were surveyed around the railway station in 1878. Businesses were established to supply railway workers and travellers, as well as settlers who had been taking up selections in the area from the 1870s. During the 1880s, a mechanics institute was built, as well as a post office, hotels, churches, school and the first commercial buildings and houses.

Commercial Road (originally known as Main Street) was the first surveyed street of Morwell, with three blocks of allotments being surveyed on the south side of the street in 1878; subsequent surveys covered the sections south of George Street. Ten traders were reported to

have already set up business in Commercial Road prior to the first land sales in 1879 being part of the first surveyed township section. The 1881 Census recorded Morwell as having 28 dwellings. Over the next three years over 134 other buildings were added and Commercial Road became the business centre of the town.^{ci}

A branch line was opened to Mirboo North in 1884 and the timber industry expanded. Dairying became an important industry in the surrounding area and a butter factory was built in Morwell. Morwell began developing as a major centre for a large agricultural district. Industries such as brick making and pottery making were also established in the town. One symbol of the increasing prosperity of the town was the opening in 1884 of Morwell's first bank, a branch of the Colonial Bank of Australasia. Other brick buildings included Conlan's Club Hotel.

Conlans Club Hotel, Morwell, c.1900

[SOURCE: GLIMPSES OF OUR PAST, P.39]



Legg notes that the construction of the Mirboo railway encouraged a 'real estate boom'. Land surrounding the junction of the Gippsland railway and the Mirboo railway was subdivided into more than 130 township allotments, which were auctioned in December 1884 and promoted as 'the largest subdivisional land sale ever held in the Gippsland Province'. The peak of the land boom in Morwell came late in 1890 when two sales in September and October offered 300 township allotments for sale in six separate subdivisions.^{cii} Legg cites a local newspaper, which made the following comments about development in the town:

One has only to look around to see the wonderful strides being made in a twelve month [sic]. One every side, new buildings are springing up, industries of all descriptions are being started in our midst, and only last week the tender for the erection of the first smoke stack to be built in Morwell was let by the Maryvale Coal Co.^{ciii}

Commercial Road, Morwell, c.1905

[SOURCE: GLIMPSES OF OUR PAST, P.39]



In 1890 two fires destroyed several shops in Commercial Road. In their place arose imposing new brick shops, which were described as an 'ornament to the town' and were a symbol of Morwell's progress. By 1892 the population had reached 600 and Morwell was described as 'the most progressive town in Gippsland'^{civ}.

Traralgon

Traralgon's origins date from the early pastoral period. Edward Hobson occupied the Traralgon run in 1844 and an accommodation house near Traralgon Creek provided shelter for travellers on the route between Melbourne and Sale. The town was surveyed in 1858 and a census in 1861 revealed there were 36 residents.^{cv} However, it was the construction of the railway line between Sale and Melbourne, which was completed in 1879, that was a major impetus to the town and most development thereafter took place on the western side of the creek to the north of the station.

In 1880, the Traralgon became the centre of the Shire of Traralgon, which separated from the Shire of Rosedale. The construction of a branch railway line from Traralgon to Stratford by 1886 further consolidated the role of Traralgon as a legal, administrative and educational centre for the surrounding hinterland where dairying and saw milling were developing as major industries. In the 1880s four brickyards were operating, substantial public buildings were constructed in the town and new subdivisions provided land for housing. The importance of Traralgon as a regional centre was illustrated by the construction of the new post office and courthouse in 1886.

As noted in Chapter 4, Traralgon's importance as a railway town increased when it became a service depot in 1903 employing over 90 workers, which boosted development and created a demand for housing. Consequently the town began to expand beyond the 1858 boundaries. To the south of the railway many railway workers moved into cottages in new subdivisions including the Queen's Parade (formerly Railway Parade) area and the combination of houses and railway buildings in this precinct reveal the integration of work and community. To the north the subdivision and sale from 1907 onwards of the former Traralgon Park estate enabled the town boundaries to extend beyond Grey Street creating Moore Street and Campbell Street (now Gordon Crescent). The commercial centre continued to grow, extending along the length of Franklin Street between the station end and the post office and courthouse. Imposing new two story commercial buildings were constructed including the Gippsland Trading Company in 1903, and Layton's Stores in 1907. Traralgon's growth continued after World War One before the on-set of the Great Depression. In the early 1920s after a period of inactivity after the war, Traralgon experienced a 'building boom'^{cvi} as a number of new houses were built including Wigg's brick house in Hickox Street.

Yinnar

Originally part of the Scrubby Forest run, Yinnar owes its existence to the branch railway line that ran from Morwell to Mirboo North. Opened in 1885, the railway station at the 'seven mile peg' became the nucleus for a township, which was situated in what was part of Henry Wicks' selection. The town was surveyed in May 1885 and two months later 100 allotments were auctioned at the offices of Mr Wicks' agents. John Quigley from Morwell bought many of the allotments and built Yinnar's first buildings including a house, store, butcher's shop, boarding house and wine saloon. For his part, Mr Wicks built the town's first hotel in 1885.^{cvi}

During 1888 Yinnar grew rapidly and the town hummed around the railway station, timber industry and the expanding dairy industry. The goods and timber platforms and trucking yards at the railway station were completed in 1888, while civic buildings such as the Mechanics' Institute and a church were built in the same year. By 1891 the Census recorded that Yinnar had 131 inhabitants and 21 dwellings. This compared to Boolarra, which had grown to 220 people with 44 dwellings.^{cvi}

Many of the selectors who had moved into the area in the 1870s began transforming their selections into productive dairy farms. A co-operative butter factory opened in Yinnar in 1891. This was replaced by a new factory in 1929, later operated by Nestles and Murray Goulburn. In the 1920s, the Yinnar district dairy farmers were the first to establish herd testing services.

Like Boolarra, the decline in the timber industry slowed the development of Yinnar. The role as a local service centre also diminished as improved road transport links meant that people travelled to Morwell or Mirboo North for shopping.

Main Street, Yinnar, c.1900s

[SOURCE: GLIMPSES OF OUR PAST, P.57]



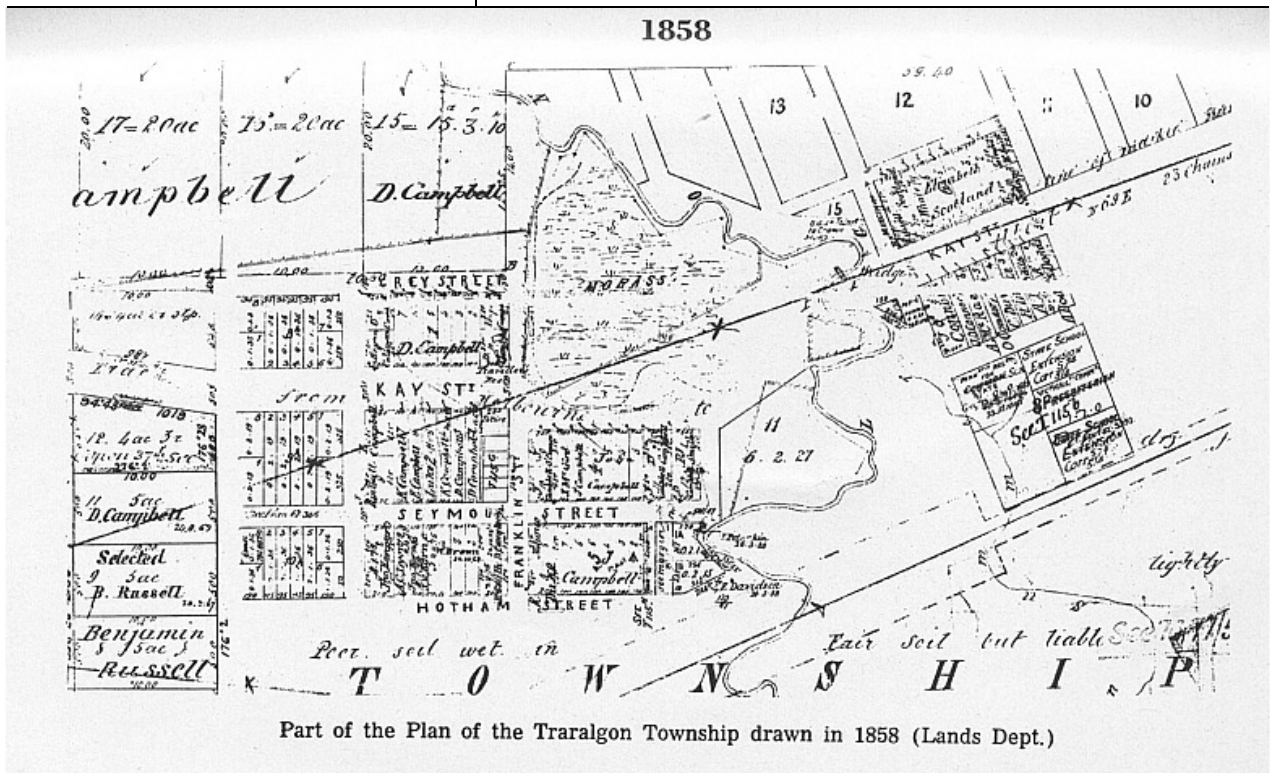
Traralgon, Franklin Street, west side looking south, 1886

[SOURCE: TRARALGON HISTORICAL SOCIETY]



Traralgon township survey, 1858

[SOURCE: TRARALGON HISTORICAL SOCIETY]



7.2 The SEC towns

The activities of the State Electricity Commission of Victoria as described in Chapter 5 have had a profound impact upon the pattern of settlement in the study area. This section considers the four new towns that were created to house SEC works, starting with Yallourn, the 'model town' in the 1920s. The impact of the SEC upon the growth of the existing towns will be examined in the following section.

Yallourn

As the SEC was making plans to develop the major industrial complex on the banks of the Latrobe River and provide Victoria with an electricity supply, it also drew up plans for a model garden city to house the new SEC employees. Designed by SEC architect A.R. La Gerche in 1921, the plan was anchored by a town square with streets that radiated from the town centre and followed the topography of the site. Parks, gardens and extensive street plantings were designed by landscape gardener Hugh Linaker. Visually, Yallourn was a model of town planning. The houses and public buildings were also designed by La Gerche, giving the town architectural cohesion. Yallourn quickly became the largest town in Morwell Shire with a population of over 3,000 by 1940.

The SEC aimed to provide model housing for its employees and much time was devoted to planning ideal worker housing. Despite this aim to give its workers ideal living conditions, the SEC instituted tight control over the town and its residents. There was no private ownership or local government at Yallourn. The SEC was employer, shopkeeper, landlord and town governor. Residence was mostly restricted to SEC employees, who were expected to live in the town. A tight-knit community developed. Despite the residence requirement, many workers earning the basic wage left Yallourn and established shanty towns nearby as they couldn't afford to pay the rents for the model houses. In 1928, the SEC discovered that there was easily winnable coal under the town and future plans for extending the town were compromised.

After the open cut caught alight in 1944, a royal commission was held to investigate the disaster. Judge Stretton's criticisms that residents lacked 'freedom, fresh air and independence' paved the way for a loosening of SEC control of the town in the post war years.

As the SEC began transforming the Latrobe Valley into an industrial region with workers living throughout the Valley and the Housing Commission taking responsibility for providing new houses, a company town became less of a necessity for the SEC. With its beautiful parks and gardens and extensive sporting ovals, Yallourn was expensive to maintain. Houses were in need of renovation and the town had reached its limits of expansion. In 1961, the SEC announced that the town would be dug up for the coal that lay underneath. Although this was first mooted to take place in the 1990s, the demolition date was brought forward and destruction of the town began in the 1970s. Little remained after 1980.

Yallourn houses have been moved throughout the study area and remain identifiably 'Yallourn' because of their distinctive style. Avon Court in Newborough is one example of a street with many relocated Yallourn houses. The general superintendent's house has been moved to Toongabbie, one of 24 houses moved to that town between 1976 and 1981. As part of the resettlement process, the SEC established comparable facilities in many Latrobe Valley towns, to compensate for the loss of facilities in Yallourn. Kernot Hall in Morwell is an example of this. As noted in Chapter 9 other items to be relocated from Yallourn to other parts of the study area include the Sir John Monash memorial (to Morwell) and the war memorial (to Newborough).

For visitors standing at the lookout of the Yallourn open cut today, there is no plaque or sign to tell them that a town - one of the most comprehensively planned in Australia and perhaps the nation's best evocation of the garden city movement - has disappeared into the blackness of the open cut.

Yallourn North

Yallourn North, originally known as Brown Coal Mine, developed from the first attempts at mining brown coal in the Latrobe Valley. The Great Morwell Coal Mining Company began mining there in 1889, but ceased operating ten years later. The mine was re-opened by the Mines Department in 1916 to provide emergency fuel during a New South Wales coal strike. The Mines Department provided some huts for the workers, a marquee that was used as a school and a pump for a water supply.

After the State Electricity Commission was formed a new open cut was developed on the southern bank of the Latrobe River in the 1920s and a model town was built to house SEC workers. The original open cut at Brown Coal Mine and the small settlement passed into SEC jurisdiction. The SEC planned to close the old open cut by 1928. But instead of declining, the Brown Coal Mine settlement grew rapidly as SEC workers migrated across the river when they realised they could not afford to rent the houses that had been provided for them at Yallourn. Brown Coal Mine became a haphazard, independent settlement of huts, away from the coal dust that rained on Yallourn. The SEC was forced to acknowledge the settlement's existence and provide basic services for the residents. Instead of being phased out in 1928, mining continued at the open cut into the post war years.

Brown Coal Mine was transformed after the Second World War. Its name was changed to Yallourn North and the SEC began developing housing estates, including installing 275 pre-cut houses from Nottingham, to accommodate its expanding workforce. As a result the population increased rapidly from 800 just after the Second World War to 1457 by 1954 and 1867 in 1961.^{cx} The school was expanded and new community facilities including a medical centre and an infant welfare centre were built to meet the needs of the growing population.

The symbolic end to the 'shanty town' occurred in 1950 with the 'Big Slip' when a landslide caused a large section of the main street to fall into the open cut. As part of the new approach to post war planning and 'regulated' development, the Town and Country Planning Board prepared a planning scheme for Yallourn North.

During the Yallourn resettlement process in the 1970s, the SEC provided facilities such as a swimming pool, impressive football oval and netball courts for the town. On a prominent site in Yallourn North is the former Yallourn North Camp Recreation Building, now renovated as the Old Brown Coal Mine Museum. Built in 1949 by the SEC, it provided facilities for SEC workers, many of whom were migrants, coming to work on extensions to the Yallourn power station complex during a period of critical power shortage.

Newborough

First known as Moe East, a small settlement to the east of Moe began developing as several families moved on to 10 acre allotments in the 1930s. As the population grew, a name change competition was held in 1942, to give the settlement a separate identity from Moe. 'Newborough' was judged the winning entry.

In the post war years, with massive extensions planned for the Yallourn power station, the SEC compulsorily acquired land at Newborough to build a new housing estate. At a time of great housing shortages, the SEC was aware that it would not attract skilled workers to the new construction site unless housing was provided. Influenced by a housing solution adopted by the Victorian Railways, the SEC placed an order with a Nottingham firm for 300 pre-cut houses that could be shipped from England and assembled on site. Although manufactured in England, the houses were designed by Australian architects. The houses were likened to a meccano set: one basic set of components could be assembled in different ways to produce a variety of designs.^{cx}

The houses for the East Newborough subdivision arrived in 1950 and another 400 were ordered for the North Newborough subdivision. Because of the labour shortage, the SEC recruited skilled tradesmen from Britain and guaranteed them housing. The new employees who had travelled from Britain to Newborough also moved into houses that had travelled from

Britain – for this reason the project was also dubbed ‘operation snail’, not to imply slowness, but because the new residents were said to be bringing their houses with them. Most of the houses in the Newborough subdivision were reserved for British migrants; however, a number of other migrant groups including Ukrainian, Germans and Latvians came and settled in Newborough. As noted in Chapter 9 they constructed places of worship and halls to meet and socialise.

Newborough had another influx of population when the SEC began demolishing Yallourn in the 1970s. Within the study area, Newborough was the preferred area of relocation for Yallourn residents. The SEC organised subdivisions in Newborough and many Yallournites built here or moved Yallourn houses to the new sites. A large retirement village was also built for Yallourn residents. As with other towns in the study area, the SEC provided community facilities in Newborough as part of the resettlement process.

The ‘snail houses’ are an important record of migration and ways of finding a solution to the post war housing shortage. In East and North Newborough today, many of the houses have been remade and ‘restyled’ with verandahs, new roofs and cladding, showing how they have been adapted to contemporary taste and requirements.

Churchill

Planned in 1964, Churchill was designed as a town predominantly for employees of the power industry in the Latrobe Valley.

By the 1950s, the development of the Morwell field and plans to build the Hazelwood power station had shifted development in the Latrobe Valley from the western end to focus on Morwell. In 1961, the SEC informed the Housing Commission that the Valley’s population would grow by 60,000 by the year 2000 and more homes were urgently needed. The Housing Commission selected a site in the Hazelwood district at the foot of the Strzeleckis to build a new town that would have an anticipated population of 40,000 by the end of the century. Building had just started on the new Hazelwood town, when Sir Winston Churchill died. In February 1965, the government announced that the new town would be named Churchill and a bitter controversy followed as locals argued in favour of retaining the name with local historical associations. Imperial connections won out and the first families moved into their homes in Churchill, not Hazelwood. In 1967 the Housing Commission built a 32 metre statue in Churchill. Originally known as The Spire (reputedly to inspire the new residents) it was not initially popular with residents who would have preferred a swimming pool.^{cxii} Now known as ‘the Cigar’, it has become a local landmark.

Churchill did not grow into the large town that the Housing Commission anticipated and its population in 2000 hovered around 5,000. In 1972, Churchill became the site for the new Gippsland Institute of Advanced Education. Now amalgamated with Monash University, the campus has expanded greatly and there is much interaction between the university and the town.

7.3 Developing towns and regional centres in the twentieth century

This section considers the development of townships from the inter-war period onwards. As noted above much of the growth during the inter-war period in the study area was concentrated in the new town of Yallourn; however, the three main centres of Traralgon, Morwell and Moe, which were boosted by closer settlement of their hinterland and by the development of the SEC, each experienced periods of strong growth during the 1920s and 30s while the other smaller towns grew slowly in the first decades of the twentieth century or began to decline in population. However, it was the opening of the APM mill complex in 1937 and massive expansion of the SEC after the Second World War as described in Chapter 4 that would have the most profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres, which each began to rival Sale for the role of ‘Capital of Gippsland’. After experiencing years of decline, many of the

smaller rural towns were also to find new life as dormitory suburbs serving the employment centres in the three towns that would soon become cities.

Moe

As at Morwell, closer settlement near Moe, in this case in the swamp land to the west stimulated growth as did the emerging role of Moe as a dormitory suburb for people who could not afford to live at Yallourn. As a result the population increased from 400 in the 1920s to 1000 by 1939. This trend continued after the Second World War when the SEC transformed the Latrobe Valley into an industrial region and designated that Moe would become a dormitory suburb for the SEC. From 1947 to the mid 1950s, the Housing Commission of Victoria built 1,500 homes in Moe, mainly south of the railway line, to house people coming to work at the rapidly expanding Yallourn power station, while another 71 houses were constructed by A.V. Jennings. The town's population increased from 2,811 in 1947 to 13,500 in 1955 and then to 15,555 by 1961. There were corresponding changes in local government. Moe was excised from the Shire of Narracan, and became a borough in 1955 and a city in 1963. New secondary industries were established in the town, including textile and clothing mills, concrete pipe manufacturing, engineering works and photographic processing. Dairy processing and timber milling also continued.

In Moe as in other towns the commercial centre expanded on both sides of the railway line. The English Scottish & Australian Bank, which in 1962 opened a branch in a striking modern style in Lloyd Street, was one of a number of banks that opened new or expanded premises in the town. Purvis Stores, which had its origins in Moe, provides an example of how retail facilities developed from a small general store to the largest retail chain in Gippsland. Begun as a general store on the banks of Narracan Creek before Moe developed around its present site, the Purvis family bought the business in 1910. Eventually there were 20 stores spread throughout Gippsland. Purvis Plaza in Moe has been built on the site of the former Purvis department store.

ES&A Bank, Lloyd Street, Moe, c.1962

[SOURCE: SLV PICTURE COLLECTION]



The privatisation of the SEC in the 1990s had a significant impact on Moe, as did the relocation of services during the period of council amalgamations and Kennett government restructuring, including the closing of the Moe Hospital.

Morwell

After growing slowly during the early decades of the twentieth century the closer settlement of the farming flats to the south of Morwell after the First World War saw the population of the town and the Shire double in size during the inter-war period. Most development occurred in the 1920s before the Great Depression. When APM located its paper mill at Maryvale in the 1930s, employees moved into Morwell as well as Traralgon. APM built houses for staff and workers, as well as a staff hostel in the town. Private entrepreneurs also constructed housing in anticipation of the housing demand that would be created – In the five years after 1937 300 houses were constructed in the town. By 1940 the population of Morwell Shire had reached 9,000 people with the town of Morwell accounting for 1,762. It was the second largest town in the Shire after Yallourn.^{cxi}

When the SEC began expanding its activities from Yallourn in the postwar years to create the industrial region of the Latrobe Valley, Morwell became a crucial centre of operations. At first there were discussions about Morwell's survival as a town as it lay over coal and preliminary planning documents recommended building a 'New Morwell'. In little more than twenty years, an open cut mine, briquette factory and a power station were built to the south of the town. A plant converting brown coal to gas was built, as were two gas turbine power stations. The residential area of Morwell expanded to the east and north and shops were built on the north side of the railway line. The Housing Commission built over 2,000 houses to cater for the sudden increase in population. In the decade after 1947 Morwell grew by 10,000 people to a population of 13,000.

*APM staff housing estate, Vincent Road
1947*

[SOURCE: GLIMPSES OF OUR PAST, P.81]



To meet the demand for housing temporary accommodation was supplied at a number of sites. In 1947 APM established the Derham's Hill transit camp for its Maryvale workers, which at its peak in 1956 accommodated about 500 people. White City, so named for the predominant exterior colour of the pre-fabricated houses, was a larger settlement of about 200 houses established by the SEC near the Thorpdale Road. It survived until 1962 when the Shire enforced new building regulations regulating minimum house sizes.^{cxiii}

Another measure of Morwell's progress was the expansion of the commercial centre. For example, between 1956 and 1959 four new bank branches were established in Morwell, while the ANZ and the National Bank (former Colonial Bank) both erected new premises to replace their existing buildings in Commercial Road.

As noted in Chapter 2 many of the newcomers were migrants. The shopping precinct of Church Street has been dubbed 'Little Italy' by locals, reflecting the impact of post war migration on the town.^{cxiv}

Traralgon

It was in Traralgon that APM's decision in the 1930s to build a paper mill had the most impact. APM built 1,000 houses for its employees in Traralgon. The APM estates were influenced by garden suburb planning ideas and included generous areas of open space.^{cxv} An elite group of six houses was also built by APM for senior staff in Kay, Clarke and Grey Streets. Workers were able to buy their houses by paying a deposit and using their rent to contribute to the balance. Now a major component of housing in Traralgon, the APM estates reveal insights to company housing and facilities considered suitable for staff and workers.

The construction of the APM mill resulted in a shortage of housing. In 1945, Cuthill notes that:

It was still impossible for people not working out at the mill to find an empty house, and the Victorian Housing Commission took over a large piece of Traralgon Park in Gordon Street. The Commission called for people to give a price for building houses there, and Mr. J.J. Clift from Melbourne was successful in getting the job, Mr. Gavin Blythman, his foreman, came up from Melbourne, and work was started. The Commission built 199 houses in this particular part of the town, the scheme in this area being finished in 1952.^{cxvi}

Further housing was provided in estates developed by private entrepreneurs, however, despite all of this housing shortages were still experienced in Traralgon. As a result many large older

houses in Traralgon were converted to boarding houses to meet demand. One example is 'Etheldale' at 15 Collins Street, which was operated by APM as a 'Staff Boarding House' from 1946-54.

During this time the commercial centre of Traralgon extended beyond Franklin Street into the intersecting streets. Imposing new buildings such as the Roland Hill centre and the AMP centre, which was designed by noted Melbourne architect Harry Norris, symbolised the confidence of the town.

Developing the Loy Yang open cut and power stations integrated Traralgon into the power generating rhythms of the Latrobe Valley. The town's population of 14,666 in 1971 had increased to 19,774 in 1991, as tradespeople and SEC workers moved to Traralgon.

Dormitory towns

The continuing development of the SEC and other major institutions such as GIAE also affected the development of the outlying towns such as Glengarry, Toongabbie, Boolarra and Yinnar.

The decline in Boolarra's population reversed in the 1970s when people coming to work in the Latrobe Valley and at GIAE in Churchill moved there for its rural lifestyle. This is reflected in the new layers of housing in the town and acreages in the hills. New residents relocated Yallourn houses to Boolarra and the community also moved a Yallourn building to house its infant welfare centre and playgroup.

An estate to the west of Glengarry was subdivided for soldier settlement after the First World War and two more estates were subdivided after the Second World War. Dairying was the major occupation and by the 1950s, 150 farms supplied the milk factory. The factory closed in 1973. However, despite the closure of the factory, Glengarry's proximity to Traralgon meant the population increased in the 1970s with people employed in the Latrobe Valley power industry moving to new subdivisions in the town and to live on acreages.

At Yinnar the closure of the railway in 1974 contributed to the closure four years later of the former butter factory that had been producing powdered milk. However, Yinnar's population didn't decline because of a new wave of settlement in the late 1970s when workers in the Latrobe Valley power industry came to live at Yinnar, as well as people employed at Gippsland Institute of Advanced Education at Churchill.

The expanding activities at the APM had an impact on Tyers. From 1947 to 1958, migrants worked at the Boola Boola forestry camp nearby, cutting and splitting timber for pulpwood. With its view over the Latrobe Valley and forested mountains to the north, Tyers had a further influx of population from the 1970s as people moved on to small acreages surrounding the town.

After years of decline, the development of Toongabbie was also stimulated by industrial development in the Latrobe Valley. In the 1970s, workers associated with the Loy Yang development, but preferring to live in a country town or on acreage, moved to Toongabbie. This co-incided with the demolition of the SEC's model town of Yallourn, and as a result, many Yallourn houses have been moved to the small town, and relocated near nineteenth century cottages. Of particular note in Toongabbie is the relocated general superintendent's house, '58 Narracan Avenue', designed by A.R. La Gerche in 1929. Several of the distinctive Yallourn attic houses have been moved to Toongabbie (see 'Houses on the move' below).

Traralgon South lay over coal and its fate was sealed when plans to build two power stations south of Traralgon were announced in 1967. The SEC acquired the township site for the project. Construction of the first Loy Yang power station started in 1977. Further down the creek valley, a new Traralgon South has been formed through housing subdivisions and bush acreages.

Houses on the move

Beginning with Walhalla in the early decades of the twentieth century the process of town decline and building removal has been a tradition in Gippsland. It is said that the opening of the railway to Walhalla in 1910 was just in time to start moving houses out. A number were apparently moved to Traralgon, many by Sam Phillips, a businessman from Walhalla who established a carrying business and livery stables in Traralgon. Phillips moved buildings by horse and lorry to many parts of Gippsland, including to land he owned in Allard Street. His own house at No.15 comprised parts of the former Grand Junction Hotel. Other Walhalla houses ended up at Moe and Morwell. Prefabricated houses from the 'White City' settlement in Morwell became holiday houses throughout Gippsland in the 1960s. As previously noted, when Yallourn was destroyed many of the distinctively designed houses were relocated to Toongabbie, including the former SEC Superintendent's house, now at 340 Henderson's Road (this is just outside the boundary of Latrobe City) and the house at 48 Main Street.

HERITAGE

Some examples of places associated with the theme of *Building settlements and towns* include:

Establishing towns and settlements from the nineteenth century

Glengarry township, Toongabbie township and Main Street, Yinnar

Commercial development such as the former Selector's Arms Hotel, 2-4 Austin Street, Boolarra, 'New buildings', 168-78 Commercial Road, Morwell, the former Layton's buildings, 24 Franklin Street, Traralgon, and the former Star Hotel, Peterkin Street, Traralgon

Residential development such as the houses at 9 High Street, Moe, 28 Hazelwood Road, Morwell, 8-14 Henry Street, Traralgon, and the Queens Parade area, Traralgon.

House, 9 High Street, Moe

[SOURCE: CONTEXT, 2005]



The SEC towns

Newborough North and Newborough East estates

Yallourn North Infant Welfare Centre, 39 Carmel Avenue

Churchill Cigar, Monash Way

Developing towns and regional centres in the twentieth century

Residential development including private estates in Langford Street and Moore Street, Moe, and Anderson Street, Traralgon, HCV estates in Moe, Morwell and Traralgon, and APM staff housing estates in Morwell and Traralgon, and the APM senior staff houses in Grey and Kay streets, Traralgon.

Commercial development such as the former ES&A Bank, 37 Lloyd Street, Moe, and Commonwealth Bank, 200 Commercial Road, Morwell

8 GOVERNING AND ADMINISTRATION

INTRODUCTION

This section considers the impact on the landscape of services provided by the different levels of government, and also the role of communities in securing these services. Buildings such as schools and hospitals are important community structures that are invested with heritage significance because of the connection that people have with these institutions in their everyday lives. They have high social value.

This chapter incorporates the following Australian Historic Themes:

- *Governing*: Developing institutions of self-government and democracy; Administering Australia; Defending Australia; Establishing regional and local identity.
- *Educating*: Establishing schools; Building a system of higher education
- *Developing Local, Regional and National Economies*: Providing health services

8.1 Forming local government

In common with the rest of Victoria, the study area has had a complex history of shifting local government boundaries reflecting population movements, local attitudes, changing roles of councils and State government policy. Local government evolved from the District Road Boards that were formed to take control of local roads and bridges.

Shire and City of Traralgon

With the town of Traralgon growing after the completion of the Melbourne to Sale railway line, and more selectors moving into the area, the Shire of Traralgon was formed in 1879, separating from the Shire of Rosedale. Its boundaries were altered in 1892 when the new Morwell Shire was established. The Traralgon Shire stretched from the Latrobe River in the north to the ridge of the Strzelecki Ranges in the south, encompassing hilly and heavily forested land in the south and lightly timbered plains to the north. In 1896, the shire's population was 2,100. As the town of Traralgon grew rapidly in size after the Second World War, the town and rural area separated and the borough of Traralgon was formed in 1961, becoming a City three years later. In 1994, before widespread council amalgamations, Traralgon City had a population of 22,000 and Traralgon Shire's population was 4,900.

*First Traralgon Shire Hall and councillors,
1881*

[SOURCE: TRARALGON HISTORICAL SOCIETY]



Shire and City of Morwell

Morwell Shire was created in 1892 from parts of Traralgon and Narracan Shires. At that time the town of Morwell was developing as an important railway centre and the rural population had increased due to selection. The shire covered 649 square kilometres, with the bulk of the area extending south from the town of Morwell into the Strzeleckis. In 1896, the young shire's population was 2,000. In 1990, the shire was proclaimed a city. At the time of council amalgamations its population was 26,472.

Three buildings in Morwell document the history of municipal government in the region. The former town hall and shire offices, now the Latrobe Regional Gallery, were built in 1936 to replace smaller council premises. They formed a strikingly modern addition to the Commercial Road streetscape at the time. With Morwell's transformation as an industrial city in the post war years, it outgrew these shire offices. The council built a large new civic centre on the corner of the Princes Highway and Monash Way, away from the central business district. Opened in 1980, the complex was set on expansive landscaped grounds and incorporated Kernot Hall, a new hall financed by the SEC to replace Yallourn's Kernot Hall. The former civic centre – it was sold after council amalgamations – reflects the confidence Morwell Shire experienced in the late 1970s when the SEC had announced a mammoth expansion of coal winning and power generation in the Latrobe Valley.^{xxvii} The third building is the new Council offices built for Latrobe City in 2005, as described below.

Borough and City of Moe

The Shire of Narracan was proclaimed in 1878, a year after the Gippsland railway had been built and offices opened in Moe in 1885. After strong representation from the West Riding, Trafalgar became the Council's seat, and shire offices were moved to Trafalgar in 1909. Because of Moe's strong growth in the post war years, Moe and Newborough were excised to form a separate borough in 1955 and a City in 1963. New municipal offices were opened in the same year that it became a city.

Latrobe Shire and Latrobe City

In the 1990s, the newly elected Kennett Government introduced widespread changes to Victoria's municipal system, drastically reducing the number of municipal councils by enforced amalgamations. Latrobe Shire was formed in 1994, through the amalgamation of Moe, Morwell and Traralgon City Councils, the Shire of Traralgon and parts of the Shires of Rosedale and Narracan, an area of 1,422 square kilometres and a population of 71,000. The first councillors were elected in 1997, with Traralgon originally serving as the shire's 'seat'. Latrobe successfully sought city status in 2000. In 2005 the council moved into new offices that will serve as the headquarters of the City of Latrobe. Diagonally opposite the former town hall in Commercial Road, they are located back in Morwell's commercial centre, wedged between the street and the railway line. They represent a changed economy and a response to amalgamation and revitalisation issues.

8.2 Defending Australia

During the Second World War the Yallourn Power Station made a significant contribution to the war effort by ensuring a constant supply of power to heavy industry. Between 1940 and 1942, Yallourn Power Station was responsible for generating more than two-thirds of Victoria's electricity, and logically it would have been a major target if the Japanese forces, rapidly moving south through Asia by the end of that period, had attacked.

For this reason, the government set about shoring up Yallourn's defenses. About £30,000 was spent on additional fire protection at principal SEC sites at Yallourn, while many precautions were taken to protect buildings and workers in case of an enemy air attack. These included the construction of earth walls, blacking out windows, protective casings for vital plant equipment, air raid shelters for key personnel and the construction of walls made from brick and concrete.

These walls were designed to withstand the impact of a high explosive 500 pound (227 kilogram) bomb detonating at 16 metres.^{cxviii}

By the middle of 1941, the 11th Australian Heavy Anti-Aircraft Battery unit began its protection of Yallourn Power Station and the project area. Four guns, three inch 30 cwt mobile units, were initially provided to guards against air raids while gun crews, headquarters personnel and machine gun units were allocated to the works area. The Old Brown Coal Mine and the south west end of the Yallourn ovals were selected as sites for 3.7 inch guns. Each round for one of these guns weighed 49 pounds (22 kilograms), and to operate the gun took 11 men.

Bofors guns were later placed behind the briquette factory, near the open cut office, on the far side of the Latrobe River on the hill opposite the power station and between the screen house and the open cut. An extensive network of volunteers, were the eyes and ears of the formidable range of guns around the works area. Aircraft were prohibited from air space within eight kilometres of the open cut. Fortunately, the guns were only fired once in anger; a night in December 1941 when a large Melbourne-bound plane strayed into the prohibited area. The plane was not, as suspected, a Japanese bomber.

Toward the end of the war bombers did land near Yallourn. To the east of the study area a base was established by the RAAF at Sale and on a foggy night in February 1945 an Australian bomber squadron heading for the base lost its way in central Gippsland. Legg recounts the story:

Low on fuel, the pilots circled desperately to discover some recognizable landmarks, but to no avail. Hearing the drone of the engines, and realizing the pilots' plight, many of the townsfolk from Morwell drove down to a cleared paddock off the Latrobe Road. The local fire brigade and most of the cars in the town illuminated the strip with their headlights. Three of the Avro Anson bombers were able to put down in the paddock, but two of those planes crash landed. None of the crew was badly injured and the planes were later dismantled and trucked to the Sale airbase.^{cxix}

After this incident an illuminated landmark was constructed on the side of the Yallourn reservoir in case of similar emergencies.

Industry in the study area also played a part in the war effort. As noted in Chapter 3 flax had been grown as a crop since the nineteenth century and in 1941 a flax mill was built along the Latrobe Road north of Morwell to supply the raw material for urgently needed webbing belts for the military. Meanwhile the Maryville mill began to manufacture gun cotton and nitro-cellulose for use in high explosives. At Yinnar Nestles Ltd took over the butter factory in 1940 and changed the primary output to whole milk supply for the company's Maffra condensery where evaporated and condensed milk were being supplied to the armed forces.^{cxx}

8.3 Public buildings and public works

An early function of the Public Works Department (PWD) was to design and maintain public buildings such as post offices, court houses, schools, police stations, gaols, lighthouses, customs houses and bridges. These buildings and structures document the impact of government policy on local areas and were prominent features in the streetscapes. Schools are discussed later in this chapter. The Traralgon post office and court house, built in 1886, was one of the first major public buildings in the study area. Designed by J.R. Brown of the PWD, the building's grandeur emphasises government authority, the importance of its functions - justice, law and order and communications – and Traralgon's prominence as a regional centre. Its clock tower continues to be a landmark in Traralgon through sight and sound.

As noted in Chapter 2, after much lobbying, a fine new brick post office was constructed at Morwell in 1892. However, the onset of the 1890s Depression meant that few other public buildings (apart from schools, as described below) were constructed in the study area in the nineteenth century.

With the growth of Morwell in the 1950s many public buildings became inadequate. The need for a courthouse, which at that time was housed in the Council offices, became so acute that in August 1952 the Law Department requested the use of the Council Chamber for court proceedings. Council refused this request. In September 1953 Sir Herbert Hyland M.L.A. for Gippsland South inspected the court on one of his regular visits to Morwell. He was extremely critical of what he found and with his assistance plans and specifications for a new courthouse were drawn up. The new purpose built court house was opened on Thursday, 7 March 1957. Mr. A.G. Rylah, Victorian Chief Secretary, performed the ceremony. The building, situated behind the Police Station (built in 1953) in Commercial Road was constructed at a cost of £30,000. The courthouse and police station were demolished and replaced in 2007 by a new justice complex.

The growth of Moe after the Second World War also led to the construction of new public buildings. The new Moe Magistrates Court, designed in the Brutalist style by the PWD in association with Peter Tsitsas, was opened by the Hon. Haddon Storey, Attorney General of Victoria on 16 November, 1979. It replaced the old court building in High Street.

8.4 Educating

At the heart of the communities throughout the study area are the many schools that have been built by the Public Works Department – from one-teacher schools in isolated communities to larger schools on busy streets such as Commercial Road in Morwell, Grey Street in Traralgon and Albert Street in Moe. The surviving buildings document not only the education history of the study area but also community involvement and social history. The schools' designs may have often been a standard plan reproduced throughout Victoria but communities have infused them with an identity and they have become special community places.

State primary schools

Although the State took over responsibility for primary education following the passing of the *Free, Compulsory and Secular Education Act 1872*, and subsequently began building State schools throughout Victoria, parents often had to lobby hard to persuade the Education Department that a school was urgently needed in their area. This was the case at Tyers. Although parents first requested a school in 1875, one was not established until 1879. Parents often had to provide a venue, as at Traralgon South, or classes were held in community buildings such as churches or halls before a school was built. For many parents getting a school and keeping it open was a continuous struggle with the Education Department, as the history of the Driffield School illustrates. Driffield parents were anxious to have a school on their side of the Morwell River because of the dangers children faced crossing it. The first school was a portable building, opened in 1881, with a two roomed teacher's residence - quite useless in this case as the first teacher had 10 children. When it was burnt in bushfires in 1905, the Department decided not to rebuild and the school was effectively closed. Eventually, a teacher was appointed in the 1920s but classes had to take place in the church. Driffield did not get a new school until 1946.^{cxvi}

The one-room rural schools that still dot the landscape of the study area illustrate how quickly communities formed in the wake of the selection era. For example, in the Morwell district a total of 12 schools were opened in the 1880s alone, with a further three in the 1890s. Many schools did not survive for long and increasingly they were centralised on a single site. Few nineteenth century schools remain and most of the one-room rural schools in the study area are the result of the massive building program undertaken by the Education Department in the inter-war period when over 700 rural schools were built.^{cxvii}

The Glengarry School, for example, shows how the school buildings document the district's history. Two buildings were moved to the present site to form a two-room school in 1916. The larger schoolroom, built in Glengarry in 1895, was only moved across the road from its wet and low lying site. The other, originally the Toongabbie West School that had been built in 1889 on the Eaglehawk Creek, was also moved there in 1916 after it had closed.^{cxviii} More

classrooms, offices and a staffroom have been added to this nucleus as the town of Glengarry has grown.

Yinnar South School No.2370, 1914

[SOURCE: GLIMPSES OF OUR PAST, P.52]



Riding to school, Violet, Arthur and Annie Coleman, c.1910

[SOURCE: GLIMPSES OF OUR PAST, P.53]



After opening in portable or rented buildings and changing sites several times, substantial brick schools were eventually built in central locations in the main towns. In Morwell, teacher John Irving stepped off the first through train from Melbourne to Sale to open a school in a former butcher's shop in 1879.^{cxv} The school moved to its present site in Commercial Road in 1881, and gradually brick classrooms were built. The main section of the Commercial Road Primary School was designed by chief architect of the Public Works Department, Percy Everitt, who had also designed the impressive Yallourn Technical School in the 1930s. In Moe, a brick school was built in 1926, after its timber building was destroyed in a fire. At Traralgon 'All things come to those who wait', said Councillor Pettit, president of the school council, when Traralgon's Grey Street Primary School, with its substantial brick buildings, was finally opened in 1912 after much community lobbying.^{cxv}

Moe, Morwell and Traralgon were each to have a single primary school until after the Second World War. Just as the growth of communities in selection era was reflected in the opening of one room rural schools, the massive growth experienced in each of these towns was reflected in the new schools that opened in the 1950s. For example at Moe a new primary school was opened in 1949 to serve the new township of Newborough. It was followed in quick succession by South Street Primary School in 1951, Newborough East Primary in 1952 and Elizabeth Street Primary in 1956. Meanwhile, a Catholic Primary School was opened in 1950 as noted below. At Morwell three new State primary schools opened in the 1950s.

Secondary schools and higher education

Secondary education in Victoria began in 1910 with the passing of the *Education Act*. In Gippsland secondary schools were established in Warragul, Leongatha and Sale, but none within the study area although Traralgon was declared a Higher Elementary School in 1915. The first secondary schools in the study area were opened at Yallourn in the 1920s. The Yallourn Technical School opened in 1928 and soon attracted students from throughout Gippsland in the 1930s to study the trade qualifications it offered and its tertiary diplomas in mechanical and electrical engineering. As a result of post war expansion in the Latrobe Valley, the school massively outgrew its Percy Everitt-designed building in Yallourn and moved to an

expansive new site in Newborough in 1957, where it became the Yallourn Technical College. It is now the site of the TAFE College. Students throughout the Latrobe City region also travelled to the Yallourn High School, which provided secondary education before the Second World War, before high schools were built in the three major towns.

The 1950s saw a major expansion of secondary education in the study area. Moe High School, opened in 1953, was one of the first new high schools to be built after the Second World War. The first high school in Morwell opened in 1956 and was joined by Morwell Technical College in 1959. In 1966 Maryvale High School was opened, to become the second high school in Morwell.^{ccxvi}

The tertiary education offered by the Yallourn Technical College provided the nucleus for a new college of advanced education, for Gippsland Institute of Advanced Education, which opened at Churchill in 1972. Added to the existing science, business and engineering studies were degrees in visual arts, social sciences and education. Now part of Monash University, there are 7,500 on campus and external students studying at Churchill. With close links between the town and campus, Churchill has become a university town.

Church schools

In the era before the introduction of the 1872 Act, education was often provided by church-run schools. In 1884 a school was established by the Sacred Heart Catholic Church in Morwell. At Traralgon Catholic education was introduced by the Sisters of St Joseph when they came to open a school next to St Michael's church in 1901.

As previously noted, migration after the Second World War boosted the Catholic Church in the study area and a second Catholic school at Morwell, St Vincent's was opened in 1954. At Moe the Presentation sisters opened St Kieran's primary school in 1950, and also a secondary school, Presentation College. A new Presentation campus opened in Newborough in 1984, as the school had outgrown the Wirraway Street site. In 2001, Presentation College in Moe and the Catholic Regional College in Traralgon (the former St Paul's and Kildare) amalgamated to form Lavalla Catholic College.^{ccxvii}

8.5 Providing health and medical services

The study area did not have a large public hospital until 1956. Patients requiring intensive hospital care had to travel to Sale (from the 1860s) or Warragul. The earliest hospitals in the study area were private hospitals and bush nursing hospitals. The Moe Bush Nursing Hospital began as a private venture when it was built in 1922 as the St Helen's Private Hospital, becoming a bush nursing hospital in 1933. At that time, it was registered as a nine bed hospital. The majority of cases were maternity patients but people with injuries from timber mill accidents in the Erica district were also frequent patients. In 1952, the hospital was handed over to the Yallourn Hospital, and became known as the Moe Annexe. The SEC had founded the Yallourn Hospital and Medical Society and built the Yallourn Hospital in the 1920s and many Latrobe Valley residents used the Yallourn Hospital. The Moe Annexe continued to operate until the new Latrobe Valley Community Hospital opened in Moe in 1972.^{ccxviii} St Helen's/Moe Bush Nursing Hospital/Moe Annexe is now a private home.

Similarly in Traralgon, private hospitals provided nursing care. Around 1927, 'Cumnock' was purpose built as a hospital with maternity wards and an operating theatre.^{ccxix} It closed in 1956 when the Traralgon and District Hospital opened, and is now a private home.

As the Latrobe Valley towns increased in size, the need for comprehensive hospital services became acute. A combination of vigorous community fund-raising and government grants led to the opening of the Traralgon and District Hospital (later the Central Gippsland Hospital) in 1956. The impressive cream brick structure occupied a prominent site on the Princes Highway. When the Latrobe Valley Hospital was built in Moe in 1972, large hospitals operated at either ends of the Latrobe Valley. In 1991, the hospitals merged as two campuses of the Latrobe Regional Hospital.

By the mid 1990s, the Kennett Government decided to close the two hospitals and invited tenders from the private sector to build and manage a new hospital that would provide services for public patients. Despite strong community protest at closing the hospitals, especially from Moe residents, a site was selected at Traralgon West and Australian Hospital Care built the new hospital that opened in 1998. The Traralgon Hospital was demolished and the Moe Hospital closed. The public/private hospital experiment proved to be a failure and the new 'LRH' has been restored to public management and control.^{xxx} Helimed, the helicopter medical evacuation service, operates from the Latrobe Regional Hospital, often travelling to remote areas of Gippsland to airlift injured people to hospital.

Until 1963, there was no regional psychiatric facility in Gippsland and patients with a mental illness had to travel to Melbourne for care that sometimes involved long periods of hospitalisation. After much lobbying for a hospital in Gippsland, Traralgon was finally chosen as a central site for the whole region. A large site - 249 acres - was bought for Hobson Park, as the new hospital was called, and it opened in December 1963. The hospital was commended for its facilities and innovative ideas: there was single ward accommodation and staff and patients ate together in a communal cafeteria.^{xxxi} Influenced by policies of mainstreaming and community care, in the 1990s, Hobson Park was closed and the new Latrobe Regional Hospital took over in-patient psychiatric services for Gippsland. The buildings and expansive grounds are now part of Dalkeith.

HERITAGE

Some examples of places associated with the theme of *Governing and administration* include:

Forming local government

Former Shire of Morwell Offices and Town Hall, Commercial Road, Morwell

Former Moe City offices and Jack Purvis memorial, Albert Street, Moe

Defending Australia

Bofors anti-aircraft gun, Anzac Road, Moe

World War Two aircraft direction sign, Yallourn reservoir

Bofors anti-aircraft gun, Anzac Road, Moe

[SOURCE: CONTEXT, 2005]



Public buildings and public works

Moe Magistrates Court, 59 Lloyd Street, Moe

Morwell Post Office, 209 Princes Drive, Morwell

Traralgon post office and court house, 161 Franklin Street, Traralgon

Educating

Former Boolarra Primary School and residence, Tarwin Street, Boolarra

Former Flynnstead Primary School, Flynn's Creek Road, Flynn

Former Glengarry West Primary School, Tyers-Glengarry Road, Glengarry West

Albert Road Primary School, Moe

St Kieran's Catholic School, Lloyd Street, Moe

Commercial Road Primary School, Morwell

Former Flynnstead Primary School

[SOURCE: CONTEXT, 2005]



Providing health and medical services

Former Moe Bush Nursing Hospital, 70 Moore Street, Moe

'Cumnock', 46 Moore Street, Traralgon

'Danora', 135 Seymour Street, Traralgon

Former Moe Bush Nursing Hospital

[SOURCE: CONTEXT, 2005]



9 COMMUNITY AND CULTURAL LIFE

INTRODUCTION

As we have seen in Chapter 2, as the opening up of land for selection from the 1860s onwards drew increasing numbers of families to the study area there soon became a need for places for meet, socialise, learn and worship. During the squatting era, the large private houses of wealthy squatters often served as meeting places, as schools and even churches, however, the selection era led to the need for permanent public buildings, which in turn led to the development of the first community centres.

These buildings are important markers on the landscape, which express the hopes, dreams and optimism of the first settlers for the future development of their communities. In some places, these buildings were among the first structures that marked the beginnings of important towns such as Moe, Morwell and Traralgon. In other areas such as Flynn's Creek, the optimism expressed by the community was never fully realised in the development of a permanent town and these buildings where they remain are often the only physical reminder of some of the very early settlements in the study area. One building often served many purposes - many early churches often acted as schools and public halls before these buildings could be obtained (and sometimes vice versa).

The places also represent important stages of life within communities from early childhood until old age. Consequently, these buildings have great social value and associations with local residents.

This chapter incorporates the following Australian Historic Themes:

- *Educating*: Forming associations, libraries and institutes for self-education
- *Developing Australia's cultural life*: Organising recreation; Forming associations, Worshipping; Remembering the fallen; Pursuing excellence in the arts
- *Marking the phases of life*: Dying

9.1 Creating places for worship

While the first church services were held in people's homes or farm buildings – travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland – once communities became established a church was often one of the first buildings they constructed.^{cxvii} Here, people have performed some of their most important ceremonies and rituals

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques.

St John's Church Glengarry is an example of an early rural church in the study area. Built from local red gum on a site in Cairnbrook Road by John King in 1879, it was moved in the 1890s to its present site at Railway Parade in Glengarry and extended.^{cxviii} During the influenza pandemic of 1919, services were held in the church grounds. Its organ was carted to the Glengarry war memorial for Anzac services.

In rural areas it was not uncommon for churches (like schools and halls) to be moved from one town to another to meet community needs. A well-travelled church in the study area is the former Methodist church, which was originally erected at Benambra, near Omeo, in 1882.

From there it was moved by bullock team to nearby Hinnomunjie and after 50 years was brought by truck to Newborough where it was renovated and extended by the Methodist congregation, who used it until the mid 1960s. It was then purchased by the Dutch Reformed church and moved to their property in Luke Street, Moe, and its fourth and final site. The Reformed church is an example of the churches established by post-Second World War migrants as described below.

St Mary's parish in Morwell and its three churches provide insights to the settlement and industrial themes that have contributed to Latrobe City's development and the evolution of its landscapes. St Mary's became a parish when the small wooden church was built in Chapel Street in 1886. This building still stands on its original site but is now part of the Commercial Road Primary School. The present St Mary's site in Latrobe Road was bought in 1931 but plans for its development were delayed first by the Depression and then by the Second World War. As an interim measure after the war, former RAAF barracks were used as a church and parish buildings until a temporary church was built in 1958, with plans to convert it to a hall. The permanent church was being designed in the 1970s, at a time when many former Yallournites had moved to Morwell and become parishioners at St Mary's after the demolition of their town. Through this connection, the Gippsland Diocese decided to install the Arthur Boyd mural, 'The Ascending Christ', recently removed from St John's Church Yallourn, in the new building. It would become the focal point of the church's design. The new St Mary's opened in 1980. Lit by a skylight and amber lights from the side windows, 'The Ascending Christ' inspires feelings of 'peace and contemplation' and is a continuing link with St John's, Yallourn, and the ideal, model town.^{ccxxiv}

The creation of the Uniting Church in 1977 (which comprised the Presbyterian, Congregational and Methodist Churches) resulted in some churches being made redundant, as happened at Traralgon. The first Presbyterian Church service in the Traralgon area was held in the Turnbull home in 1854. After building a brick church in 1877, a second St Andrews was built in Kay Street in 1914. Meanwhile, the first Methodist Church, a simple wooden building, was built in 1879 - this was replaced in 1939 by a larger brick church. After the creation of the Uniting Church a large complex for the combined congregations was built in Park Lane, away from the town centre. The former Presbyterian Church has since been modified and is now a restaurant. The 1879 Methodist church was moved to become part of a new development on the Princes Highway near the railway station and refurbished as a visitor information centre, while the brick church was used until recently by the Salvation Army.

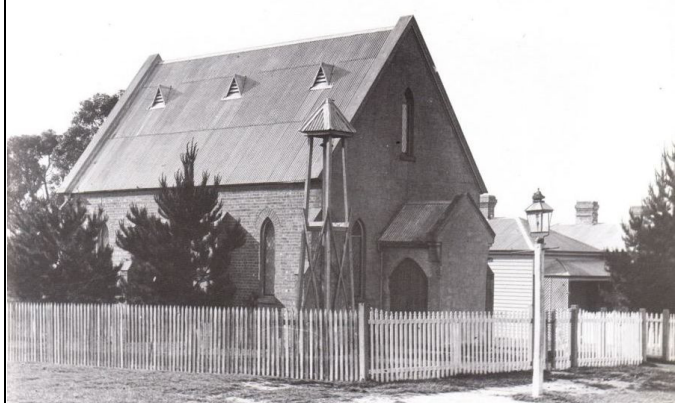
Churches in the study area also reflect the influence of migration. Many of the first settlers in the study area came from Britain, Scotland and Ireland and this is illustrated by the predominance of Protestant churches among the early churches established in the region. In the twentieth century the numbers of Catholics was boosted by immigrants from continental Europe who came to work for the SEC and this resulted in the upgrading of existing churches or the construction of new ones. For example, the influx of predominantly Catholic Maltese immigrants who settled around Yallourn in the 1920s led to the opening of a new Catholic church at Yallourn North in 1934. At both Morwell and Moe, new Catholic Churches were constructed in the 1970s, along with convents and schools to serve the growing congregations.

Another church associated with migration is the Greek Orthodox Church of Gippsland at Morwell, which was founded in 1955 - this was one of the first non-metropolitan Greek Orthodox Churches to be established in Victoria. When the congregation of St Andrew's Presbyterian Church built a new church in 1961, the old church was sold to the Greek Orthodox Church who used it for about 5 years before they constructed a new church of the site. Called Our Lady of Dormition it now features a bell tower that was added in 1976. The Holy Trinity Free Serbian Orthodox Church in North Road Yallourn North, built in 1975, is another example of churches that European migrants built to serve their communities.^{ccxxv}

Middle Creek Church, c.1900s
 [SOURCE: GLIMPSES OF OUR PAST, P.47]



St Mary's Church, c.1900
 [SOURCE: GLIMPSES OF OUR PAST, P.47]



Morwell War Memorial at its original site
 [SOURCE: GLIMPSES OF OUR PAST, P.62]



Unveiling of the Traralgon War Memorial
 [SOURCE: TRARALGON HISTORICAL SOCIETY]



9.2 Memorials and remembering

Memorials may be placed in prominent sites in towns or they may mark a site of significance where an incident took place. They may celebrate or mourn, but they act as a way of infusing remembrance into the landscape. The memorials document what people feel should be remembered and marked on the landscape.

In common with other communities throughout Australia, memorials have been erected in small and large towns in the study area to remember and honour those who died in the First World War and other conflicts. At Yinnar, a soldier blows a bugle; at Morwell the memorial, now relocated to a roundabout in Elgin Street, is surmounted by a soldier in a slouch hat holding a rifle. When the town of Yallourn was destroyed the memorial was moved to Newborough. APM erected memorial gates at the entrance to the Maryvale mill.

Besides the stone obelisks, statues and pillars erected on prominent sites, there are many other ways that soldiers have been commemorated. In Boolarra, a recreation reserve, Memorial Park, was opened in 1924 with First World War memorial gates at the entrance. Victory Park in Traralgon commemorates the Second World War. In schools, churches and halls throughout the study area are honour boards that commemorate those who served. On an honour board at Toongabbie are the names of the three Hilsley brothers who enlisted in the First World War and did not return.^{ccxxvi} In Traralgon, there are street names in the APM subdivisions that commemorate employees who were killed in the Second World War.^{ccxxvii} The avenue of honour is a uniquely Australian tradition and citizens in Traralgon South planted trees to honour the dead. After the township was acquired for the Loy Yang development, ten trees were planted at the new township site, ensuring that the men were not forgotten. At Glengarry schoolchildren planted pines and cypresses at the recreation reserve after the First World War and an avenue of honour was established along Cairnbrook Road after the Second World War. Sixteen flowering gums were planted in July 1918 opposite the Yinnar South State School, but it is not known whether they survived.

Some memorials are monuments erected by later generations to remember the achievements of explorers and pioneers who came before them. The memorials to explorer Paul de Strzelecki on the Princes Highway just east of Traralgon, and at Koornalla are examples of this. A memorial to Ned Stringer who discovered gold at Walhalla but died soon after in an accommodation house on the Toongabbie Creek was built in Hower Street, Toongabbie. At Yallourn a memorial incorporating a bronze bust of Sir John Monash by the noted sculptor Paul Raphael Montford was erected in Monash Square. It was relocated to Morwell in the 1980s.

Memorials were also erected to remember tragedies. The memorial gates at the Hazelwood Cemetery record the names of people who died in the 1944 bushfires. Less formal, spontaneous memorials also dot the landscape. Tributes to people who died in car accidents are placed at the site of the accident and provide a site of remembrance for grieving families. Deaths on the road near Churchill have led to the 'Road as Shrine' project, a series of memorial gardens.^{ccxxviii} Sites where people gather to remember are also significant places of commemoration. The Morwell Rose Garden has emerged as a place where people gather annually to remember those who have died from asbestos-related diseases in the Latrobe Valley. In a moving ceremony, family members lay wreaths and place white crosses in the ground.

9.3 Mechanics' institutes and public halls

The mechanics' institute movement began as another form of education. It originated from a series of lectures delivered by Dr Birkbeck in Glasgow to tradesmen, artisans and factory workers – or 'mechanics' as people who worked with machines were known – and aimed to educate workers and to spread technical knowledge. The movement spread throughout Victoria after the gold rushes, encouraged by financial support from the government. Mechanics' institute that would serve as a library, hall and be a venue for lectures were built throughout the state.

As previously noted the Toongabbie mechanics' institute was built in 1883 and later extended in 1891. It housed a lending library, the Court of Petty Sessions met there and it also functioned as an agency of the Bank of Australasia.^{ccxxix} By the late 1980s, the building was in a dilapidated state and great determination was shown by members of the community to rescue and restore the building. The Toongabbie mechanics' institute has considerable historic, architectural and social value. It is one of the few wooden two-storey mechanics' institutes built in Victoria, reflects Toongabbie's historic connection with the goldfields at Walhalla, and is a significant community centre.^{cxl}

Toongabbie Mechanics' Institute, c.1906

[SOURCE: TOONGABBIE, P.135]



Although no longer standing, the mechanics' institutes in Morwell, (built around 1880), Moe (1885) and Traralgon (1887) were the hubs of their communities. Traralgon's building was particularly impressive. The Narracan Mechanics' Institute along with its impressive library was relocated to Old Gippsdown in 1978. Although no longer on its original site it is highly significant as one of the few mechanics' institutes to retain its library collection.

In other towns, public halls were erected to serve communities, and sometimes replaced earlier mechanics' institute when they were destroyed by fire or fell into disrepair or disuse. At Tyers, a new community hall was built in 1932 by 'day labour' to replace the mechanics' institute. When the old hall was sold for demolition the library was stored in the butter factory where many books became ruined and were later discarded. In 1929 the Glengarry Mechanics' Institute was extensively re-built and incorporated a bio-box for the screening of films, reflecting the cinema boom that was happening at the time.

9.4 Cemeteries

Cemeteries provide a commentary on the local area, with insights to how people have lived and died. They provide an important record of the development of communities and are sometimes the only tangible evidence of the existence of a settlement.

Before the establishment of cemeteries, or in places remote from cemeteries, burials were in single, isolated graves in the bush or beside roads and the Gippsland region has a number of these 'lone' graves. After burying a friend on the banks of the Latrobe River near Traralgon in 1846, squatter Henry Meyrick bitterly reflected on the lack of cemeteries and cultural institutions in the newly settled region.^{cxli} He felt despair at leaving his friend in an isolated grave. Another 'lone' grave was that of Edward 'Ned' Stringer who died in September 1863 at Toongabbie and is thought to have been buried on one of the surveyed allotments on the south side of what would later become the railway reserve. The remains of a child, Edwin Cowan, were buried nearby in 1873. The remains of both were later interred in the Toongabbie cemetery.

Once cemetery trusts were formed, settlers had the solace of burying their families and friends in a designated burial area, rather than a lonely grave. One of the first cemeteries in the study area was established at Traralgon in 1869 on land that now forms part of the railway reserve

and up to 12 burials were made before the site of the present cemetery was acquired in about 1872. Land for the Hazelwood cemetery was gazetted in 1879 and served the Morwell district. The first recorded burial was for Grace Donaldson, who died as a result of a horse accident as she rode to a New Years Day picnic at the ridge.^{cxii}

Of particular significance within the study area is the Yallourn cemetery. When Yallourn was planned in 1921, eight acres were reserved to the west of the proposed town, in a 'retired and sheltered position' where the land opened into a 'series of wooded glades'.^{cxiii} The site was in the Haunted Hills. Although the town no longer exists, the cemetery is a reminder of the people who lived, worked and died there.

9.5 Recreation and forming associations

The toilers of Toongabbie

Have stripped them for the fray,

The boys of Boolarra

Are out in force today.

The messmates of Traralgon

Have mustered from afar,

With stringy-bark from Morwell

And blackbutt from Yinnar.^{cxiv}

This is the opening verse of a poem, 'Melbourne's Not Yinnar', that describes a clash in 1905 between a visiting Melbourne football team and what could be called, in retrospect, a united 'Latrobe City' team playing at Yinnar. As the poem tells us, the Melbourne team didn't have a chance against the Gippsland players:

They met a team from Melbourne

And brought them to their knees;

They were a combination

Expert in falling trees.

And oh! those men in Melbourne,

Like grain in Autumn dropped,

For some of them were ring-barked

And many more were chopped.

In the poem, country domination is complete. After the match:

They gathered up the fragments,

And washed away each stain,

With Bullock-team and jinker

They drove them to the train,

Laid out in splints and stretchers,

They tucked away each man,

And sent them back to Melbourne,

In the Casualty Van.

Using a mixture of footy and forestry terms, the poem celebrates the atmosphere and achievements of country football that was played by young timber workers and axe-handly farmers on the tree-fringed ovals and recreation reserves throughout the region.

Sporting activities have led to recreation reserves, show grounds and racecourses being developed throughout the study area. Besides the city/country clash memorialised in 'Melbourne's Not Yinnar', district rivalries were played out in football, netball and tennis

contests. On country sporting grounds and recreation reserves, children have performed their rites of passage, playing first as juniors and later representing their district as they progress through to the seniors.

The Moe Cup is the highlight of the Moe Racing Club's calendar and well known in Victoria. Its history shows how sporting clubs and facilities have developed in the study area. In the 1880s, 120 acres of tea tree and timber were reserved for a racecourse and recreation reserve and the Moe Turf Club was formed in 1890. At its first race meeting, the crowd of 400 strong could only catch glimpses of the horses at times during the races because of the timber and scrub that remained in the centre of the course.^{cxlv} The club eventually went into recess during the 1930s depression but reformed in 1944 as the Moe Racing Club.

As the club gathered in strength in the post war years, it was obvious the reserve couldn't continue being used by the football club and the golf club, where golfers were teeing off on race days. The racing club gained exclusive use of the land in 1958 and turned its attention to transforming the track and improving the facilities. From uncertain beginnings, it has now evolved into a modern racecourse with extensive infrastructure.

By the late 1940s, the Moe Cup had gained a reputation among the racing fraternity and is now a major event in Latrobe City's calendar, attracting a strong field, large crowds and the glamour associated with special race days.

The SEC has had an impact on the development of reserves and facilities in Latrobe City. Magnificent sporting facilities were developed at Yallourn and when the town was demolished, the SEC 'replaced' many of the facilities such as ovals, netball courts and swimming pools in neighbouring towns and areas.^{cxlvi} Notable among the replacement facilities is the oval at Yallourn North, now called the George Bates oval, named after a chairman of the SEC who had also been a Yallourn and Morwell resident. Two water reserves built for power stations, the Yallourn Storage Dam (now Lake Narracan) and the Hazelwood Pondage are popular venues for water sports.

The many social and cultural associations formed by residents throughout the region have left their mark on the landscape, from scout and guide halls to RSL complexes. Scouting grew in popularity during the interwar period and troops were established throughout the study area. One of the first troops was established at Yinnar in 1923 and an Oak tree planted in about 1928 is a tangible reminder of the beginnings of this organization in the study area. The 1st Traralgon Troop was formed in June 1924. At Moe, the First Moe Troop built a Scout Hut in 1938. The imposing Masonic lodges in Moe and Morwell provide a reminder of the importance of these organizations in community life during the twentieth century.^{cxlvii}

9.6 Writers and artists

The natural and cultural landscape of the Latrobe Valley has provided inspiration for writers and artists since the time of first settlement. In the 1920s and 1930s, Australian artists were especially drawn by the technology, structure and form of the industrial development of Yallourn, in a similar way that they were drawn to depict the technical brilliance of the Sydney Harbour Bridge. Printmaker Jessie Traill captured structure and geometry in her etching of the power station, 'Meccano House' (1923). Her watercolour, 'The Works Yallourn' (1924), shows the power station rearing from the bush. In 1933, artist Ethel Spowers produced her coloured linocut of 'The Works Yallourn', emphasising shapes and lines. 'Dredging Yallourn' (1933) by Robert Curtis is a dramatic depiction of the Yallourn open cut. Some of these works were featured in a 1992 exhibition, *Gippsland Excursions 1846-1979*, which was mounted by the Latrobe Valley Arts Centre (now the Latrobe Regional Gallery).^{cxlviii} Selected from collections around Australia, the exhibition showed how artists had represented Gippsland over nearly 140 years, including landscapes, vegetation, hardship of rural life, sense of place.^{cxlix}

The Latrobe Valley Arts Centre at Morwell was opened by then Premier Sir Henry Bolte in 1971, almost 10 years after the project was first mooted by Morwell Shire. The motivation for the establishment of the Gallery was the Morwell Art Group, which was established after the

Second World War. During the 1950s Arthur and Yvonne Boyd, who were regular visitors to Morwell, encouraged the activities of the Group and other local artists. The Group also had the support of Eric Westbrook (Then Director of the National Gallery of Victoria) and local Campbell Hughston who would go on to become the founding Director of the Gallery.^{ci} The opening of the Gallery was followed by the establishment of the Art School at the Gippsland Institute of Advanced Education at Churchill in the early 1970s, the establishment of the Yinnar Art Resources Collective at the former butter factory in Yinnar in the mid-1970s and the introduction of the Latrobe Regional Commission's art network from the mid-1980s.^{cii}

As a result Latrobe City is a regional centre of the arts in Gippsland and many notable artists are resident in the study area. The art and design school at Monash University and its predecessor GIAE has attracted teachers and students who have produced many works inspired by the region, focusing on landscapes, people and industry. The Yinnar Arts Resource Collective provides another venue for artists. Internationally known glass artist, Tony Hanning, who grew up in the area and studied at GIAE, has a studio at Yinnar.^{ciii} Industrial life was a constant inspiration for artist Noel Counihan who was commissioned by the Latrobe Regional Gallery in the 1970s to paint in the Morwell area. Of note were his paintings of briquette baggers at the Morwell briquette factory, the men who worked at the briquette loading hopper. Unlike the earlier artists, he painted people and work instead of structures.^{ciiii}

Local writers who have written on the area include Joice Nankivell and Mary Grant Bruce. Joice Nankivell grew up on a dairy farm at Boolarra. Her book, *The Solitary Pedestrian* (1918), contains short stories based on her childhood, including unromanticised images of Gippsland hill farm life.^{civ} Mary Grant Bruce is best known for her series of Billabong books, novels about the Linton family who lived on a station in Victoria. Born in Sale, and spending much of her adult life in England and Ireland, Bruce also spent eight years in Traralgon after the First World War, where her parents and relatives (the Whittakers family at Fernhill) also lived. These were very prolific years as she wrote 13 books during her time there and was one of Australia's most widely read authors at the time.^{civ} As well as the Billabong books, Bruce wrote novels that were set in the Strzeleckis, writing about life on struggling hill farms, surviving bushfires and the delights of the local country show. *Robin* (1926) is a notable example of her 'Strzelecki' novels.

Jean Galbraith's *Garden in a Valley* was first published in 1939, at a time when war was threatening. The book was a compilation of articles she had written for *The Garden Lover* about the garden she and her parents had been developing at their Tyers' home, 'Dunedin', since 1914. By the time the book was republished in 1985, Galbraith was a renowned botanist who had written field guides to Australian wildflowers and contributed significantly to nature conservation, as well as being a regular garden writer in *The Age*.^{cvi} Living most of her life at 'Dunedin', Jean Galbraith's garden writing has inspired people throughout Australia. Although her readers may not have visited Tyers, they knew her garden intimately. The rustic gate that led into her magical 'garden in a valley' still stands on the road into Tyers.

HERITAGE

Some examples of places associated with the theme of *Community and cultural life* include:

Creating places for worship

St Francis De Sales Catholic Church, 27 Tarwin Street, Boolarra
St John's Church of England, 3-5 Railway Avenue, Glengarry
St Andrew's Presbyterian Church, 34 Fowler Street, Moe
Former St Mary's Anglican Church, Chapel Street, Morwell
St David's Church of England, 10 Victoria Street, Toongabbie
St Michael's Catholic Church, 57 Church Street, Traralgon
Middle Creek Church, 320 Middle Creek Road, Yinnar South

Memorials and remembering

War memorials at Boolarra, Glengarry, Moe, Morwell, Newborough, Traralgon and Yinnar
 APM Memorial Gates, Maryvale Road, Maryvale
 Glengarry Avenue of Honour, Cairnbrook Road
 Sir John Monash Memorial, Ridge Road, Morwell

Mechanics' institutes and public halls

Toongabbie Mechanics' Institute, King Street, Toongabbie
 Tyers Community Hall and H.J. Saunders Hall, 3 Mount Hope Road, Tyers
 Glengarry Mechanics' Institute and Public Hall, 1 Railway Avenue, Glengarry

Glengarry Mechanics' Institute & Public Hall

[SOURCE: CONTEXT, 2005]



Cemeteries

Hazelwood cemetery, Brobribb Road, Hazelwood
 George Bolton Eagle grave site, Traralgon
 Infant Smythe grave site, Traralgon
 Traralgon Old Cemetery, Cemetery Lane, Traralgon
 Yallourn Cemetery, Haunted Hills Road, Yallourn

Yallourn Cemetery Gates

[SOURCE: GRAEME CORNELL, 2008]



Recreation and forming associations

Former Moe Masonic Hall, 4 High Street, Moe
 First Moe Troop Scout Hall
 Morwell Masonic Hall, 12 Hazelwood Road, Morwell
 Yinnar Scout association memorial Oak, Main Street, Yinnar

Writers and artists

Latrobe Regional Gallery, Commercial Road, Morwell
 'Dunedin' (Former Jean Galbraith garden), Main Road, Tyers

GLOSSARY

Cultural significance	<p><i>Cultural significance</i> means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p>Cultural significance is embodied in the <i>place</i> itself, its <i>fabric, setting, use associations, meanings, records, related places</i> and <i>related objects</i>.</p>
Conservation	<p><i>Conservation</i> means all the processes of looking after a place so as to retain its <i>cultural significance</i>.</p>
Burra Charter	<p>The <i>Burra Charter</i> is the short name given to the <i>Australia ICOMOS Charter for Places of Cultural Significance</i>, which was developed by Australia ICOMOS at a meeting in 1979 in the historic South Australian mining town of Burra. It is now widely accepted as the basis for cultural heritage management in Australia.</p> <p>The Burra Charter may be applied to a wide range of places - an archaeological site, a town, building or landscape and defines various terms and identifies principles and procedures that must be observed in conservation work.</p> <p>Although the Burra Charter was drafted by heritage professionals, anyone involved in the care of heritage items and places may use it to guide conservation policy and practice.</p>
ICOMOS	<p><i>ICOMOS</i> (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation and is closely linked to UNESCO.</p>
LHD	<p>Latrobe Heritage Database.</p>
Place	<p><i>Place</i> means site, area, land, landscape, building or other work, group of building or other work, and may include components, contents, spaces and views.</p>
Post contact	<p><i>Post-contact</i> means the period after first contact between indigenous and non-indigenous (sometimes referred to as 'European') individuals or communities.</p>
RNE criteria	<p>The <i>Register of the National Estate (RNE) criteria</i> are used to assess whether a place has significant cultural heritage values. A list is provided in Appendix D of Volume 2.</p>

ENDNOTES

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Latrobe City Heritage Study

Volume 2:

Key Findings & Recommendations

Amendment C14

July 2010

CONTEXT

**Prepared for
Latrobe City**

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Report Register

This report register documents the development and issue of the report entitled *Latrobe City Heritage Study Volume 2: Key Findings and Recommendations*, undertaken by Context Pty Ltd in accordance with our internal quality management system.

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Airlie Bank, Morwell
Source: Context, 2005



St Andrew's Presbyterian Church, Moe
Source: Graeme Cornell, 2010



Traralgon Water Trust Weir, Latrobe River
Source: Context, 2005



Staplegrove, Flynn
Source: Context, 2005

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- Councillors who participated in the 2005 Study - Cr Bruce Loughheed (then Mayor, Tanjil Ward), Cr Darrell White (Firmin Ward), Cr Lisa Price (Farley Ward), and Cr Graeme Middlemiss (Rintoull Ward)
- Cathy Philo – Heritage Victoria
- The owners, managers and custodians of heritage places in Latrobe City for their interest, support and co-operation throughout the preparation of the 2005 Study and the 2010 Review.

PREFACE

This *Key Findings and Recommendations* report comprises Volume 2 of the *Latrobe City Heritage Study 2010* (the 2010 Review). The purpose of the 2010 Review is to update the 2005 Study. The purpose of the 2005 Study was to identify, assess and document places of post-contact cultural significance within Latrobe City (the study area) and to make recommendations for their future conservation.

As described in the following chapters, this report provides an explanation of the key findings of the 2010 Review including an updated list of heritage places and precincts of local significance as well as a series of recommended actions and strategies that form the basis of a Heritage Strategy for Latrobe City. It should be read in conjunction with the other volumes of the 2010 Review, which are:

- *Volume 1: Latrobe City Thematic Environmental History 2010*. This volume provides an explanation of the themes and activities that have been important in shaping the study area so as to provide a context to assist with the identification of heritage places that illustrate its rich cultural history. It has been amended and updated on the basis of the additional detailed research carried out for the 2010 Review.
- *Volume 3: Latrobe Heritage Place & Precinct Citations 2010*. This volume contains the citations for heritage places and precincts of local significance throughout Latrobe City that illustrate the themes set out in the thematic environmental history.

The terms used throughout this report are consistent with the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter). A glossary of these terms and their meanings is provided at the end of this report.

This updated edition of the Study was prepared in July 2010 following the conclusion of the Amendment C14 Independent Panel Hearing. It includes minor changes including amending the date of the study from 2008 to 2010, and the inclusion of 3 additional sites of potential heritage significance (2 in Toongabbie and one HCV precinct in Morwell) that were identified during the Amendment C14 exhibition and consultation process.

It is important to note that the key findings and recommendations, originally made in 2008 Study, have not been changed. Accordingly, the list of places recommended for inclusion in the Heritage Overlay, for example, includes a small number of places that have not been included in the approved version of Amendment C14. These include places that were either demolished (e.g., Hazelwood homestead site and the Binishell) or not supported by the Independent Panel (e.g., Gordon Street Heritage Precinct). The recommended changes to the LPPF also did not proceed because of subsequent changes to the form and structure of the Latrobe Municipal Strategic Statement as part of a separate planning scheme amendment.

EXECUTIVE SUMMARY

Introduction

While a number of heritage studies have been undertaken in the Latrobe Valley region in previous years none of these studies has provided a comprehensive understanding of the heritage throughout the whole of Latrobe City as it presently exists today.

Accordingly, Context Pty Ltd was appointed in June 2004 to undertake the *Latrobe City Heritage Study*, which was completed in May 2005 (hereafter referred to as the 2005 Study). The overall objective of the 2005 Study was to complete the identification, assessment and documentation of places of post-contact cultural significance for the whole municipality. This included the preparation of a *Thematic Environmental History* for Latrobe City and a review of the *Traralgon Heritage Study 1992*. The 2005 Study comprised four volumes, which are listed in Appendix E.

In 2007, Context was appointed to undertake a review of the 2005 Study as part of a project to implement key recommendations via an amendment to the Latrobe Planning Scheme. The key tasks included confirming the significance of the places assessed by the 2005 Study, undertaking assessment of additional places of potential significance, reviewing the thematic history, and preparing documentation to support an amendment to the Latrobe Planning Scheme.

The outcome is the *Latrobe City Heritage Study 2010* (the 2010 Review). The 2010 Review comprises this report, which is Volume 2 providing an explanation of the key findings and recommendations, and:

- An updated *Latrobe City Thematic Environmental History*, which comprises Volume 1.
- Citations for places assessed to be of local or State significance, which comprises Volume 3. The citations are contained within the Latrobe Heritage Database (LHD), which is an electronic database developed by the Study consultants that is now held by Latrobe City Council. The LHD also contains brief records for
 - places of potential local heritage significance that are recommended for future assessment, which includes all the information known about the place.
 - places that are not significant, which provides a brief explanation of the reasons why.

The 2010 Review now provides a more detailed and comprehensive understanding of the extent and significance of cultural heritage places throughout the City. Importantly, the *Traralgon Heritage Study 1992* is now fully integrated into the 2010 Review. This will enable Council to make informed decisions in consultation with the community and other key stakeholders about how the heritage of Latrobe City is to be conserved and managed for future generations.

Key outcomes and findings

The key outcomes of the 2010 Review are:

- The *Traralgon Heritage Study 1992* has been fully integrated into the Study and all places of potential significance have been reviewed and/or assessed in detail, which has increased the level of certainty about the status of places – As shown in Table 1.1 the majority of places have now been assessed to be of local significance, or to be not significant and therefore requiring no further action.

Accordingly, the number of places of potential significance that require detailed assessment in the future has been significantly reduced. This is discussed further in Section 3.2.

- The *Latrobe City Thematic Environmental History* has been amended and updated on the basis of the additional detailed research carried out for the 2010 Review. It now provides a more comprehensive overview of the key historic themes that have shaped the development of Latrobe City. This is discussed further in Section 3.4.
- On the basis of the additional research a new heritage strategy has been prepared, which is included in Appendix B. This is discussed further in Section 3.5.
- The format of the planning scheme amendment proposed in the 2005 Study has been amended to reflect recent changes in the approach to heritage controls and policy and also to be consistent with the proposed changes to the Latrobe Municipal Strategic Statement. This is discussed in Section 3.5.

The specific findings of the 2010 Review may be summarised as:

Status	2005	2010	Comments
Local significance - individual places	108	152	Listed in Tables A.1.1 and A.1.2 in Appendix A.1.
Local significance - Heritage precincts	9	14	Listed in Table A.1.2 in Appendix A.1.
State significance	7	6*	Listed in Table A.1.1 in Appendix A.1.1 and are highlighted in bold text.
Potential significance	191	38	Listed in Table A.2.1 in Appendix A.2.
Places associated with electricity generation	5	9	Listed in Table A.2.2 in Appendix A.2.
Not significant	29	89	Listed in the table in Appendix A.3.
Demolished	5	16**	Listed in the Table in Appendix A.4
TOTAL	349	324	The numbers are not the same as more individual places have been included within precincts in the 2010 Review.

*Includes *Staplegrave*, which has already been added to the VHR. One place has been demolished.

**Includes 5 places demolished by 2005 plus 11 demolished between 2005-08

Recommendations

The 2010 Review makes the following key recommendations arising from the revised heritage strategy for the municipality. They are:

Latrobe City Heritage Study 2010

That Latrobe City Council adopts the *Latrobe City Heritage Study 2010*, which comprises:

- Volume 1 – *Latrobe City Thematic Environmental History*.
- Volume 2 – *Key Findings and Recommendations* (This report).
- Volume 3 – *Heritage Place & Precinct Citations*.

Planning Scheme Amendment

That Latrobe City Council prepares and exhibits a planning scheme amendment to implement key findings of the 2010 Review. The preferred option would:

- Include the *Latrobe City Heritage Study 2010* as a Reference Document.
- Include the *Latrobe City Heritage Study 2010 Volume 3: Heritage Place & Precinct Citations* and the *Latrobe City HO Permit Exemptions Incorporated Plan* as Incorporated Documents.
- Change the Latrobe Municipal Strategic Statement (Clause 21) to reflect the key findings and recommendations of the 2010 Review.

- Include a new local heritage policy as Clause 22.08.
- Replace the existing Schedule to the Heritage Overlay in the Latrobe Planning Scheme with a new Schedule, which includes:
 - The existing heritage places listed in the Schedule.
 - The heritage places and precincts of local significance identified by the 2010 Review as listed in Appendix A.1.
- Amend the relevant Heritage Overlay maps, and add new maps as required, which will include the places and precincts listed in the new HO Schedule as described above.

Victorian Heritage Register nominations

That Latrobe City Council nominates the following places for inclusion on the Victorian Heritage Register (VHR):

- Dunedin (Jean Galbraith garden), Main Road, Tyers
- The Bluff Causeway Bridge, Traralgon-Tyers Road, Tyers
- Latrobe River Railway Trestle Bridges, (off) Traralgon-Maffra Road, Traralgon

That Latrobe City Council supports the nomination by Old Gipps town of the following places for inclusion on the VHR:

- Narracan Mechanics' Institute and Library collection
- Yallourn House and the collection of Dr James Moore Andrew, who was GP at Yallourn from 1926 until his death in 1972.

Victorian electricity supply heritage study

That Latrobe City Council writes to Heritage Victoria seeking assistance in the preparation of a heritage study of electricity generation in Victoria. This study would be similar to the recent state-wide studies commissioned by Heritage Victoria for places associated with the provision of water supply and for coal mining and may include:

- A thematic/contextual history of electricity generation in Victoria.
- A list of places of potential heritage significance – Appendix A.2.2 provides a list of some of the key places identified by this Study.
- Identification of places with high priority for detailed assessment.

Further heritage studies

That Latrobe City Council undertakes the following heritage studies in order to complete the assessment of places of potential heritage significance:

- Assessment of the 38 places and precincts of potential local significance identified by this Study as listed in Appendix A.2.1 plus any other places identified by the community or through further investigation.
- Assessment of pre and post-contact Aboriginal heritage places.
- Assessment of archaeological sites.
- Assessment of cultural landscapes¹.

¹ Heritage Victoria defines cultural landscape as 'a geographical area that reflects the interaction between humans and the natural environment'. For further information see <http://www.heritage.vic.gov.au/pages/pdfs/hvLandscape.pdf>

Other actions

That Latrobe City Council:

- Appoints a Heritage Advisor on regular part time basis. As well as providing comments on planning applications for heritage places, the advisor could also play an important on-going role in raising awareness about heritage and training staff in the management of heritage places.
- Closely monitor development and building permit applications to develop or demolish places of potential significance listed in Appendix A.2. Any application that proposes to significantly alter or demolish part or all of a building should be referred for advice to Council's heritage advisor or the author of this Study to determine whether it would be appropriate to seek an interim demolition order, prior to undertaking a full assessment of the place to determine whether it should be added to the Heritage Overlay via a site-specific planning scheme amendment.
- Seeks Heritage Victoria assistance in transferring the LHD to the Hermes database. The Hermes database is the database that was originally developed by HV to manage places of state significance. It has now been customised for use by local government to manage places of local significance as well. All new heritage studies in Victoria are being entered directly into Hermes and HV has an on-going program to transfer all existing studies into Hermes so that eventually there will be a single heritage database for the whole of Victoria.
- Ensures that the early Council records of the former municipalities (Rate records, building records, Council minutes, Water Board Records etc.) are professionally catalogued and stored in accordance with best practice to prevent deterioration and ensure their conservation. Consideration should be given to transferring some of the early rate records onto microfiche or CDs to enable them to be made accessible to the public – this has been done by the City of Casey for the former Berwick and Cranbourne Shire rate books up to 1940.

1 INTRODUCTION

1.1 Purpose

Context Pty Ltd was appointed in 2007 to prepare a revised edition of the Latrobe City Heritage Study 2005 (the 2005 Study) in order to support an amendment to the Latrobe Planning Scheme. This new study is known as the *Latrobe City Heritage Study 2010* (the 2010 Review). The key tasks are:

- To review the status of places, precincts or individual buildings assessed by the 2005 Study as being of cultural heritage significance;
- To incorporate those places of cultural heritage significance originally assessed by the *Traralgon Heritage Study* that were listed separately by the 2005 Study;
- Where appropriate, to incorporate any other available cultural heritage information, directions or decisions identified since 2005 (including consideration of assessments and/or historical references provided by local historical societies);
- To undertake detailed assessment of a selection of places and precincts identified by the 2005 Study as being of potential significance.
- To create a single reference database of identified places, precincts or individual buildings identified as being of cultural heritage significance.
- To prepare appropriate Planning Scheme amendment documentation, mapping information and provide recommendations for the exhibition and notification of an amendment to the Heritage Overlay within the Latrobe Planning Scheme.

The 2010 Review was funded by a \$10,000 grant from Victoria's Heritage Grants Program, supporting the State heritage strategy: *Victoria's Heritage: Strengthening our communities*. Additional funding for the assessment of heritage places of potential significance was provided by Latrobe City.

The 2010 Review was carried out by David Helms, Senior Consultant, of Context. Assistance with the assessment of heritage places was provided by Louise Honman of Context, and Anne Napier, architect.

1.2 The 2005 Study

Background

The brief for the 2005 Study noted that 'while a number of heritage studies were undertaken in the Latrobe Valley region in previous years none of these studies provided a comprehensive understanding of the heritage throughout the whole of Latrobe City as it presently exists today'. The previous studies were:

- The *Latrobe Valley Heritage Study* was prepared in 1990 by Chris Johnston for the Latrobe Regional Commission. It included a thematic history of the Latrobe Valley region, and identified over 100 places of potential heritage significance. Only a few of these places were assessed in detail by that study.
- The *Traralgon Heritage Study* was prepared in 1992 by Context for the City of Traralgon, and was reviewed in 2001 by Latrobe City. It includes a history for Traralgon, and citations for approximately 140 individual places and 4 heritage precincts of local heritage significance in the former City of Traralgon only.

Purpose and key tasks

The purpose of the 2005 Study was to complete the identification, assessment and documentation of places of post-contact cultural significance for the whole municipality. On this basis the 2005 Study brief set out the following key tasks:

- Review the *Traralgon Heritage Study* (1992), paying particular attention to the proposed heritage precincts.
- Identify, evaluate and document post-contact places of cultural heritage significance in Latrobe City.
- Prepare a *Thematic Environmental History* for Latrobe City.
- Make recommendations for the conservation and management of identified places of cultural heritage significance.

However, not all sites of potential cultural heritage significance could be assessed due to the limited budget for the 2005 Study. Places that were specifically excluded from the 2005 Study included:

- Pre and post-contact indigenous heritage places.
- The assessment of archaeological sites and cultural landscapes.

It was understood that these places would form part of a separate and future study.

1.3 Outcomes of the 2010 Review

A key outcome of the 2010 Review is that the *Traralgon Heritage Study 1992* has been fully integrated into the Latrobe City Heritage Study. The Study now comprises this report, which is Volume 2, providing an explanation of the key findings and recommendations of the Study. The key findings include:

- A list of the places of local or State heritage significance, which are recommended for inclusion in the Heritage Overlay or the Victorian Heritage Register.
- A list of places of potential local heritage significance that require further assessment.
- A list of the places found to be not significant. For most of these sites there no further action is required, but interpretation (by signage or other means of recording) of some public sites may be desirable.

On this basis, this report includes a series of recommended actions and strategies to *protect* and *manage* heritage places, to *inform* and *educate* the community and key stakeholders about heritage places in the city, and to *assist* owners and custodians of heritage places to care for and manage their places. This forms the basis for a new Heritage Strategy for Latrobe City.

The other key outcomes of the 2010 Review are:

- An updated version of the *Latrobe City Thematic Environmental History*, which is Volume 1 of the Study.
- Citations for places of local or State significance, which is Volume 3.

The citations are contained within the Latrobe Heritage Database (LHD), which is an electronic database developed by the Study consultants that is now held by Latrobe City Council. The LHD also contains basic records for places of potential local heritage significance that are recommended for future assessment, and for places that are not significant, which provides a brief explanation of the reasons why.

Accordingly, the 2010 Review now provides a more detailed and comprehensive understanding of the extent and significance of cultural heritage places throughout the City. This will enable Council to make informed decisions in consultation with the community and other key stakeholders about how the heritage of Latrobe City is to be conserved and managed for future generations.



Bluff Causeway Bridge
Source: Context, 2005



Boolarra Primary School
Source: Context, 2005



Yinnar Railway Station Goods Shed
Source: Context, 2005



Etheldale, Traralgon
Source: Context, 2005

2 APPROACH & METHODOLOGY

2.1 Introduction

Both the 2005 Study and the 2010 Review followed the guidelines for heritage studies set out in the standard Heritage Victoria brief, as follows.

- The studies were prepared using The Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines.
- Places of cultural heritage significance were identified and assessed using the Register of the National Estate (RNE) criteria. The RNE criteria are listed in Appendix D.
- The thresholds applied in the application of significance include State significance and local significance. Local significance 'includes those places that are important to a particular community or locality'. Further discussion about establishing thresholds is provided in section 2.4.
- The *Australian Historic Themes* developed by the former Australian Heritage Commission were used and reference was made to the *Guidelines for Thematic Environmental Histories*.

2.2 2005 Study

A detailed description of the methodology of the 2005 Study is provided in Appendix E. The following comments provide a summary.

The study methodology was based upon the series of tasks set out in the 2005 Study brief. It included the following key stages:

- Preparation of a Project Management Plan
- Identification, assessment and documentation of places of local heritage significance
- Preparation of the *Latrobe City Thematic Environmental History*
- Review of the *Traralgon Heritage Study 1992*
- Conservation Strategy & Final Report

The 2005 Study was prepared by Context Pty Ltd with the assistance of the following people:

- Dr. Meredith Fletcher, Director, Centre for Gippsland Studies, Monash University
- Fiona Gruber, Historian
- Anne Napier, Architect

It was guided by a Steering Committee comprising the following people:

- The project managers for the Study: Elaine Wood, Manager, Strategic Land Use & Development - Latrobe City Council, and Claire Cullen, Project Officer, Strategic Land Use & Development - Latrobe City Council
- Community representatives - Sheila Moody, Jim Hood (President of the Traralgon and District Historical Society), Robyn Heckenberg, and Phillip Williams (Yinnar District Historical Society)
- Cathy Philo – Heritage Victoria

- Cr Bruce Lougheed (Mayor, Tanjil Ward), Cr Darrell White (Firmin Ward), Cr Lisa Price (Farley Ward), and Cr Graeme Middlemiss (Rintoull Ward)

The 2005 Study was funded by Latrobe City. Technical assistance and advice was provided by Heritage Victoria.

2.3 2010 Review

The Project Management Plan identified the following key tasks in accordance with the Brief for the project:

- Review places and precincts of local significance assessed by the 2005 Study and recommended for inclusion in the HO.
- Review places and precincts of potential significance identified by (but not assessed by) the 2005 Study. Assess additional places and precincts as allowed for by the project budget.
- Update the Latrobe Heritage Database (LHD) in accordance with the first two tasks.
- Review and update the Thematic Environmental History.
- Review and update the Heritage Strategy and statutory recommendations.

On this basis, the plan set out the detailed budget and timetable for the Study.

Places of local significance

The purpose of this task was to review and confirm the significance of the 108 individual places and 11 precincts of local significance assessed by the 2005 Study. This included 36 individual places and 4 heritage precincts in Traralgon. This required:

- A review and update of the place records in the LHD to check details are still accurate, confirm addresses and add any additional information about the place that has become available since the 2005 Study was completed - e.g. as provided by historical societies.
- Taking new photographs of places – this task was undertaken by Latrobe City Council. The photos were inspected by Context to confirm that the condition or integrity of a place had not changed or note any changes that had occurred. If the present condition or integrity was unclear from the photograph or it was apparent that major changes had occurred then the place was re-visited.

For the places that were originally assessed by the Traralgon Heritage Study an additional task was to review and update the statement of significance into the Heritage Victoria format under the headings of *What is significant?*, *How is it significant?*, and *Why is it significant?*

Places of potential significance

The purpose of this task was to review the places/precincts of potential significance that were identified by the 2005 Study, but were not assessed because of budget constraints. The places included:

- 100 places from the *Traralgon Heritage Study 1992*. This included four precincts.
- 96 places identified by community consultation, research and fieldwork carried out for the 2005 Study.

Specifically, this required:

- Identifying places/precincts of High priority that could be assessed within the budget for this project. The budget allowed for approximately 30 individual places and up to three precincts to be assessed.
- Identifying places/precincts of Medium priority for future assessment.
- Identifying places/precincts that are not significant and require no further investigation.

The process of prioritisation included two key steps:

- An initial ‘desktop’ review of available information gathered by the 2005 Study including photographs, and available historical information. On this basis, a preliminary list of High and Medium priority places/precincts was prepared, as well as list of places/precincts of no significance. This was undertaken by David Helms.
- As a second step an inspection was made of all properties to confirm that the description of the place is still accurate and to note any changes to condition or integrity. On this basis, the preliminary lists were reviewed and a final list of High priority places and precincts for assessment was prepared. This majority of inspections were undertaken by David Helms. Louise Honman inspected 4 places in Moe and two in Morwell. Anne Napier inspected one place in Glengarry and one in Tyers.

For the High priority places/precincts assessed by this Study, the research included, as appropriate:

- For Traralgon places a review of the sources (if any) cited in the 1992 Study.
- An examination of additional primary and secondary sources such as municipal rate records, and other available Council records, Public Records Office Victoria (PROV) records, newspaper articles, maps collections and other archival material held by the State Library, land and property information held by Land Victoria, local histories, and historic research undertaken by other organisations such as Heritage Victoria and the National Trust of Australia (Victoria).
- Discussions with historical societies, property owners and others.

Latrobe Heritage Database

Once the 2010 Review assessments were completed, the findings were entered into the LHD.

For places of local significance, citations were prepared for inclusion in the LHD, as appropriate, for each place in a manner that is sufficient to form a sound basis for protection in the Latrobe Planning Scheme. Each place assessment included:

- A history (which included applying the themes identified by the *Latrobe City Thematic Environmental History*), description of significant fabric and assessment of condition and integrity using the definitions set out in Appendix F. The research for places and precincts was undertaken by David Helms.
- Colour photographs and, where required, a layout plan showing contributory elements.
- A Statement of Significance, which describes *What* is Significant about the heritage place or precinct, *How* it is Significant, and *Why* it is Significant. This assessment is made having regard to the relevant RNE criteria.
- Conservation management objectives.

- Recommendations for statutory protection.

For precincts, a map was prepared that shows *Significant*, *Contributory* and *Non-contributory* places using the following definitions, which are based upon those contained within *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (2007) prepared by the Heritage Council:

- A *Significant* place is a single heritage place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a precinct. Significant places will usually have a separate citation and statement of significance.
- *Contributory* places are those that contribute to the significance of a heritage precinct, but would not be significant on their own.
- *Non-contributory* places do not contribute to the significance of a heritage precinct. In some instances, a *Significant* place may be considered *Non-contributory* within a precinct. For example, an important Modernist house within a Victorian era precinct.

For Medium priority places of potential significance to be assessed in the future, any additional information gathered about the place was added to the place record.

For places found to be not significant, the LHD was updated to include the reasons why it did not meet the threshold for local significance.

Hermes database

The 2005 Study used the LHD developed by the study consultants. Since the completion of the 2005 Study Heritage Victoria has made available the Hermes database for use by local government with the objective of creating a single accessible heritage database for Victoria. All new heritage studies are now to use Hermes for the collection and storage of data on heritage places and Heritage Victoria is providing assistance to Councils who have other databases or hard-copy studies to transfer them into Hermes.

For the 2010 Review it was decided to continue to use the LHD as it contained all the records created for the 2005 Study, including basic records for the Traralgon heritage places. At the end of the project (or perhaps after the planning scheme amendment) consideration should be given to transferring the completed database to the Hermes database (See Recommendations).

Thematic environmental history

The purpose of this stage of the Study was to review the *Latrobe City Thematic Environmental History*. As noted by Heritage Victoria:

The Thematic Environmental History should not be regarded as a static document. The Thematic Environmental History should be reviewed during the course of the study. It should be reviewed once the field work is complete. It is also important to review the document during and towards the completion of Stage 2 of the heritage study (the assessment and documentation of places of importance). It is quite likely that fieldwork and research will place themes in a different light. For example, fieldwork and research may suggest that there is little or no evidence of themes that may have been historically important in the development of the study area. Alternatively, other themes may emerge following fieldwork and research that were not regarded as important during the writing of the Thematic Environmental History.

The tasks included:

- Providing additional contextual information gathered as a result of the detailed investigations carried out for individual places.
- Adding maps and photographs to assist with understanding and interpreting the history.
- Reviewing the structure of themes and sub-themes, particularly in relation to the theme of building towns and settlements having regard to the additional research that was undertaken for places and precincts, especially for Traralgon, Morwell and Moe.

Heritage strategy and statutory recommendations

The purpose of this task was to review and update the heritage strategy (referred to as the ‘conservation strategy’) prepared by the 2005 Study, which included recommendations for changes to the Latrobe Planning Scheme. This review considered:

- The additional detailed research and investigation undertaken for the 2010 Review.
- Changes to the Victoria Planning Provisions and the Latrobe Planning Scheme since the 2005 Study.
- Comments made by Heritage Victoria in a letter to Latrobe City dated 25 January 2010.
- The findings of relevant independent panel and advisory committee reports since the 2005 Study and, in particular, the recommendations of the *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report* (August 2007).
- The review of the Latrobe Planning Scheme Local Planning Policy Framework being undertaken by Latrobe City Council during 2010.

Study constraints

As previously noted, the budget for the 2010 Review allowed for 40 individual places and three precincts to be assessed in detail (See Key Findings in Chapter 3).

Accordingly, not all of the places of potential significance were able to be assessed and some will require assessment at a future time (See Recommendations in Chapter 4).

As is usual for studies of this kind, the majority of places were inspected externally and only a small number of internal inspections were made, usually of public buildings.

Availability of records

The rate records for the former Shire of Narracan (which includes places in and around Moe) are incomplete, with no records before c.1930 (they were apparently destroyed in a fire). The nineteenth century rate records for Morwell Shire have limited information and it is difficult to establish when buildings were erected as they are not often specified in the rate records. Some nineteenth century rate books for Traralgon and Morwell are missing (or at least not stored in the same location).

Community consultation

Extensive community consultation was undertaken as part of the 2005 Study. For the 2010 Review copies of the 2005 Study were provided to local historical societies who were requested to provide feedback. No other consultation was undertaken as part of the 2010 Review, however, an extended consultation period will form part of the proposed planning scheme amendment. This is discussed further in section 4.3.

2.4 Thresholds for local significance

As part of the 2010 Review the appropriate thresholds for local significance were reviewed. As previously noted, places were assessed using the AHC criteria adopting a threshold of local significance. The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality. For the 2005 Study the AHC *Criteria for the Register of the National Estate: Application Guidelines* were used and a series of local ‘tests’ were developed. For the purposes of the 2010 Review, the ‘tests’ were developed further as follows to determine whether a place met the threshold of local significance:

- The place is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A.4).
- The place may be rare within the municipality or to a township or locality. It may be a very early place, or one that is under-represented within Latrobe City (Criterion B.2).
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. 70% or more of the places will be considered to be contributory) (Criterion D.2).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F.1).
- The place has strong social or historic associations (Criterion G.1 or H.1) to a township or locality and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- Historical associations are not well established or are not reflected in the fabric because of low integrity, or
- The place is common within the municipality or already well-represented in the Heritage Overlay, or
- If a precinct, it has a high proportion of non-contributory buildings, or
- It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better representative examples in the municipality.
- The social or historical associations are not well established or demonstrated.

3 KEY FINDINGS

3.1 Introduction

This chapter provides a description of the key findings of the 2010 Review and compares this to the 2005 Study. It includes:

- A summary of the revised list of places and precincts considered to be of local significance, potential significance, or not significant.
- The outcomes of the review of the thematic history.
- The outcomes of the review of the heritage strategy and in particular the changes to the format of the proposed planning scheme amendment.

3.2 Heritage places

Introduction

As previously noted, heritage places are assessed using the threshold of local significance (Applying the tests described in section 2.4), while some places of local significance may also be of potential State significance. The places of potential State significance will require further assessment – this would be carried out by Heritage Victoria following the nomination of these places as set out below. Similarly, some of the places of local significance may also be important at a regional level (e.g. the wider Gippsland region), but this would require further research to establish.

It is important to note that:

- A place may have value to both local and State-wide communities.
- The two categories are not ‘hierarchical’ with one being more important than the other; rather they simply identify the community to which the place is most important.

Places where the evidence is inconclusive or no assessment was carried out at this time are noted as being of potential significance.

For the purposes of the 2005 Study, an additional category of ‘local interest’ was used for places that did not meet the threshold for local significance but had some heritage values. However, this term sometimes indicated that the place may have been worthy of further assessment in the future, or simply required more detailed assessment. To avoid confusion the 2010 Review now simply refers to places that do not meet the threshold of local significance as ‘not significant’.

State significance

There are 5 places of potential State significance that should be nominated to the Victorian Heritage Register. This includes:

- Three places identified by the 2005 Study that have not yet been nominated to Heritage Victoria:
 - The Bluff Causeway Bridge, Traralgon-Tyers Road, Tyers
 - Dunedin (Jean Galbraith garden), Main Road, Tyers

- Three additional places identified by the 2010 Review:
 - The timber trestle bridges over the Latrobe River on the former Traralgon-Stratford railway.
 - The Narracan Mechanics' Institute and Library collection, which is now held at Old Gipps town, Moe.
 - The Yallourn House and the collection of Dr James Moore Andrew, who was GP at Yallourn from 1926 until his death in 1972, now held at Old Gipps town.

Linda Barraclough, Team Leader, Cataloguing at Old Gipps town has advised that they are currently engaged in fully cataloguing Dr Andrew's collection and they have had preliminary discussions with Heritage Victoria about nominating the collection to the Victorian Heritage Register, as well as the Narracan Mechanics' Institute and Library collection.

Since the 2005 Study was completed two places have been added to the Victorian Heritage Register (VHR). One of these, the Staplegrove Meatworks (H1666) was identified by the 2005 Study. The other place was not identified by the 2005 Study and was added to the VHR following an independent assessment by Heritage Victoria. This is the Azarole Hawthorn Tree originally situated at 51-57 Post Office Place, and since relocated to Victory Park, Traralgon (H2135).

Finally, one place has been demolished (Binishell) and three places identified by the 2005 Study were subsequently assessed by Heritage Victoria and found not to be of State significance, but are considered to be of local significance and worthy of inclusion in the HO. They are:

- Koorringal, 180 MacFarlane's Lane, Yinnar
- Milking shed and stable, 40 Walsh and Gibsons Roads, Driffield
- Speechley & Ingram Organ, St Andrew's Church, 11 James Street, Morwell

Local significance

There are 152 heritage places that are considered to meet the threshold for local significance, which are listed in Appendix A.1. These include the 130 places listed in Table A.1.1 and the 22 places within precincts listed in Table A.1.2.

The review of the 108 places of local significance assessed by the 2005 Study found that:

- Three places had been demolished (11 and 129 Seymour Street, and 16 Roseneath Street, all in Traralgon)
- One place had been altered to the extent that it was no longer considered to be of local significance (69 Breed Street, Traralgon)
- One place, the former SEC Superintendents House at 340 Henderson's Road, Toongabbie, was found to just outside the municipal boundary.
- 6 houses (Three houses in Langford Street, Moe, and three houses in Thomas Street, Traralgon) should be included within precincts rather than being listed separately as individual places.

Accordingly, the total of 152 places includes 97 places from the 2005 Study and 55 places assessed by the 2010 Review.

Potential significance

There are at least 47 places and precincts of potential local significance where further assessment is required. This includes:

- 38 individual places and two precincts, which are listed in Appendix A.2.1. All have been inspected and a preliminary assessment of the condition and integrity of the place/precinct confirms that it is worthy of further research.
- Nine places associated with electricity generation or brown coal production, which are listed in Appendix A.2.2. These places have been set aside as they are all large industrial complexes or features associated with a single key theme. They require assessment in a broader state-wide thematic context rather than as part of a study limited to one municipal area. The size of the complexes and the nature of the activities carried out also mean that specialist assistance may be required in the assessment of significance.

Not significant or demolished

There are 89 places that are not significant, which are listed in Appendix A.3 and 11 places that have been demolished since 2005, which are listed in Appendix A.4. The majority of these places were originally assessed by the Traralgon Heritage Study 1992. Typically, the non-significant places are:

- Very altered buildings of which better examples exist in the municipality. This does not necessarily mean buildings in poor condition, but rather buildings where the original fabric has been changed to the extent that little evidence exists to demonstrate the historic values of the site.
- Buildings or structures that have been demolished or where no evidence of historic fabric was found.
- Places for which little historic significance or associations could be found or were not strongly demonstrated.
- Places that are typical rather than good or outstanding examples of a style or type of building, particularly when compared to other examples.

As detailed in the following chapter, these places are not recommended for inclusion in the Heritage Overlay of the Latrobe Planning Scheme; however, signage or other forms of interpretation may be appropriate to mark the existence some public sites (For example, former school sites).

3.3 Heritage precincts

Introduction

The 2005 Study noted that heritage precincts within Latrobe City generally possess one or more of the following characteristics:

- They contain heritage places that individually or as a group illustrate important themes as described in the Thematic Environmental History.
- They have largely intact or visually cohesive streetscapes that create precincts of aesthetic or historic integrity.
- They contain a high proportion of substantially intact contributory heritage places.

For the purposes of the 2010 study heritage precincts include both an area containing a number of Significant or Contributory buildings or elements, as well as a single site or place containing a number of Significant or Contributory buildings or elements. An example of the latter type is Old Gipps town in Moe.

Summary of findings

The findings of the 2010 Review are:

- There are 14 precincts of local significance. These are listed in Table A.1.2 in Appendix A.1. These include:
 - 11 precincts assessed by the 2005 Study
 - 3 precincts assessed by the 2010 Review
- There are two newly identified precincts of potential significance, which are listed in Table A.2.1 in Appendix A.2.
- There are 4 precincts that are not significant. These are listed in Appendix A.3.

Volume 3 contains precinct maps showing Significant, Contributory and Non-contributory places within the precinct.

Table 3.1 provides a comparison of the findings for the 2005 Study and 2010 Review.

Table 3.1 – Heritage precinct findings

Precinct	2005 Study	2010 Review	Comments
Glengarry township	Local	Local	No change
Moe, Moore Street	Local	Local	No change
Moe, Langford Street	Not significant	Local	Further research has confirmed significance of precinct in demonstrating development of Moe during an important period of growth in the inter-war and post war era.
Morwell, APM staff houses	N/A	Potential	NEW - Identified during fieldwork in 2010. Further assessment required.
Newborough East SEC Estate	Not significant	Not significant	No change
Newborough North SEC Estate	Local-	Not significant	Integrity of estate has been diminished by demolitions and alterations to buildings.
Newborough Commercial precinct (Rutherglen Road)	N/A	Potential	NEW - Identified during fieldwork in 2010. Further assessment required.
Toongabbie Township	N/A	Local	NEW - Identified during fieldwork in 2010. Significance of precinct confirmed by fieldwork, research and comparative analysis.
Traralgon, Allard & Thomas streets	Potential	Local	Boundary of precinct defined as Thomas Street only – Allard Street has low integrity.

Precinct	2005 Study	2010 Review	Comments
Traralgon, Anderson Street	N/A	Local	NEW - Identified by community nomination in 2007. Significance of precinct confirmed by fieldwork, research and comparative analysis.
Traralgon, APM Senior Staff Houses (Kay Street & Grey Street)	Local	Local	No change
Traralgon, Argyle Street	Potential	Not significant	Significant buildings have been demolished.
Traralgon, Bridges Avenue	Local	Local	No change
Traralgon, Franklin Street commercial	Not significant	Not significant	No change
Traralgon, Gordon Crescent	N/A	Local	NEW- Identified during fieldwork in 2010 Significance of precinct confirmed by fieldwork, research and comparative analysis.
Traralgon, Henry Street	Local	Local	No change
Traralgon, Moore Street	Potential	Local	Significance of precinct confirmed by fieldwork, research and comparative analysis.
Traralgon, Railway Residential	Local	Local	Minor changes to boundaries to exclude non-contributory properties
Yinnar township	Local	Local	No change

3.4 Review of thematic history

As a result of the review of the thematic history and the more detailed research undertaken for the 2010 Review the following changes have been made:

- Addition of historic plans and photograph, a reorganisation of chapters to provide a more logical sequence of themes, new/revised chapter and sub-chapter headings, and an updated list of places at the end of each chapter that illustrates the theme.
- Editing of all chapters.
- Additional information about the Traralgon-Stratford railway (not included in the 2005 History) in Chapter 4.
- Additional information about the development of forestry industries and water supply for domestic and industrial purposes in Chapters 3 and 6.
- A new structure for Chapter 7, Developing settlements and towns, and additional contextual information, especially in relation to key towns of Traralgon, Morwell and Moe.

Finally the review also found that while the majority of places identified by the Study will be associated with a theme, not all places will and there may be some that are individually significant for reasons that are independent of the themes in the environmental history.

3.5 Review of heritage strategy

Introduction

The heritage strategy in the 2005 Study set out the statutory and non-statutory measures that are recommended to implement the heritage study. The statutory measures in the 2005 Study were based on the following observations in relation to the statutory heritage controls and policies in the Latrobe Planning Scheme:

- The existing Latrobe Municipal Strategic Statement provides a basic overview of the importance of heritage to the Latrobe region. Additional objectives, strategies and actions need to be included to implement the key findings and recommendations of the Study.
- The Latrobe Planning Scheme currently has no local policy for heritage and so it may be desirable to include a local policy, depending on what approach to implementing the Study is taken. This is discussed further in Section 4.3.
- Latrobe City currently has no local guidelines to assist owners of heritage places when undertaking works to conserve, alter or extend their buildings.
- Latrobe City does not currently have a heritage advisor to give advice and assistance to owners and custodians of heritage places about how to best look after their property.

Changes to controls and policy

There has been no substantive change to heritage controls and policy since 2005 and the above comments remain relevant². Changes to Latrobe Planning Scheme provisions that are relevant include:

- The introduction by Amendment C27 Part 1 in December 2004 of the *Urban Residential Land Development Policy* (Clause 22.06). This occurred just prior to the submission of the final 2005 Study reports, but after the heritage strategy had been completed, so it was not considered when the original planning scheme amendments were drafted.
- The introduction by Amendment VC40 in August 2006 of new permit exemptions in Cl. 32.01-3 of the Residential 1 zone for minor works such as the construction of decks, open sided pergolas and verandahs, outbuildings, and pools and spas, and Cl. 34.01-4 of the Business 1 zone for automatic teller machines, minor alterations to facades and construction of an awning.

Heritage Victoria advice

In January 2010 Heritage Victoria (HV) provided comments on the local planning policy framework as it exists currently. HV also noted the lack of a local heritage planning policy in Clause 22 and commented:

.. certain strategies and actions in the MSS (see Clause 21.04-3) might, more appropriately be reconsidered for a local policy.

² However, it is noted that Council is undertaking a major review of its Municipal Strategic Statement, which was being carried out at the same time as the 2010 Review. The findings of the MSS review when it is completed may require the recommendations of this study in relation to the LPPF to be reviewed and amended, as required.

Given the paucity of places currently included in the HO, a heritage policy is probably not critical. However, this would need to be reconsidered when Council implements HO protection for places identified in its various heritage studies and especially for management of any heritage areas/precincts.

HV went on to provide detailed comments on the existing Clause 21.04-3 in the MSS, which provides strategic objectives, strategies and implementation for heritage in the municipality. Key issues that were raised included:

- Whether some of the provisions met the test of being a ‘key strategic planning land use and development objective for the municipality’ and may be better expressed in another Council document rather than the MSS.
- Whether some statements in fact reflect policy intent that would better be re-written and included in a local planning policy in Clause 22 rather than the MSS.

Advisory Committee report

The *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report* was completed in August 2007. The purpose of this report was to review the manner in which heritage places are managed through planning schemes and to make recommendations concerning (amongst other things) ‘improvements to the Heritage Overlay and other heritage related provisions in the Victoria Planning Provisions and related guideline documents’.

The report was released for public comment in December 2007 and its recommendations are currently under consideration by Heritage Victoria. Preliminary advice from HV is that it may be some time before the recommendations are acted upon and it is possible that not all recommendations will be accepted or may only be accepted in part. Nonetheless the report includes some useful findings, which include³:

- As planning scheme reviews and amendments allow summary statements of significance should be included in planning schemes as an incorporated document or included in Hermes – Heritage Victoria’s central database. (p.xxix)
- The identification of developments suitable for exemption from permission in heritage places must be guided by the basis of significance for the particular places and whether the development might proceed without affecting that significance (p.xxxii).
- The Heritage Victoria guidelines should be ‘reviewed and promoted as one tool to assist decision-making in relation to heritage matters’. They are ‘particularly useful in those municipalities where no local guidelines have been developed’. (p.xxxvi)

Summary of changes

The proposed heritage strategy has been amended in light of the detailed comments by HV and the Advisory Committee report and having regard to the changes being made by the LPPF review. The key changes may be summarised as:

- The proposed new replacement text in Clause 21.04-3 has been significantly reduced to include only objectives, strategies and actions that meet the test of ‘key strategic planning land use and development objective for the municipality’. These are listed

³ Included in the ‘Preface and Summary’ chapter of the report

under two headings of 'Protecting and conserving heritage places' and 'Managing heritage places'.

- Other desirable objectives, strategies and actions (as well as those listed in Clause 21.04-3) are now contained in the heritage strategy, which now forms part of this report (Appendix B).
- Statements of policy intent currently in Clause 21.04-3 have been moved to the new local planning policy Clause 22.08.
- The inclusion of the whole of the 2010 Review (Vols.1-3) as a Reference Document in the Planning Scheme, and for Volume 3 (which contains the statements of significance for heritage places) to become an Incorporated Document as suggested by the Advisory Panel.
- The inclusion of a new incorporated document, which provides permit exemptions for heritage precincts and individual places in residential and rural areas. These have been drafted having regard to the heritage significance of heritage places and precincts and have differing levels of controls for Significant or Contributory places within precincts. Specific exemptions are included that are consistent with those in Cl. 32.01-3 and Cl. 34.01-4.

Similar incorporated documents were recently used as part of Amendment C26 to the Wellington Planning Scheme and were successful in reducing the level of objection to the introduction of the HO to a large number of heritage places and precincts within Sale.

- A single heritage policy (Clause 22.08). Instead of having individual heritage policies for each precinct, it is proposed to make reference to *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007), which provide appropriate guidelines for new development within heritage precincts. This is also consistent with the changes made to the LPPF.
- Minor amendments to Clause 22.06 to include new policy objectives and provisions to protect and conserve heritage places in urban growth areas identified by the local structure plans for the towns of Churchill, Moe, Morwell and Traralgon.

4 RECOMMENDATIONS

4.1 Introduction

On the basis of the key findings in this report, an updated heritage strategy has been prepared as shown in Appendix B. The purpose of this heritage strategy is to identify how Latrobe City Council will ensure that the cultural heritage of the municipality is conserved for future generations. It provides objectives, and strategies and actions for implementation of the 2010 Review under four key headings of *Protecting*, *Managing*, *Communicating* and *Knowing*.

This section provides the key recommendations arising from the heritage strategy. They are:

- The adoption of the *Latrobe City Heritage Study 2010* by Latrobe City.
- A planning scheme amendment to implement key findings of the Study.
- Nominations to the Victorian Heritage Register (VHR)
- Victorian electricity supply heritage study.
- Further heritage studies.
- Other actions

As noted in the Preface these recommendations, originally made in 2008 Study, have not been changed. Accordingly, the list of places recommended for inclusion in the Heritage Overlay, for example, includes a small number of places that have not been included in the approved version of Amendment C14. These include places that were either demolished (e.g., Hazelwood homestead site and the Binishell) or not supported by the Independent Panel (e.g., Gordon Street Heritage Precinct). The recommended changes to the LPPF also did not proceed because of subsequent changes to the form and structure of the Latrobe Municipal Strategic Statement as part of a separate planning scheme amendment.

4.2 Latrobe City Heritage Study 2010

On the basis of the key findings in this report, it is recommended that Latrobe City Council adopt the *Latrobe City Heritage Study 2010*, which comprises:

- Volume 1 – *Latrobe City Thematic Environmental History*
- Volume 2 – *Key Findings and Recommendations* (This report)
- Volume 3 – *Heritage Place & Precinct Citations*

4.3 Planning Scheme Amendment

It is recommended that Latrobe City prepare and exhibit an amendment to the Latrobe Planning Scheme to implement the findings of the *Latrobe City Heritage Study 2010*. This amendment will:

Incorporated & Reference Documents

- Include the whole of the 2010 Review (Vols. 1-3) as a Reference Document to the Latrobe Planning Scheme, and include Volume 3 (containing the heritage place and precinct citations) as an Incorporated Document listed in Clause 81.
- Add an incorporated document, which sets out permit exemptions for heritage places and precincts in residential and rural areas and on specific sites. This is shown in Appendix C.2.

An Incorporated Document forming part of the planning scheme must be considered or given the same 'weight' as other parts of the scheme. This would require the citations to be considered by Council, applicants and the Victorian Civil and Administrative Tribunal when deciding an application that affects a heritage place or precinct. It should be noted that as an incorporated document forms part of the planning scheme, an amendment to the Planning Scheme would be required if Council wish to change any part of Volume 3 of the 2010 Review or the Permit Exemptions document.

Whilst this is the preferred approach, the option of including Volume 3 as a reference document only should be considered if Heritage Victoria provides written advice supporting that approach.

Local Planning Policy Framework

- Update references to heritage in the Latrobe Municipal Strategic Statement to reflect the key findings and recommendations of the Study. As shown in Appendix C.1, this will include:
 - New sub-clause 10 in Clause 21.02 – Key Influences specifically for heritage.
 - New Clause 21.04-03 Heritage, which includes objectives, strategies and actions under three key themes: Protecting, Managing, and Knowing. These are derived from the Conservation Strategy in Appendix B.
- Make minor amendments to Clause 22.06 to include new policy objectives and provisions to protect and conserve heritage places in urban growth areas identified by the local structure plans for the towns of Churchill, Moe, Morwell and Traralgon.
- Include a new Heritage policy at Clause 22.08. This will enable Council to give specific local expression to the wide discretion provided by the HO. It will provide guidance about how the discretion in the Heritage Overlay will be exercised by describing how a proposal will be considered and what will influence decision making.

Heritage Overlay Schedule & Maps

- Replace the existing Schedule to the Heritage Overlay in the Latrobe Planning Scheme with a new Schedule, which includes:
 - The existing heritage places listed in the Schedule.
 - The heritage places and precincts of local significance identified by the Study as listed in Appendix A.1.

The new HO Schedule will be consistent with the VPP Practice Note *Applying the Heritage Overlay*. Places will be listed in alphabetical order by locality and street address.

- Amend the relevant Latrobe Planning Scheme Heritage Overlay maps and add new maps as required.

This will amend the HO maps in accordance with the recommendations of the Study to include the heritage places and precincts listed in Appendix A.1.

Exhibition and public consultation

It is recommended that the amendment include an extended period of exhibition of at least two months. Consultation with affected property owners and occupiers should include:

- An information pack sent to each affected property owner/occupier/manager that includes the required statutory amendment notice, a frequently asked question (FAQ) sheet, and an invitation to attend a one-on-one consultation session.
- The opportunity for one-on-one meetings with Council staff and the heritage consultant.

A specific consultation strategy is to be developed at the time of preparing the amendment having regard to Council's consultation policy.

4.4 VHR recommendations

It is recommended that Latrobe City Council nominate the following places for inclusion on the Victorian Heritage Register:

- The Bluff Causeway Bridge, Traralgon-Tyers Road, Tyers
- Dunedin (Jean Galbraith garden), Main Road, Tyers
- Latrobe River Railway trestle bridges (Former Traralgon-Stratford Railway)

It is recommended that Latrobe City Council support the nomination by Old Gipps town of the following places for inclusion on the VHR:

- Narracan Mechanics' Institute and Library collection
- Yallourn House and the collection of Dr James Moore Andrew, who was GP at Yallourn from 1926 until his death in 1972.

4.5 Victorian electricity supply heritage study

It is recommended that Latrobe City Council seek the assistance of Heritage Victoria in the preparation of a heritage study of electricity generation in Victoria. This study would be similar to the recent state-wide study commissioned by Heritage Victoria for places associated with the provision of water supply, and the recently launched Coal Mining Heritage Study and may include:

- A thematic history of electricity generation in Victoria.
- A list of places of potential heritage significance.
- Identification of places with high priority for detailed assessment.

4.6 Further heritage studies

It is recommended that the following further work be undertaken to complete the assessment of places of potential significance:

- Assessment of the places and precincts listed in Appendix A.2.1, plus any additional places identified by community consultation or further investigation.
- Assessment of pre and post-contact Aboriginal heritage places.
- Assessment of archaeological sites.

- Assessment of cultural landscapes.

4.7 Other actions

It is recommended that:

- Latrobe City appoints a Heritage Advisor on a regular part time basis to assist in the assessment of planning applications for heritage places, and to provide advice and assistance to owners and occupiers of heritage places. While there are only 7 places in the HO at present, the potential addition of over 140 places and precincts will result in an increase in planning applications that raise heritage issues.

Part funding for this position may be obtained from Heritage Victoria.

- Until such time as the places of potential significance listed in Appendix A.2 can be assessed Latrobe City should continue to closely monitor development and building permit applications to develop or demolish these places. Any application that proposes to significantly alter or demolish part or all of a building should be referred for advice to Council's heritage advisor or the author of this Study to determine whether it would be appropriate to seek an interim demolition order, prior to undertaking a full assessment of the place to determine whether it should be added to the Heritage Overlay via a site-specific planning scheme amendment.
- Latrobe City seeks the assistance of Heritage Victoria in transferring the LHD to the Hermes database system managed by Heritage Victoria. This is an on-line database and will enable the Study to be updated by Council as required. It will also facilitate access to the Study by the wider community – Once the database is loaded and the study is adopted by Council, it can be made available for public inspection via the existing portal in the Heritage Victoria website – this can be linked to Council's own website.

Another specific benefit is that the on-going management and maintenance of the database system will be the responsibility of Heritage Victoria – i.e. Council will not have to invest in managing or updating the system, apart from updating its own Study records as required. It will also ensure that the Study is consistent with other studies throughout Victoria that are being transferred to this system.

- Latrobe City ensures that the early Council records of the former municipalities (Rate records, building records, Council minutes, Water Board Records etc.) are professionally catalogued and stored in accordance with best practice to prevent deterioration and ensure their conservation. Consideration should be given to transferring some of the early rate records onto microfiche or CDs to enable them to be made accessible to the public – this has been done by the City of Casey for the former Berwick and Cranbourne Shire rate books up to 1940.

The majority of early records are stored in the strongroom at the Moe Service Centre. It is understood that some records may also be stored at Traralgon. The rate books stored at Moe were used during this Study and it was noted that some nineteenth century rate books for Traralgon and Morwell Shires appeared to be missing from the collection held at Moe - perhaps these are stored separately? – As previously noted, all of the early Moe records were lost in a fire that destroyed the council offices in the 1930s. It appears that there is no record of what is actually stored at Moe (although there may be somewhere in Council), one surprise for the consultant was discovering late in the Study process that building registers dating back to the 1950s for Morwell and Moe dating are stored there – previous enquiries to Council had resulted in definite responses that no building records exists before the 1970s.

REFERENCES

Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) (1999)

Chris Johnston (1991) *Latrobe Heritage Study*

Context Pty Ltd (1992) *Traralgon Heritage Study*

Context Pty Ltd (2005) *Latrobe City Heritage Study Volume 1: Thematic environmental history*, unpublished report prepared for Latrobe City Council

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Department of Sustainability and Environment, (1999) VPP Practice Note. *Applying the Heritage Overlay*

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Department of Sustainability and Environment, (1999) VPP Practice Note. *Writing a Local Planning Policy*

Latrobe City Council (2001) *Traralgon Heritage Study Review*

Review of Heritage Provisions in Planning Schemes. Advisory Committee Report (August 2007)

GLOSSARY

Cultural significance	<p><i>Cultural significance</i> means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.</p> <p>Cultural significance is embodied in the <i>place</i> itself, its <i>fabric, setting, use associations, meanings, records, related places and related objects</i>.</p>
Conservation	<p><i>Conservation</i> means all the processes of looking after a place so as to retain its <i>cultural significance</i>.</p>
Burra Charter	<p>The <i>Burra Charter</i> is the short name given to the <i>Australia ICOMOS Charter for the Conservation of Places of Cultural Significance</i>, which was developed by Australia ICOMOS at a meeting in 1979 in the historic South Australian mining town of Burra. It is now widely accepted as the basis for cultural heritage management in Australia.</p> <p>The Burra Charter may be applied to a wide range of places - an archaeological site, a town, building or landscape and defines various terms and identifies principles and procedures that must be observed in conservation work.</p> <p>Although the Burra Charter was drafted by heritage professionals, anyone involved in the care of heritage items and places may use it to guide conservation policy and practice.</p>
ICOMOS	<p><i>ICOMOS</i> (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation and is closely linked to UNESCO.</p>
LHD	<p>Latrobe Heritage Database.</p>
Place	<p><i>Place</i> means site, area, land, landscape, building or other work, group of building or other work, and may include components, contents, spaces and views.</p>
Post contact	<p><i>Post-contact</i> means the period after first contact between indigenous and non-indigenous (sometimes referred to as 'European') individuals or communities.</p>
RNE criteria	<p>The <i>Register of the National Estate (RNE) criteria</i> are used to assess whether a place has significant cultural heritage values. A list is provided in Appendix D.</p>

APPENDIX A – PLACES ASSESSED BY STUDY

A.1 Local Significance

The following individual heritage places and heritage precincts, assessed to be of local significance, are recommended for inclusion in the Heritage Overlay of the Latrobe Planning Scheme.

The places shown in *italics* in Table A.1.1 are within one of the heritage precincts listed in Table A.1.2. However, as they trigger one of the specific controls in the HO Schedule (e.g., tree controls) they are recommended to be listed separately in the schedule.

The places shown in **bold** are of potential State significance and are recommended for nomination to the Victorian Heritage Register.

A.1.1 Individual places

	Place	Street	Locality	ID
1.	Selector's Arms Hotel (former)	2 to 4 Austin Street	Boolarra	362
2.	Boolarra Soldiers' Memorial Park	Park Road	Boolarra	349
3.	House	17 Tarwin Street	Boolarra	347
4.	Christ Church Boolarra	19 to 21 Tarwin Street	Boolarra	296
5.	St Francis De Sales Catholic Church	27 Tarwin Street	Boolarra	295
6.	Boolarra State School No. 2617 and residence (former)	31 to 33 Tarwin Street	Boolarra	350
7.	O'Halloran & Hare farmhouse site	Mackeys Road	Churchill	282
8.	Churchill Cigar	Monash Way	Churchill	354
9.	Pine trees (Eel Hole Creek State School site)	Monash Way	Churchill	231
10.	Milking shed & stable	40 Walsh & Gibsons Road	Driffield	259
11.	Flynnstead State School No. 2944 (former)	Flynns Creek Road	Flynns Creek	239
12.	<i>Glengarry Mechanics' Institute & Free Library</i>	<i>1 Railway Avenue (corner Cairnbrook Road)</i>	<i>Glengarry</i>	324
13.	<i>St John's Church of England</i>	<i>3-5 Railway Avenue</i>	<i>Glengarry</i>	261
14.	House trees & outbuildings	1115 Traralgon-Maffra Road	Glengarry North	336
15.	Scarne (Christensen family homestead)	70 Christensen's Road	Glengarry West	397
16.	Glengarry West State School No. 4426 (former)	305 Glengarry West Road	Glengarry West	264
17.	Hazelwood homestead (Site)	Brodribb Road	Hazelwood	230

	Place	Street	Locality	ID
18.	Hazelwood Cemetery & Memorial Gates	Brodrribb Road & Yinnar Road	Hazelwood	223
19.	Morwell (Billy's Creek) Water Supply System	Braniff's Road	Jeeralang Junction	414
20.	Moe State School No. 2142	40-42 Albert Street	Moe	202
21.	Moe World War I Memorial	63-67 Albert Street	Moe	401
22.	Bofors anti-aircraft gun	Anzac Road (Between Albert and Haigh streets)	Moe	211
23.	St Andrew's Presbyterian Church	34 Fowler Street	Moe	444
24.	Moe Masonic Lodge No. 210 (former)	4 High Street	Moe	209
25.	House	9 High Street	Moe	293
26.	House	21 High Street	Moe	294
27.	Moe Uniting Church (former)	42-44 Langford Street	Moe	204
28.	Railway Station Oak tree	Lloyd Street	Moe	450
29.	Railway substation	Lloyd Street	Moe	449
30.	E.S.&A. Bank (former)	37 Lloyd Street	Moe	431
31.	Moe Magistrates Court	59 Lloyd Street	Moe	445
32.	<i>Tyrone (former)</i>	<i>064 Moore Street</i>	<i>Moe</i>	13
33.	<i>Stanleigh</i>	<i>074 Moore Street</i>	<i>Moe</i>	148
34.	Bailluel	121 Moore Street	Moe	1
35.	House	9 Railway Crescent	Moe	302
36.	House	26 Railway Crescent	Moe	304
37.	House	30 Ann Street	Morwell	75
38.	St Mary's Church of England (former)	Chapel Street	Morwell	357
39.	La Mode factory & garden (Former)	73-83 Church Street	Morwell	182
40.	Railway substation	Commercial Road	Morwell	451
41.	Commercial Road Primary School No. 2136	Commercial Road & Chapel Street	Morwell	187
42.	Colonial Bank of Australasia (former)	154 Commercial Road	Morwell	184
43.	New buildings	168 to 178 Commercial Road	Morwell	143
44.	Commonwealth Bank	200 Commercial Road	Morwell	428
45.	Morwell World War I memorial	Cnr. Elgin and Tarwin Streets	Morwell	387
46.	Presbyterian Manse (former)	42 Elgin Street	Morwell	74

	Place	Street	Locality	ID
47.	Our Lady of Dormition Greek Orthodox Church	42-44 Elgin Street	Morwell	195
48.	Morwell Masonic Temple	12 Hazelwood Road	Morwell	194
49.	House & former surgery	26 Hazelwood Road	Morwell	358
50.	House	28 Hazelwood Road	Morwell	77
51.	The Ascending Christ	8 Latrobe Road	Morwell	386
52.	Speechley & Ingram Organ	11 James Street	Morwell	373
53.	Jack Dwyers house	620 Maryvale (Alexanders) Road	Morwell	199
54.	Club Astoria	Maryvale Crescent	Morwell	190
55.	House	21 Maryvale Crescent	Morwell	76
56.	Washingtonia Palms	(off) Princes Drive	Morwell	323
57.	House & garden	103 Princes Drive	Morwell	17
58.	Morwell Post Office	209 Princes Drive	Morwell	432
59.	Shops	8-16 Tarwin Street	Morwell	420
60.	Airlie Bank	33 The Boulevard	Morwell	206
61.	Annis & George Bills' horse trough	Toner's Lane	Morwell	144
62.	Oak row	Toner's Lane	Morwell	319
63.	Canary Island Palm row	Travers Street	Morwell	320
64.	Newborough Public Hall	18 Balfour Street	Newborough	216
65.	Ukrainian Hall	20 Balfour Street	Newborough	218
66.	Mingara	175 Old Walhalla Road	Toongabbie	284
67.	St David's Church of England	10 Victoria Street	Toongabbie	325
68.	Traralgon Railway Station signal box (former)	Argyle Street	Traralgon	28
69.	House	17 Breed Street	Traralgon	33
70.	Traralgon Old Cemetery	Cemetery Lane	Traralgon	247
71.	St Michael's Church	57 Church Street	Traralgon	46
72.	House	104 Church Street	Traralgon	49
73.	Farmhouse	134 Dunbar Road	Traralgon	53
74.	Rodger's Buildings	13-17 Franklin Street	Traralgon	57
75.	Layton Bros. Store (former)	24-36 Franklin Street	Traralgon	58
76.	Butcher Shop	50 Franklin Street	Traralgon	59
77.	Chemist (former)	92-6 Franklin Street	Traralgon	82
78.	SEC Offices (former)	116 Franklin Street	Traralgon	84
79.	Ostlers House and Traralgon	171 Franklin Street	Traralgon	87

	Place	Street	Locality	ID
	(Ryans) Hotel			
80.	House	203 Franklin Street	Traralgon	88
81.	Grey Street Primary School No.3854	30-44. Grey Street	Traralgon	94
82.	House	62 Grey Street	Traralgon	96
83.	House	76 Grey Street	Traralgon	97
84.	Traralgon Park (former)	21 Hedges Avenue & 5 Windsor Court	Traralgon	32
85.	House	2 Henry Street	Traralgon	100
86.	House	19 Henry Street	Traralgon	106
87.	Thus Kaner	34 Henry Street	Traralgon	107
88.	Water tower	40A Henry Street	Traralgon	99
89.	Taversham	17 Hickox Street	Traralgon	113
90.	Lilitree	59 Hickox Street	Traralgon	114
91.	Roland Hill Building	76-84 Hotham Street	Traralgon	115
92.	Cottage	10 Janette Street	Traralgon	117
93.	Cottage	11-13 Janette Street	Traralgon	118
94.	Elm Memorial Avenue & War Memorial	Kay Street	Traralgon	119
95.	Hillcrest	93 Kay Street	Traralgon	125
96.	House	9 Mabel Street	Traralgon	133
97.	George Bolton Eagle Grave	Marshall's Road	Traralgon	238
98.	House & shop	18 Moore Street	Traralgon	136
99.	Cumnock	46 Moore Street	Traralgon	138
100.	House	70 Moore Street	Traralgon	142
101.	House	7 Munro Street	Traralgon	149
102.	House	19 Munro Street	Traralgon	150
103.	Star Hotel	Peterkin Street	Traralgon	417
104.	Infant Smythe burial site	9-13 Princes Street	Traralgon	152
105.	House	96 Princes Street	Traralgon	155
106.	Strzelecki Memorial	495 (opp.) Princes Highway	Traralgon	234
107.	Traralgon Railway Station complex	14-16 Queens Parade	Traralgon	156
108.	Drill Hall (Former)	40-50 Queens Parade	Traralgon	159
109.	House	14 Roseneath Street	Traralgon	163
110.	Danora (former)	135 Seymour Street	Traralgon	168

Place	Street	Locality	ID
111. Hazel-lyn	5 Shakespeare Street	Traralgon	169
112. Latrobe River Railway Bridge	(off) Traralgon-Maffra Road	Traralgon	427
113. The Sandbank Picnic Reserve	Traralgon-Tyers Road	Traralgon	240
114. The Bluff Causeway Bridge	Traralgon-Tyers Road	Traralgon	245
115. Tyers Community Hall	3 Mount Hope Road	Tyers	67
116. H.J. Saunders Sawmill Social Hall (former)	3 Mount Hope Road	Tyers	68
117. Traralgon Water Supply System	Off Traralgon-Tyers Road	Tyers	70
118. Yallourn Cemetery	Haunted Hills Road	Yallourn	438
119. Yallourn North Kindergarten	39 Carmel Street	Yallourn North	446
120. Yallourn North Camp Recreation Hall (former)	Cnr. Old Brown Coal Mine Road & School Avenue	Yallourn North	280
121. St James' Anglican Church	2 Reserve Road	Yallourn North	329
122. St Brigid's Catholic Church	11 Reserve Road	Yallourn North	433
123. Burn Brae	Hazelwood Estate Road	Yinnar	370
124. Yinnar War Memorial & Scouts Oak	Main Street	Yinnar	253
125. Yinnar Methodist Church (former)	22 to 24 Main Street	Yinnar	252
126. <i>Our Lady of Good Counsel Catholic Church</i>	<i>74 Main Street</i>	<i>Yinnar</i>	<i>258</i>
127. Koorngal	180 Macfarlane Road	Yinnar	256
128. Middle Creek Church of England	320 Middle Creek Road	Yinnar South	297
129. Horseshoe Vale	67 Miss Bond's Road	Yinnar	221
130. Scrubby Forest	13 Scrubby Forest Road	Yinnar	255

A.1.2 Heritage precincts

The places shown in *italics* are of individual local significance, however, as they do not trigger any of the additional controls in the HO schedule they should be included in HO as part of the precinct of which they form a part.

They should be added to the HO as individual places only if the HO for the precinct is not implemented.

	Place	Street	Locality	ID
1.	Precinct - Glengarry township	Cairnbrook Road, Main Street and Railway Avenue	Glengarry	314
	<i>Glengarry Avenue of Honour</i>	<i>Cairnbrook Road</i>	<i>Glengarry</i>	367
	<i>Glengarry Recreation Reserve Memorial Gates and trees</i>	<i>Cairnbrook Road</i>	<i>Glengarry</i>	368
	<i>House</i>	<i>40 Cairnbrook Road</i>	<i>Glengarry</i>	365
	<i>Glengarry Primary School No. 2888</i>	<i>41-45 Cairnbrook Road</i>	<i>Glengarry</i>	263
	<i>Glengarry Uniting Church</i>	<i>47 Cairnbrook Road</i>	<i>Glengarry</i>	366
	<i>St Columbkille's Catholic Church</i>	<i>50-54 Cairnbrook Road</i>	<i>Glengarry</i>	324
2.	Precinct – Old Gipps town (Gippsland Heritage Park)	211 Lloyd Street	Moe	448
	<i>Bushy Park</i>	<i>As above</i>	<i>Moe</i>	242
	<i>Meeniyan National Bank (Former)</i>	<i>As above</i>	<i>Moe</i>	270
	<i>Narracan Mechanic's Institute</i>	<i>As above</i>	<i>Moe</i>	269
	<i>Yallourn House (Doctor's residence)</i>	<i>As above</i>	<i>Moe</i>	272
3.	Precinct - Langford Street	7-29 Langford Street	Moe	311
	<i>House</i>	<i>19 Langford Street</i>	<i>Moe</i>	200
4.	Precinct - Moore Street (Moe)	35-55 & 64-78 Moore Street	Moe	20
	<i>Moe Bush Nursing Hospital (former)</i>	<i>070 Moore Street</i>	<i>Moe</i>	200
5.	Precinct – Toongabbie township	Cowen, King & Main streets and Stringer Road	Toongabbie	447
6.	Precinct – Anderson Street	4-20 & 7-19 Anderson Street & 88-94 Breed St	Traralgon	457
7.	Precinct - Bridges Avenue	3-21 & 4-16 Bridges Avenue	Traralgon	379
	<i>House</i>	<i>13 Bridges Avenue</i>	<i>Traralgon</i>	42
	<i>House</i>	<i>21 Bridges Avenue</i>	<i>Traralgon</i>	43
8.	Precinct – Gordon Crescent	85, 87, 90 & 93 Church Street and 20-28 & 23-25 Gordon Crescent	Traralgon	458

	Place	Street	Locality	ID
9.	Precinct - Henry Street	8-14 Henry Street	Traralgon	378
10.	Precinct – Traralgon Railway Residential	Queens Parade, Coates, Collins, Curran, Meredith, Morrison and Shakespeare streets	Traralgon	383
	<i>Etheldale</i>	<i>39 Queens Parade</i>	<i>Traralgon</i>	51
	<i>Ewington</i>	<i>35 Shakespeare Street</i>	<i>Traralgon</i>	170
	<i>House</i>	<i>50 Shakespeare Street</i>	<i>Traralgon</i>	174
11.	Precinct - APM Senior Staff Houses	93-99 Grey Street, and 76 & 78 Kay Street	Traralgon	380
	<i>House</i>	<i>93 Grey Street</i>	<i>Traralgon</i>	98
	<i>House</i>	<i>76 Kay Street</i>	<i>Traralgon</i>	123
	<i>House</i>	<i>78 Kay Street</i>	<i>Traralgon</i>	124
12.	Precinct – Moore Street	47-61 & 48-60 Moore Street	Traralgon	381
13.	Precinct – Thomas Street	1-7 & 2-6 Thomas Street and 63 Queens Parade	Traralgon	382
14.	Precinct - Yinnar township	32-78 Main Street	Yinnar	19
	<i>Yinnar Railway Station</i>	<i>Main Street</i>	<i>Yinnar</i>	257
	<i>Yinnar & District Butter Factory</i>	<i>Main Street</i>	<i>Yinnar</i>	254

A.2 Potential Local Significance

A.2.1 Individual places and precincts

	Place	Street	Locality	ID
1.	Shops	1-5 Austin & 16 Duke St	Boolarra	364
2.	Club Hotel (former)	20A Duke Street	Boolarra	348
3.	Trees at site of Hazelwood South State School	Monash Way & 3 Caroola Crescent	Churchill	429
4.	Riversdale	45 Black Tank Road	Glengarry	
5.	Soldier Settler farm complex	1032 Hazelwood Estate Road	Hazelwood	398
6.	Hackford House	Traralgon Creek Road	Koornalla	246
7.	APM complex	Maryvale Road	Maryvale	267
8.	Precinct- APM Staff houses	1-17 & 2-18 Botany Street, 2-18 Booth Street, 2-12 & 11-31 Fairfield Street, 297-309 Princes Street, 21-47 & 22-28 Spry Street, 1-15 & 12-32 Vincent Street	Morwell	317
9.	Precinct – HCV Estate	20-30 Collins St, 69 Church St, 11-17 & 12-18 Fleming St & 1-15 & 2-16 New Street	Morwell	
10.	Conlan's Club Hotel (Former)	192 Commercial Road	Morwell	183
11.	Lionel Rose centre	7-13 Buckley Street	Morwell	405
12.	Morwell Water Tower	Cnr. Savige Street and Vincent Road	Morwell	147
13.	Houses	38 & 40 Hazelwood Road	Morwell	390 391
14.	Morwell Reservoir (Billy's Creek System)	Ridge Road	Morwell	454
15.	Sir John Monash Memorial	Ridge Road	Morwell	
16.	House	59 Tarwin Street	Morwell	
17.	House	13 Wallace Street	Morwell	422
18.	Precinct - Newborough commercial	Rutherglen Road	Newborough	455
19.	William Moore house	145 Humphrey Road	Toongabbie	
20.	Houses	57 & 61 Main St	Toongabbie	
21.	House	19-21 Stringer Road	Toongabbie	456
22.	Toongabbie Cemetery	Traralgon-Maffra Road	Toongabbie	64
23.	Victory & Newman Parks	Argyle Street	Traralgon	

	Place	Street	Locality	ID
24.	Motor Garage	1 Church Street	Traralgon	
25.	Farmhouse & outbuildings	Clarke's Road	Traralgon	
26.	House	59 Henry Street	Traralgon	
27.	Burnet Park	Hickox Street	Traralgon	111
28.	Houses	61, 63 & 69 Loch Park Road	Traralgon	
29.	Hollydale trees	Princes Highway	Traralgon	
30.	Shearing shed at 'The Homestead'	Traralgon Creek Road?	Traralgon	
31.	Houses & outbuildings	116 Traralgon Creek Road	Traralgon	
32.	Tyers Lime Kiln ruins	(end) W.3 Forest Track	Tyers	283
33.	House	19-21 Stringer Road	Toongabbie	456
34.	Holy Trinity Free Serbian Orthodox	183 North Road	Yallourn North	250
35.	House (Wicks family)	Creamery Road	Yinnar	313
36.	Concrete silo	Hazelwood Estate Road	Yinnar	290
37.	Yinnar South Primary School	30 Brewster's Road	Yinnar South	452
38.	Riverdale & Drumrossie	Middle Creek Road	Yinnar South	425

A.2.2 Power generation and brown coal places

These places should be considered in the context of a state-wide heritage study of electricity generation.

	Place	Street	Locality	ID
1.	Hazelwood Power Station complex	Brodribb Road	Morwell	275
2.	Hazelwood Pondage	Brodribb Road	Morwell	415
3.	Morwell Briquette Factory & Power Station (Energy Brix Australia)	Commercial Road	Morwell	274
4.	Australian Char Company	Monash Way	Morwell	273
5.	Lurgi Coal Gasification Plant		Morwell	
6.	Loy Yang Power Station complex		Traralgon South	339
7.	Lake Narracan (Yallourn Storage Dam)	South Shore Road	Yallourn Nth	330
8.	Yallourn Weir	Latrobe River Road	Yallourn Nth	413
9.	Brown Coal Mine Power Generator		Yallourn	453

NOTE: The above list includes key places associated with power generation. It does not include other related infrastructure such as railway lines, roads and objects such as the former coal dredger and coal trucks now on display near Powerworks, Morwell.

A.3 Not significant

These places and precincts have been assessed and found not to meet the threshold for local significance. No further action required.

	Place	Street	Locality	ID
1.	Churchill Town Layout		Churchill	355
2.	Glenfarm homestead	100 Cairnbrook Road	Glengarry	372
3.	Oakenshaw homestead	175 Chappels Road	Glengarry North	
4.	Lynchville Homestead	105 Riggals Road	Glengarry North	
5.	House	40 Homestead Road	Hazelwood	265
6.	House	15 High Street	Moe	5
7.	House	20 High Street	Moe	208
8.	House	38 High Street	Moe	6
9.	House	42 High Street	Moe	7
10.	House	44 High Street	Moe	
11.	House	6 Linton Avenue	Moe	12
12.	Moe Hotel	41 Lloyd Street	Moe	207
13.	House, fence & garden	155 Lloyd Street	Moe	18
14.	Moe Reformed Church	Luke Street	Moe	217
15.	Moe District Girl Guides Hall	Moore Street	Moe	310
16.	House	2 Railway Crescent	Moe	332
17.	House	7 Railway Crescent	Moe	303
18.	Houses	16-20 Railway Crescent	Moe	305
19.	House	14 Reservoir Road	Moe	9
20.	Bindarring	Saviges Road	Moe	15
21.	House	1 Somerville Court	Moe	309
22.	Morwell Bridge		Morwell	376
23.	Houses	9 & 11 Ann Street	Morwell	388 389
24.	Sugar Gum Row	Catherine Street	Morwell	343
25.	Morwell Town Common	Chapel Street	Morwell	198
26.	House	114 Commercial Road	Morwell	71
27.	House	120 Commercial Road	Morwell	72
28.	House	124 Commercial Road	Morwell	73
29.	Houses	15 & 16 Elgin Street	Morwell	395 396

	Place	Street	Locality	ID
30.	House	14 Hazelwood Road	Morwell	393
31.	House	46 Hazelwood Road	Morwell	392
32.	Pin Oak Row	Helen Street	Morwell	
33.	House	153 Helen Street	Morwell	79
34.	Keegan Street Oval	Keegan Street	Morwell	145
35.	House	56 Latrobe Road	Morwell	345
36.	House	101 Princes Drive	Morwell	394
37.	Recreation Reserve	Traver's Lane	Morwell	191
38.	Precinct - SEC Newborough East Housing Estate	Eastern Avenue, Western Avenue, Old Sale Road	Newborough	219
39.	Precinct - SEC Newborough North Housing Estate	Northern Avenue, Southwell Road, Old Sale Road	Newborough	220
40.	Hostel/Flats	1 Law Street	Newborough	439
41.	Lemon Scented Gum	Cowan Street	Toongabbie	334
42.	House	27 Albert Street	Traralgon	
43.	Precinct – Allard Street	1, 7, 15 & 23 Allard Street	Traralgon	
44.	House	3 Amy Street	Traralgon	
45.	House	19 Breed Street	Traralgon	
46.	House	63 Breed Street	Traralgon	
47.	House	105 Breed Street	Traralgon	
48.	House	1 Byron Street	Traralgon	
49.	House	34 Campbell Street	Traralgon	
50.	House	99 Church Street	Traralgon	
51.	House	5 Ethel Street	Traralgon	
52.	House	13 Ethel Street	Traralgon	
53.	Precinct - Franklin & Kay Street	Franklin Street and Kay Street	Traralgon	384
54.	Shops	47-49 Franklin Street	Traralgon	
55.	Traralgon Newsagent (former Coles Store)	51-53 Franklin Street	Traralgon	
56.	Chenhall Shops (former)	56-58 Franklin Street	Traralgon	
57.	Crown Hotel	66-72 Franklin Street	Traralgon	
58.	Shop	101 Franklin Street	Traralgon	
59.	Gippsland Trading Co. (former)	136 to 144 Franklin Street	Traralgon	85
60.	House	9 George Street	Traralgon	
61.	House	20 Gordon Street	Traralgon	

	Place	Street	Locality	ID
62.	Valley Picture Theatre (former)	29 Grey Street	Traralgon	
63.	Blundell Hall (former)	151 Grey Street	Traralgon	
64.	House	43 Henry Street	Traralgon	
65.	Littlewood	45 Henry Street	Traralgon	
66.	House	9 Hyde Park Road	Traralgon	
67.	Police Station	17 Kay Street	Traralgon	
68.	House	105 Kay Street	Traralgon	
69.	House	2 Loch Park Road	Traralgon	128
70.	House	18 Loch Park Road	Traralgon	
71.	House	49 Mabel Street	Traralgon	418
72.	House	6 Moore Street	Traralgon	
73.	House	20 Moore Street	Traralgon	
74.	House	69 Moore Street	Traralgon	
75.	House	23 Munro Street	Traralgon	
76.	Traralgon Methodist Church (former)	51-57 Post Office Place	Traralgon	30
77.	House	47-9 Princes Street	Traralgon	
78.	Royal Exchange Hotel	64 Princes Street	Traralgon	
79.	House	6 Roseneath Street	Traralgon	
80.	House	13 Seymour Street	Traralgon	
81.	House	6 Tennyson Street	Traralgon	
82.	Petersen Lookout (Also known as Tyers River Gorge)		Tyers	281
83.	Tyers Primary School		Tyers	
84.	House	65 Archbolds Lane	Tyers	441
85.	House	135 Archbolds Lane	Tyers	440
86.	Sportsmans Arms Hotel (Site)	Traralgon-Tyers Road	Tyers	233
87.	Shed	770 (opp.) Brown Coal Mine Road	Tyers	328
88.	House	846 Brown Coal Mine Road	Tyers	
89.	Aberdare	685 Brown Coal Mine Road	Yallourn North	326

A.4 Demolished or removed

These are places where the buildings or features have been demolished or removed since the completion of the 2005 Study. No further action required.

	Place	Street	Locality	ID
1.	Binishell	Northways Road	Churchill	
2.	APM Staff Hostel (former)	237 Princes Drive	Morwell	2
3.	Slab Dairy at Fernhill		Traralgon	248
4.	House	52 Argyle Street	Traralgon	
5.	Cottage	72 Breed Street	Traralgon	71
6.	House	15 Henry Street	Traralgon	
7.	Ikin Garage	1-3 Post Office Place	Traralgon	29
8.	Bunya Bunya Pine	51-7 Post Office Place	Traralgon	426
9.	House	16 Roseneath Street	Traralgon	
10.	House	11 Seymour Street	Traralgon	165
11.	House	129 Seymour Street	Traralgon	167

APPENDIX B – CONSERVATION STRATEGY

Overview

Latrobe City has a rich and diverse cultural heritage that illustrates the occupation and settlement of the land by Aboriginal and European communities. This unique and diverse history is reflected in the heritage places that have been identified by the *Latrobe City Heritage Study 2010*, which incorporates the findings of two previous studies; *Traralgon Heritage Study 1992* and the *Latrobe Heritage Study 1991*.

The cultural heritage of Latrobe City is highly valued by the local community and there is support for the protection and conservation of heritage places and precincts. While attention has traditionally been focussed upon nineteenth or early twentieth century heritage places, there is also recognition and awareness of the value and significance of more recent places such as post-war industrial sites in demonstrating important phases in the historical development of the municipality.

The heritage places include archaeological sites, township precincts, buildings, memorials, gardens, factories and trees. They have one thing in common:

These are places that are worth keeping, because they enrich our lives – by helping us to understand the past; by contributing to the richness of the present environment; and because we expect them to be of value to future generations.⁴

Purpose

The purpose of this conservation strategy is to identify how Latrobe City Council will ensure that the cultural heritage of the municipality is conserved for future generations. It provides objectives, and strategies and actions for implementation under four key headings:

- Protecting
- Managing
- Communicating
- Knowing

Element 1 – Protecting

Objective

- To ensure that the heritage of Latrobe City is protected by statutory controls and other practical means.

Strategies and actions for implementation

Council will protect the heritage places in Latrobe City by:

⁴ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.*

- Ensuring that all heritage places and precincts of local significance receive appropriate statutory protection in accordance with the relevant provisions of the Latrobe Planning Scheme.
- Nominating heritage places or precincts of potential State significance to Heritage Victoria for inclusion on the Victorian Heritage Register.
- Advising Heritage Victoria of sites that have potential archaeological significance.
- Advising Aboriginal Affairs Victoria and the appropriate indigenous communities or custodians of newly identified sites that have potential indigenous cultural heritage significance.
- Promoting the conservation of elements that contribute to the significance of a heritage place or precinct in accordance with the principles and procedures recommended by the *Australia ICOMOS Charter for Places of Cultural Significance* (the *Burra Charter*).
- Promoting new development that is compatible with heritage places, and will not have an adverse impact upon their significance.
- Ensuring that new development does not distort the evidence provided by the historic fabric by simply copying or reproducing historic styles or detailing.

Element 2 - Managing

Objective

- To ensure that management of heritage places will conserve or reveal rather diminish the significance of the place.
- To lead by example in the management of Council's own heritage assets.

Strategies and actions for implementation

Council will assist and support the owners and custodians of heritage places in the conservation and management of these places by:

- Engaging a Heritage Adviser on an 'as-needs' basis to assist in the assessment of planning applications for heritage places, and to provide limited advice and assistance to owners and occupiers of heritage places.
- Investigating opportunities for Council to provide limited financial assistance to owners and custodians of privately owned heritage places.
- Assisting the owner or custodian of a heritage place of local, State or National significance to seek funding for conservation actions through appropriate sources such as the *Public Heritage Program* administered by Heritage Victoria.
- Assisting indigenous communities and custodians to protect, conserve and manage indigenous cultural heritage places.
- Sponsoring 'Heritage Awards' to recognize outstanding contributions by individuals or organizations to the conservation of heritage in the municipality.
- Assisting owners to prepare Conservation Management Plans.

- Providing up-to-date information and advice to owners and occupiers about how to care for their heritage place
- Continuing to monitor and assess the effectiveness of heritage planning controls and policy.

Council will lead by example in the management of its own heritage places by:

- Undertaking regular maintenance to prevent deterioration.
- Undertaking works to conserve, restore or reconstruct significant fabric, as appropriate.
- Preparing Conservation Management Plans for Council owned or managed properties, where this is identified as a desirable action by the *Latrobe City Heritage Study 2010*.

Element 3 - Communicating

Objective

- To improve the understanding and appreciation of heritage throughout the municipality by Council, the community and other key stakeholders.
- To promote community awareness of the importance and value of the cultural heritage of Latrobe City.

Strategies and actions for implementation

Council will continue to improve community understanding and appreciation of heritage, throughout the municipality by:

- Making copies of the *Latrobe City Heritage Study 2010* available for purchase or viewing at local libraries and via the internet on Council's website.
- Seeking the assistance of Heritage Victoria to transfer the Latrobe Heritage Database to the HERMES system.
- Supporting the important role of the local historical societies and museums.
- Including references to cultural heritage as appropriate in tourism and other promotions of the city.
- Identifying and facilitating opportunities for interpretation of cultural heritage as appropriate.
- Encourage continuing historical research of heritage places and precincts and promoting their physical link with that history.
- Supporting and assisting education programs about heritage in local schools.
- Preparing a guide to promote the heritage of the municipality to local residents and tourists alike.
- Continuing to provide community access to a heritage adviser and make historical information readily available to the community.
- Establishing partnerships with historical societies to promote and research local history including indigenous heritage.

- Seeking advice from indigenous communities and custodians in conjunction with relevant authorities such as Aboriginal Affairs Victoria about the most appropriate ways to increase understanding, awareness and interpretation of their history and culture.
- Facilitating discussions between historical societies to determine current and future needs, long term sustainability and links with the broader community.
- Continuing the role of the libraries in the provision of local history services.
- Encouraging research, documentation and promotion of local community histories.
- Ensuring that Council's material history is professionally catalogued and photographed and that each item is annotated according to its heritage significance.
- Supporting and participating in the *Victorian Heritage Festival*, and using local festivals and events to increase community awareness of heritage in Latrobe City.
- Applying for funding for the publication of promotional material to increase awareness of heritage within the community.

Element 4 - Knowing

Objective

- To continuously improve the knowledge and understanding of the cultural heritage of Latrobe City.

Strategies and actions for implementation

Council will continuously improve the knowledge and understanding of the cultural heritage of Latrobe City by:

- Adopting the *Latrobe City Heritage Study 2010* as the key policy reference for the protection, conservation and management of post-contact cultural heritage places in Latrobe City.
- Reviewing and updating the *Latrobe City Heritage Study 2010* on a regular basis by:
 - Adding additional places of potential heritage significance to the Latrobe Heritage Database and assessing them as the need arises.
 - Undertaking further research about heritage places on an 'as needs' basis – for example, if an appeal is lodged that raises heritage issues.
 - Undertaking more strategic reviews at the same time as other major planning scheme reviews by Council – For example, at the time of the MSS review every 3 years.
- Seeking the assistance of Heritage Victoria in undertaking a heritage study of electricity generation in Victoria. This would include a thematic history and identify places of potential heritage significance.
- Undertaking further studies to identify, assess or document:
 - Places of potential local significance that were not assessed by the *Latrobe City Heritage Study 2010*, and any other places identified by the local community or others.

- Places of potential archaeological significance.
- Places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians, and relevant authorities such as Aboriginal Affairs Victoria.
- Cultural Landscapes.
- Continuing to communicate with community groups, residents and other individuals and organizations such as the National Trust of Australia (Victoria) about heritage places within the municipality.

APPENDIX C – PLANNING SCHEME AMENDMENT

C.1 LPPF changes

Municipal Strategic Statement

Clause 21.01-6 Heritage

- Replace text with following new text

Latrobe City has a rich and diverse cultural heritage that illustrates the how the landscape has been changed by indigenous and non-indigenous peoples. Gipps Land (now Gippsland) was the name given by the Colonial Government to the place, which was occupied by the Kurnai peoples for many thousands of years prior to European exploration and settlement.

The first non-indigenous people to visit Gippsland were explorers, such as Paul de Strzelecki. Pastoralists followed, occupying vast cattle runs, which were later broken up and sold as the land was opened up for selection. This in turn led to the development of agricultural industries such as grazing and dairying. Transport improvements such as the 1865 coach road and the Gippsland Railway in 1879 connected the region to markets and established the pattern of settlements around railway stations that was to endure well into the twentieth century. But the greatest change to the cultural landscape was to come in the twentieth century with the exploitation of the vast brown coal reserves that lay beneath the surface, which led to the creation of the industrial empire of the State Electricity Commission and the rise of major industries such as the Australian Paper Mills. In the space of 30 years – less than a generation - whole towns were born, while some disappeared, and others were changed forever.

Clause 21.02 Key Influences

- Add the following new sub-clause:

21.02-10 Heritage

The following key issues are relevant in relation to the conservation and management of heritage places:

- *The adverse impact upon the integrity and significance of heritage places by:*
 - *The incremental loss of heritage places throughout the municipality, which have no statutory protection.*
 - *Inappropriately designed new infill development, and poorly designed additions and alterations to heritage places that are unrelated in terms of its design, scale, materials, and form.*
 - *Deterioration due to neglect or poor management.*
- *Improving community awareness and understanding of the significance of twentieth century heritage, particularly industrial sites.*
- *Recognising that the significance of some heritage places such as industrial complexes is derived from their use and that change to significant fabric may be required to ensure this use remains viable.*

- *The cost of maintaining heritage places with particular management issues such as early timber or farm buildings.*
- *Former purpose-built industrial or farm buildings that are now redundant and are difficult to adapt or re-use.*

Clause 21.03 Vision - Strategic Framework

- In Clause 21.03-3 Strategic land use framework plan rename 'Environmental strategies' as 'Heritage & Environment strategies'.

Clause 21.04-3 Heritage

Replace the existing text with the following new text

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The cultural heritage of Latrobe City is highly valued by the local community and there is support for the protection and conservation of heritage places and precincts. While attention has traditionally been focussed upon nineteenth or early twentieth century heritage places, there is also recognition and awareness of the value and significance of more recent places such as post-war industrial sites in demonstrating important phases in the historical development of the municipality.

The heritage places include archaeological sites, township precincts, buildings, memorials, gardens, factories and trees. They have one thing in common:

These are places that are worth keeping, because they enrich our lives – by helping us to understand the past; by contributing to the richness of the present environment; and because we expect them to be of value to future generations.⁵

Element 1 – Protecting and conserving heritage places

Objective

- To ensure that the heritage of Latrobe City is protected by statutory controls and other practical means.

Strategies and actions for implementation

Council will protect and conserve the heritage places in Latrobe City by:

- Ensuring that all heritage places and precincts of local or State significance receive appropriate statutory protection in accordance with the relevant provisions of the Latrobe Planning Scheme.
- Undertaking further studies to identify, assess and document:

⁵ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.*

- Places of potential local significance that were identified but not assessed in detail by the *Latrobe City Heritage Study 2010*, and any other places identified by the local community or others.
- Places of potential archaeological significance throughout the municipality.
- Places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians, and relevant authorities such as Aboriginal Affairs Victoria.
- Cultural Landscapes.

Planning Scheme response

- Applying the Heritage Overlay to heritage places and precincts of local significance identified by the *Latrobe City Heritage Study 2010*, by Heritage Victoria or other relevant studies.
- Using the following, as appropriate, when considering an application to use or develop land within the Heritage Overlay:
 - The Heritage Policy at Clause 22.08, which provides guidance about how the discretion in the Heritage Overlay will be exercised by describing how a proposal will be considered and what will influence decision making.
 - The *Latrobe City Heritage Study 2010*, which provides an explanation of what is significant about a place and how and why it is significant.
 - *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007), which provides detailed guidelines for development and use of heritage places.

References

- *Latrobe City Heritage Study 2010*, which incorporates:
 - *Latrobe City Thematic Environmental History 2010*
 - *Latrobe City Heritage Study 2005*
 - *Traralgon Heritage Study 1992*
 - *Latrobe Heritage Study 1991*
- *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007)
- *Australia ICOMOS Charter for Places of Cultural Heritage Significance 1999* (the *Burra Charter*)

Local planning policies

Amendments to Clause 22.06 Urban Residential Land Development Policy

In Clause 22.06 Urban Residential Land Development Policy:

- Modify the third objective by adding new text as shown in italics:

To identify environmental features, *heritage places*, land uses and constraints which need to be considered in the development of land for urban purposes.

- Insert a new policy after the policies for Environment:

Heritage

Heritage places are to be conserved wherever possible. Consideration should be given to:

- Ensuring that the place retains sufficient land to provide a buffer from surrounding development.
- Ensuring that significant features (buildings, trees etc.) are retained on one lot.
- Ensuring that front elevations of key buildings such as dwellings face toward the street frontage of newly created lots and will be clearly visible from the street frontage.

- Add the following to Policy References:

Latrobe City Heritage Study 2010

New Clause 22.08 Heritage Policy

22.08 HERITAGE POLICY

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

Policy basis

This policy:

- implements the recommendations of the *Latrobe City Heritage Study 2010*.
- applies the SPPF provisions relating to heritage in clause 15.11 to local circumstances; and
- builds on the MSS objectives and strategies identified in clause 21.04-3, which identifies this local policy as one of the key tools to ensure that the cultural heritage of Latrobe City is protected, conserved and managed appropriately.

Objectives

- To conserve the distinctive and often unique historic characteristics that contributes to the individual identity of communities within Latrobe City and to the identity of the municipality as a whole.
- To ensure that the cultural significance of heritage places is not diminished by:
 - The loss of any fabric, which contributes to the significance of the heritage place or precinct.
 - Inappropriate new development.
- To promote the conservation of heritage places in accordance with the principles and procedures recommended by the *Burra Charter*.⁶
- To encourage a 'best practice' and more consistent approach to the conservation of heritage places that is based upon a clear understanding of the reasons for their significance.
- To ensure that new development is of the highest quality contemporary design that becomes a valued addition.

Policy

Definitions

The terms used in this policy are consistent with those defined by the *Burra Charter*. For the purposes of this policy, the following heritage place definitions apply:

- *Heritage Place*: A building (e.g., house, shop, factory etc), structure (e.g., memorial, bridge or tram poles), features (e.g., mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue,

⁶ The 'Burra Charter' is the short title given to the *Australia ICOMOS Charter for Places of Cultural Significance*, which has been widely accepted and adopted as the standard for heritage conservation practice in Australia.

group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or cultural heritage significance and its associated land.

- *Significant place*: A place (e.g., a building, structures, tree etc.) that has cultural heritage significance independent of its context. *Significant* places may also make a contribution to the significance of an area or precinct.
- *Contributory place*: A place or feature (e.g., buildings, structures, trees etc.) that contributes to the significance of an area or precinct.
- *Non-contributory place*: A place or feature (e.g., buildings, structures, trees etc.) that do not make a contribution to the significance of a Heritage Place. In some instances, a *Significant* place may be considered *Non-contributory* within a precinct. For example, an important Modernist house within a Victorian era precinct.

Exercising discretion

It is policy to:

- Conserve significant and contributory heritage places and in particular to, as appropriate:
 - support the maintenance and preservation of heritage places.
 - support the restoration or reconstruction of fabric where opportunities arise.
- Discourage the total demolition of Significant or Contributory heritage places unless it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
 - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of a Significant or Contributory place may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- Give preference to new development that, as appropriate, maintains and, where possible, enhances the setting of heritage places and the visual relationship between heritage places. This includes views of, and vistas to a heritage place from public places.
 - Encourage the removal of non-significant alterations or additions, particularly where this would assist in revealing the significance of the place.
 - Give preference to new development including alterations or additions to existing heritage places that:
 - Creatively interprets and responds positively to the historic context provided by the heritage place.
 - Is visually recessive and compatible in terms of its scale, siting, design, form and materials with the historic character and significance of the heritage place (including any associated building, trees or other significant elements).

- Does not distort the historic evidence provided by heritage places by simply copying or reproducing historic styles or detailing.
- Responds positively to special features such as views, vistas, mature vegetation and landmarks.
- Includes landscaping that will enhance the historic cultural landscape character of a heritage place.
- Support the replacement of non-contributory buildings with new development that responds more positively to the historic context provided by any nearby heritage place.
- Conserve historic public realm features such as basalt gutters, unmade roadside verges and mature street trees.
- Give preference to subdivision that is:
 - compatible with the historic subdivision pattern found in an area, and/or
 - maintains significant fabric associated with a heritage place on a single lot.
- Give preference to advertising signs in traditional forms and locations on buildings, and that are limited in number.
- Support the maintenance and management of significant trees in a manner that ensure that they will survive in good condition according to their normally expected lifespan.
- Ensure that any future development, or changes in immediate environmental conditions, adjacent to a significant tree will not have a detrimental impact upon the integrity and condition of the tree.

Information requirements

It is policy that the following information may be required to support an application, as appropriate:

- A report prepared by a suitably qualified heritage consultant, which assesses the impact of the application upon the significance of the heritage place. This report should:
 - As part of the Site Analysis, describe the significant elements of the place having regard to the relevant citation in the *Latrobe City Heritage Study 2010* and how these have been considered in the preparation of the application.
 - If the application includes demolition, an assessment of whether the fabric is significant and, if so, provides reasons why it is to be removed.
 - On the basis of the above, an assessment of how the application will affect the significance of the heritage place.

Note: It is possible that there may be significant fabric not specifically identified by the *Latrobe City Heritage Study 2010*. Any additional fabric identified should be noted and assessed as part of the report.

- A Conservation Management Plan prepared in accordance with the *Burra Charter* for large or complex sites, or for major alteration or additions to places that are individually cited in the *Latrobe City Heritage Study 2010*, or for any other application that the responsible authority considers to raise significant heritage issues.
- A report prepared by a suitably qualified consultant that assesses the structural condition of a heritage place and whether or not any defects can be repaired or mitigated.

- An archaeological survey and assessment prepared by a suitably qualified consultant, which assesses the impact of an application upon potential archaeological deposits on the site.
- A report prepared by a suitably qualified consultant, which assesses the impact of an application upon any significant trees.
- Where the trees or gardens on the site have been identified as significant, a landscaping plan prepared by a suitably qualified consultant, which demonstrates how landscaping on the site will respond to the cultural landscape character and setting of the heritage place.

Decision Guidelines

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

- The significance of the heritage place or precinct as described in the *Latrobe City Heritage Study 2010* or any other relevant study and whether the proposed buildings or works will adversely affect the cultural significance of the heritage place or precinct.
- Whether the application has responded to the relevant design suggestions in *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications*.
- Whether the proposed buildings or works will assist in the short or long term conservation of the place by:
 - maintaining, protecting, restoring, repairing or stabilizing significant fabric.
 - supporting the continued original use of the building by enabling it to be upgraded to meet present day requirements and standards, including improved energy efficiency.
 - implementing works in accordance with a Conservation Management Plan that has been prepared to the satisfaction of the responsible authority and any other relevant organization.
 - allowing an alternative use when the original use of the building is no longer viable, or in accordance with a Conservation Management Plan.
- Whether the proposed buildings or works will have an adverse effect upon a significant tree identified by the *Latrobe City Heritage Study 2010*, or any tree that contributes to the setting of a heritage place or precinct.

Policy references

- *Latrobe City Heritage Study 2010*, which incorporates:
 - *Latrobe City Thematic Environmental History 2010*
 - *Latrobe City Heritage Study 2005*
 - *Traralgon Heritage Study 1992*
 - *Latrobe Heritage Study 1991*
- *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007)
- *Australia ICOMOS Charter for Places of Cultural Heritage Significance 1999* (the *Burra Charter*)

C.2 Latrobe City HO Permit Exemptions incorporated plan

1 Application

These permit exemptions apply to places included within the Heritage Overlay as follows:

- Heritage precincts in the Residential 1 zone (Section 3.1)
- Individual heritage places in the Residential 1 or Township zone (Section 3.2)
- Individual heritage places in the Rural zone (Section 3.3)
- Old Gipps town, 211 Lloyd Street, Moe (Section 3.4)
- St Andrew's Presbyterian Church, 11 James Street, Morwell and St Mary's Church of England, 8 Latrobe Road, Morwell (Section 3.5)

2 Definitions

The following definitions apply:

Level	Significance
<i>Significant</i>	A <i>Significant</i> place is a single heritage place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a heritage precinct. <i>Significant</i> places will usually have a separate citation and statement of significance.
<i>Contributory</i>	A <i>Contributory</i> place contributes to the significance of a heritage precinct, but would not be significant on their own.
<i>Non-contributory</i>	<i>Non-contributory</i> places do not contribute to the significance of a heritage precinct. In some instances, a <i>Significant</i> place may be considered <i>Non-contributory</i> within a precinct. For example, an important Modernist house within a Victorian era precinct.
<i>Significant feature</i>	A significant feature is any feature (building, tree, structure etc.) that the <i>Latrobe City Heritage Study 2010</i> identifies as contributing to the significance of a heritage place.

Significant, *Contributory* and *Non-contributory* places within heritage precincts are shown on the precinct maps that form part of this incorporated plan.

3 No Planning Permit Required

3.1 Heritage precincts

This applies to the heritage precincts listed in Table 3.1, which are shown on the attached precinct maps.

Table 3.1 – Heritage precincts

Precinct	Locality	HO No.
Precinct - Glengarry township	Glengarry	TBA
Precinct - Langford Street	Moe	TBA

Precinct	Locality	HO No.
Precinct - Moore Street (Moe)	Moe	TBA
Precinct – Toongabbie township	Toongabbie	TBA
Precinct – Anderson Street	Traralgon	TBA
Precinct - Bridges Avenue	Traralgon	TBA
Precinct – Gordon Crescent	Traralgon	TBA
Precinct - Henry Street	Traralgon	TBA
Precinct – Traralgon Railway Residential	Traralgon	TBA
Precinct - APM Senior Staff Houses	Traralgon	TBA
Precinct – Moore Street (Traralgon)	Traralgon	TBA
Precinct – Thomas Street	Traralgon	TBA
Precinct - Yinnar township	Yinnar	TBA

Permit exemptions

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within the heritage precincts subject to the Heritage Overlay specified in Table 3.1:

- Demolition of a building or part of a building on a property shown as *Non-contributory* on the relevant precinct map.
- Routine maintenance to a building that would change the appearance of that building on a property shown as *Non-contributory* on the relevant precinct map.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property.
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard of any property.
- Construction of an extension to a building on a property shown as *Contributory* on the relevant precinct map provided that:
 - the building height¹ of the existing building is not exceeded;
 - the setback from the front wall of the building is not less than 4 metres and there is no change to the front wall or to a side wall within 4 metres from the front wall of the building; and
 - the setback from side boundaries is the same as or greater than the setback of the existing building.
- Construction of an extension to a building on a property shown as *Non contributory* on the relevant precinct map provided that:

- the building height⁷ of the existing building is not exceeded; and
- the setback from front or side boundaries is the same as or greater than the setback of the existing building.
- Construction of a front fence not more than 1.2m in height above natural ground level provided that this does not require the demolition of an existing front fence of a property shown as *Significant* on the relevant precinct map or identified as a *Significant feature* within the precinct.
- Demolition of side or rear fences on any property.
- Installation of lattice or trellis on side or rear fences on any property, provided this is not situated forward of the front wall of the building.
- Installation of domestic services normal to dwelling on any property that may be visible from a street or public park provided that the installation:
 - is not attached to the front wall of the building;
 - is not situated between the front wall of the building and the front property boundary;
 - if attached to the side wall of a building on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is setback not less than 4 metres from the front wall;
 - does not project above the highest point of the roof;
 - is not situated on that part of the roof that faces directly toward a street (including a side street); and
 - if situated on part of a roof that faces a side boundary on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is set back not less than 4 metres from the front wall of the building.
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard.

Glengarry township – tree controls

In the Glengarry Township, the permit requirement to remove, destroy or lop a tree applies only to the following significant trees:

- The Glengarry Avenue of Honour, comprises the trees situated within the road reserve along Cairnbrook Road.
- The mature trees within the grounds of the Glengarry Primary School specified in the citation for that place.
- The mature trees situated within the Glengarry Recreation Reserve.
- The mature Oak in front of the house at 40 Cairnbrook Road.
- The mature trees within the Glengarry Railway Station reserve on the east side of Main Street.

⁷ “Building height” as defined by Clause 72 General Terms in the Latrobe Planning Scheme.

3.2 Individual places in the Residential 1 Zone or Township Zone

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for individual heritage places within the Residential 1 Zone or Township Zone subject to the Heritage Overlay:

- Demolition of or alterations to a building that is not specified as a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of a property. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of a property. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction of a front fence not more than 1.2m in height above natural ground level provided that this does not require the demolition of an existing front fence that is identified as a *Significant feature*.
- Demolition of side or rear fences.
- Installation of lattice or trellis on side or rear fences, provided this is not situated forward of the front wall of the building.
- Installation of domestic services normal to dwelling that may be visible from a street or public park provided that the installation:
 - is not attached to the front wall of the building;
 - is not situated between the front wall of the building and the front property boundary;
 - if attached to the side wall of a building, it is setback not less than 4 metres from the front wall;
 - is not situated on that part of the roof that faces directly toward a street (including a side street);
 - does not project above the highest point of the roof; or
 - if situated on part of a roof that faces a side boundary, it is set back not less than 4 metres from the front wall of the building.
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

3.3 Individual places in rural zones

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for properties within the Farming Zone subject to the Heritage Overlay:

- Construction of a fence or demolition, removal or alteration of any fence.
- Demolition of or alterations to a building that is not a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Construction of a building provided that the building is no closer to a road than a *Significant feature* and is not less than 10 metres from any *Significant feature* on that property.
- Carrying out of works associated with a Section 1 use.
- Installation of plant and equipment associated with a Section 1 use. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Installation of plant or equipment associated with hot water services or central heating units provided that the equipment is not attached to a front façade of a building that is a *Significant feature*.
- Construction of equipment associated with a roof-mounted solar hot water system or satellite dish provided that the equipment is not situated on that part of the roof that faces directly toward a street or road.
- Replacement or installation of a domestic television aerial.
- Construction of a pool or associated fencing on any property. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

3.4 Old Gipps town

This applies to Old Gipps town at 211 Lloyd Street, Moe. Table 3.2 lists the *Significant* and *Contributory* places within Old Gipps town (Note: 'Loren' is included on the Victorian Heritage Register and so is not subject to this incorporated plan).

Table 3.2 – Old Gipps town Significant features

Name	Significance level
Bushy Park	Significant
Meeniyan National Bank (former)	Significant
Narracan Mechanic's Institute	Significant
Yallourn House (Doctor's residence)	Significant
Former Grey Street State School shelter shed	Contributory
Former Sunny Creek State School	Contributory
Former Moe Anglican Church	Contributory
Former Ripplebrook Slab kitchen	Contributory
Former Miner's Hut	Contributory

Name	Significance level
Coach House/Shed	Contributory
Livery Stables	Contributory
Bootmaker/Saddlery	Contributory
Former Maffra Police Station	Contributory
Former police station lockup	Contributory
Calegero	Contributory
Former Ashdale farmhouse	Contributory
Former Ashdale shearing shed	Contributory
Former Tynong Hall	Contributory
Former Narracan General Store	Contributory
Former Solicitor's office	Contributory
Former Neerim Post Office	Contributory
Former Cobb & Co Coach Inn	Contributory
Former Railway Goods Shed	Contributory

Permit exemptions

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within Old Gippstown, 211 Lloyd Street subject to the Heritage Overlay:

- Demolition of a building or part of a building other than the *Significant* and *Contributory* buildings listed in Table 3.2.
- Routine maintenance to a building that would change the appearance of that building other than the *Significant* and *Contributory* buildings listed in Table 3.2.
- Alterations or additions to a building other than the *Significant* and *Contributory* buildings listed in Table 3.2.
- Construction of a building.
- Construction or demolition of a fence.
- Installation of plant or equipment provided it is not attached to any of the *Significant* or *Contributory* buildings listed in Table 3.2.

3.5 St Andrew's Presbyterian Church and St Mary's Church of England

This applies to St Andrew's Presbyterian Church, 11 James Street, Morwell and St Mary's Church of England, 8 Latrobe Road, Morwell. Significant features are listed in Table 3.3.

Table 3.3 – Significant features

Name	Significant feature
St Andrew's Presbyterian Church, 11 James Street, Morwell	Speechley and Ingram Organ
St Mary's Church of England, 8 Latrobe Road, Morwell	The Ascending Christ/The Ascension

Permit exemptions

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within St Andrew's Presbyterian Church, 11 James Street, Morwell and St Mary's Church of England, 8 Latrobe Road, Morwell subject to the Heritage Overlay:

- Part demolition of a building provided that it does not require or result in the removal, destruction or alteration of a *Significant feature* listed in Table 3.3.
- Internal alteration to a building, provided that it does not require or result in the removal, destruction or alteration of a *Significant feature* listed in Table 3.3.
- Routine maintenance to a building that would change the appearance of the building.
- External alterations or additions to a building.
- Construction of a building.
- Construction or demolition of a fence.
- Installation of plant or equipment.

APPENDIX D – RNE CRITERIA

Criterion A.4

Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

Criterion B.2

Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.

Criterion C.2

Importance for information contributing to a wider understanding of the history of human occupation of Australia.

Criterion D.2

Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)

Criterion E.1

Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

Criterion F.1

Importance for its technical, creative, design or artistic excellence, innovation or achievement.

Criterion G.1

Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.

Criterion H.1

Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.

APPENDIX E – LATROBE HERITAGE STUDY 2005

Format of study

The 2005 Study comprises the following volumes:

- *Volume 1: Latrobe City Thematic Environmental History.* This volume provides an explanation of the themes and activities that have been important in shaping the study area so as to provide a context to assist with the identification of heritage places that illustrate its rich cultural history.
- *Volume 2: Key Findings and Recommendations.* This volume provides an explanation of the key findings including a list of heritage places and precincts identified by the Study as well as a series of recommended actions and strategies that form the basis of a Heritage Strategy for Latrobe City. It should be read in conjunction with the other volumes of the Study, which are:
 - Places of potential significance identified by Study, which are recommended for detailed assessment in the future.
 - Places documented by the *Traralgon Heritage Study 1992*.
 - Places documented by the *Latrobe Heritage Study 1991*.
- *Volume 4: Traralgon Heritage Study Review 2005.* This volume contains the key findings of the review of the *Traralgon Heritage Study 1992* (which are also summarised in Volume 2), as well as the citations for heritage places and precincts of local significance within the former Traralgon City area.

Methodology

Project Management Plan

As part of the first stage of the Study a Project Management Plan was prepared that was approved by the Steering Committee. For each stage, the Plan set out key tasks and responsibilities, meetings to be held and key outputs to be achieved. The approach set out in the Plan was intended to ensure that the Study would:

- Achieve a good standard of documentation and assessment, and provide sound conservation advice to guide the on-going management of heritage places in accordance with statutory planning controls and policies in the Latrobe Planning Scheme.
- Actively engage the community so as to continue developing an appreciation of the City's rich and diverse heritage.

On this basis, the plan set out the detailed budget and timetable for the Study.

Identification, assessment & documentation

The specific tasks associated with this stage of the Study included:

- The identification of a priority list of places of potential local heritage significance.
- Field surveys.
- The assessment and documentation of places of local heritage significance.

This stage also included the key phase of community consultation in the form of the community heritage workshops, which encouraged the local community to actively participate in the Study by providing information and feedback about the places of potential local significance.

This task was undertaken concurrently with the preparation of the thematic environmental history. As described in Section 2.4, an initial task was the preparation of a list of the key historic themes that shaped the development of the municipality. This provided a context for the identification of places of potential heritage significance.

Finally, the Latrobe Heritage Database (LHD) was created, which contained place records for the places already identified. This included basic information such as name and address, plus any existing information known about the place.

Identification of priority places

The purpose of this task was to identify the places that would be the subject of detailed investigation including a site inspection and further research. The places listed by Latrobe City were reviewed first by the Steering Committee who identified:

- Places that had been demolished or significantly altered (to the extent that little historic fabric remained), which were deleted.
- Places of potential significance not previously identified, which were added to the above lists, as appropriate.

The revised lists were then reviewed using a series of selection criteria (For the list of criteria, refer to the Community Consultation section 2.3.4) at one community workshop to determine a final priority list of places for investigation. On this basis, final lists were prepared as follows:

- *High priority.* This list allowed for 35 places and 10 heritage precincts to be assessed by this Study in accordance with the study brief and budget.
- *Medium priority.* This included all other places of potential local significance assessed as medium priority using the selection criteria.
- *Low Priority.* This included the demolished or much altered places of local significance identified by previous studies, and places assessed as low priority using the selection criteria.

Field surveys

The field surveys included site inspections of all the heritage places of High priority and some of the places of Medium priority. No Low priority places were visited. It is important to note that comprehensive field surveys of the entire municipality were not carried out. However, any additional places identified during the site inspections associated with visiting the places on the priority list were noted and referred to the Steering Committee for consideration. The need to undertake detailed assessment of

any places so identified was determined in consultation with the Steering Committee having regard to the selection criteria (see below).

The sites were investigated in order of priority. Initially, only the sites of High priority were inspected. However, if the site inspection of a place revealed that the extant fabric was insufficient to meet the threshold for local significance then that place was not investigated further and the next place in order of priority (from the Medium list) was added to the list for investigation. As a consequence, many of the places of Medium priority were eventually investigated as well.

Assessment & documentation

The purpose of this task was to assess the cultural heritage significance of the place and determine whether it was of State or local significance, local interest or not significant. The assessment of significance was carried out in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999) using the RNE criteria. This task included:

- Detailed assessments of the High priority places that the field inspection confirmed were worthy of detailed research. As detailed below, this included historical and/or architectural research, and comparative analysis sufficient to determine the relative significance of each priority place using the thresholds of local or State significance.

The research undertaken generally included, as appropriate:

- A detailed physical survey. This was undertaken by Anne Napier, Katrina Dernelley, Karen Olsen and Jeremy Ash during November 2004. Further inspections were undertaken by Anne Napier during December 2004 and January-March 2005.
- An examination of primary sources such as municipal rate records, and other available Council records, Public Records Office Victoria (PROV) records, newspaper articles, maps collections and other archival material held by the State Library, information held by the Centre for Gippsland Studies at Monash University and land and property information held by Land Victoria.
- A review of secondary sources such as local histories, and historic research undertaken by other organisations such as Heritage Victoria and the National Trust of Australia (Victoria).
- Discussions with historical societies, property owners and others.
- A brief assessment of the places that the field inspection found did not meet the threshold for local significance. This usually included a brief description of the place and an explanation of the reasons why it did not meet the threshold – e.g. low integrity, no historic fabric etc.

Once the assessments were completed, the findings were entered into the LHD.

For places of local significance, citations were prepared for inclusion in the LHD, as appropriate, for each place in a manner that is sufficient to form a sound basis for protection in the Latrobe Planning Scheme or nomination to the Victorian Heritage Register or Victorian Heritage Inventory. Each place assessment included:

- A history (which included applying the themes identified by the *Latrobe City Thematic Environmental History*), description of significant fabric and comparative analysis for the place. The research for places and precincts was undertaken by Fiona Gruber with assistance from David Helms and Dr. Meredith Fletcher.

- Colour photographs and, where required, a layout plan showing contributory elements.
- A Statement of Significance, which describes *What* is Significant about the heritage place or precinct, *How* it is Significant, and *Why* it is Significant. This assessment is made having regard to the relevant RNE criteria.
- Conservation management objectives.
- Recommendations for statutory protection – e.g. Latrobe Planning Scheme, VHR, VHI, and/or interpretation or other actions.

For places considered to be of local interest that were not assessed in detail, a brief record was added to the LHD, which included all the information known about the place and outlined the reasons why it did not meet the threshold for local significance.

Community consultation

Community consultation undertaken as part of this stage of the Study included one community workshop held at Moe in late October 2004, which was attended by the Steering Committee, historical society members and other key stakeholders. The purpose of the workshop was to:

- Consider the draft list of historic themes and refine or modify as required.
- Assist in the preparation of the final priority list as described above.

With the assistance and guidance of the study consultants and the Steering Committee, workshop participants reviewed the historic themes and were asked to nominate places for investigation using the following selection criteria:

- Is the place associated with one of the key historic themes for the municipality in the *Latrobe City Thematic Environmental History*?
- Is the place, either individually or as a type, under threat from demolition or neglect in the municipality?
- Is the place, either individually or as a type, a rare example in the municipality? For example, is it the only example of a particular style or era of building? Is it the only remaining early building in a town or locality?
- Is the heritage item (whether it is a building, tree, or other feature) in good condition?
- If the heritage item is a building or structure, is it reasonably intact?
- Is there existing information that can be used to establish the significance of the place?

On this basis, a number of additional places of potential significance were identified and added to the list to be inspected during the field surveys. The draft historic themes were also endorsed.

Latrobe City Thematic Environmental History

The purpose of this stage of the Study was to prepare the *Latrobe City Thematic Environmental History*. The environmental history provides:

- A description of the historic themes that have been important in the development of the municipality in accordance with Heritage Victoria standards and requirements.

- A context to assist with the identification of heritage places that illustrate its rich cultural history.
- Information that will assist in the assessment of these places, particularly in relation to enabling comparative analysis.

The environmental history was prepared by Dr Meredith Fletcher with the assistance of Context and the Steering Committee. The preparation of the environmental history was undertaken as follows:

- The first step required undertaking a critical review of each of the existing histories prepared as part of the previous studies (listed in Section 1.1) to identify material that was suitable for incorporation in the environmental history, and to identify where further research is required to fill ‘gaps’ and to correct errors and omissions.
- Once this was done a draft list of historic themes was prepared for the consideration of the Steering Committee at its meeting in October 2004. This essentially formed the basis of the table of contents for the environmental history and was discussed further at the community workshop held in Moe in late October 2004 (refer to Section 2.3).
- Once the feedback from the Steering Committee and the community workshop was completed and feedback considered, the list of historic themes was finalised and work on the environmental history commenced in earnest. Some typical examples of draft chapters in the environmental history were completed by November 2004 for the consideration of the Steering Committee.
- The first draft of the Environmental History was completed by January 2005 and circulated to the Steering Committee for comment and feedback.

Traralgon Heritage Study 1992 Review

Purpose

The purpose of this task was to undertake a ‘desktop’ review of individual places of local significance identified by the *Traralgon Heritage Study 1992* in order to:

- Review the significance of the individual heritage places that the 1992 study assessed as being of individual local significance to determine whether this level of significance is still appropriate.
- Prioritise the places confirmed as being of local significance for future inclusion in the Heritage Overlay of the Latrobe Planning Scheme, and make recommendations as appropriate.

In addition, the brief required a detailed re-assessment of the significance of four of the residential heritage precincts identified by the 1992 study being APM Staff Housing (Kay Street and Grey Street), Bridges Avenue, Henry Street, and the Railway Avenue, Queens Parade and Shakespeare Street precincts.

The Brief did not require a review or re-assessment of the approximately 160 places of ‘contributory’ heritage significance or the other heritage precincts identified by the 1992 study.

Methodology

The ‘desktop’ review of the individual places of local significance was carried out on the basis of the existing information in the *Traralgon Heritage Study* (1992) and, in

accordance with the Brief, no further research or site inspection was carried out. In total, 152 places were assessed having regard to the significance of the place and the completeness of the information in the existing place citation. On this basis, places fell into one of the following categories:

- Local significance
- Potential local significance
- Contributory to precinct
- Local interest
- Insufficient information

The re-assessment of the four precincts was carried out in accordance with the methodology set out in Section 2.3 of this report for places of potential local significance.

Places and precincts of *local significance* are those that have adequate documentation in terms of Heritage Victoria guidelines, and the reasons for significance are clearly expressed and justifiable. Specifically, they fulfil one or more of the following broad criteria:

- They are of primary significance in the illustration of key themes in the *Latrobe City Thematic Environmental History* (draft 2005 – as prepared by this Study). They are key places in terms of representing the theme rather than simply representative.
- They are architecturally/aesthetically significant, particularly as a good/superior/unique example of their type. They have a high degree of integrity, particularly when compared to similar places.
- In many cases, they are rare examples of their type such as very early buildings.

They may also be places that are threatened by alteration or demolition, or simply from neglect.

Places of *potential local significance* are places where the existing documentation is inadequate to justify local significance and, for the majority, the 1992 study recommended that further investigation or research be carried out. In many cases, little or no historic research has been done. In some other cases (e.g. 'Traralgon Park') a more detailed physical inspection is required. Further assessment of these places would require comparative analysis to ensure an appropriate and proportional inclusion of places that represent the historical development of the whole municipality.

Places that are *contributory to a precinct* are within one of the heritage precincts/areas or heritage interest areas identified by the 1992 study. The significance of these places should be assessed as part of the review of these precincts. Some of these places may be of *potential local significance* as individual places, but would require further research to establish this.

Places of *local interest* are places that do not meet the threshold for individual local significance and are not situated within a precinct.

Finally there are places where the 1992 study contains *insufficient information* to enable a 'desktop' review to be completed. Usually this is because there is no image (or the image does not clearly show the whole of the place) or there is no citation for the property.

Conservation Strategy & final report

The purpose of this stage was to prepare a Conservation Strategy for Latrobe City, which would include the key recommendations of the final report. This required a review of the existing *Latrobe Municipal Strategic Statement* in light of the research and investigation undertaken as part of this Study and to make recommendations for appropriate changes. The Conservation Strategy would include:

- A list of the additional heritage places or precincts recommended for inclusion on the Victorian Heritage Register, Victorian Heritage Inventory or the Heritage Overlay of the Latrobe Planning Scheme.
- Policies for conservation of significant places, including specific recommendations applicable to each place and general recommendations relevant to particular types of places or circumstances. These have been prepared in a manner that is suitable for inclusion as local policies in the Latrobe Planning Scheme.
- Recommendations for a range of statutory and non-statutory actions and strategies. As required by the brief, these measures will identify opportunities for interpretation, community education, and support for owners of heritage places amongst other initiatives. They would be prepared in a manner that enabled them to be integrated into the Latrobe Planning Scheme as part of the Municipal Strategic Statement and, if appropriate, the Corporate Plan or Strategy for Latrobe City.
- Recommendations for future work.

A meeting was held on 8 March 2005 involving the Steering Committee, relevant Council officers and to discuss the draft findings of the Study and assist in identifying key issues and recommendations for the Heritage Strategy. Feedback received from the Council was then incorporated into this Final Report, as appropriate.

A final presentation of the key findings and recommendations of the Study was made to Council on 15 March 2005.

Study constraints

The budget for the Study only allowed for 35 individual places and 10 precincts to be assessed in detail, although in the end many more places were able to be assessed. Accordingly, many places of potential significance have been identified but not assessed in detail and will require assessment at a future stage.

As is usual for studies of this kind, the majority of places were only investigated externally. The brief for the study specifically excluded the identification and assessment of archaeological sites and, although some were identified by the Study (e.g. Hazelwood homestead site, O'Halloran and O'Hare homestead site at Mathison Park), a detailed survey of all archaeological features could not be carried out.

The rate records for the former Shire of Narracan (which includes places in and around Moe) are incomplete, with no records before c.1930 (they were apparently destroyed in a fire). This made research about early houses in this area quite difficult and further research may be desirable for some places.

APPENDIX F – CONDITION AND INTEGRITY

As noted in this report in the majority of cases buildings were only inspected externally and the time available did not allow a detailed inspection of the condition of all fabric and the categories listed in Table F.1 were applied, as relevant, to built structures on the basis of available information.

Accordingly, while the categories applied to the assessment of condition and integrity of places are considered to be generally accurate, they should be confirmed by further investigation. It is also noted that the condition or integrity of places may have changed since the place was last inspected.

Table F.1 – Condition and Integrity categories

Condition level	Comment
<i>Excellent</i>	The building has been well-maintained and there is evidence of recent conservation works such as repainting or replacement/repair of fabric. There is no apparent immediate need for repairs or maintenance.
<i>Good</i>	The building has been well-maintained and requires only minor repairs or maintenance rather than replacement of fabric.
<i>Fair</i>	While the building/feature has been maintained, some fabric may require routine maintenance such as re-painting and there may be a need for limited replacement of fabric. The building will appear to be structurally sound.
<i>Poor</i>	The building has not been maintained for some time and significant repair and replacement of extensive amounts fabric may be required. Structural failure may be evident.
<i>Ruinous</i>	The building will have deteriorated due to lack of maintenance or catastrophe and/or structural failure/collapse will have occurred. Not all fabric may survive.
Integrity level	Comment
<i>High</i>	<p>Main elevations (front and side) will be very intact, with only minor modifications that are reversible or that are consistent with the original detailing. Minor modifications may have been made to rear or secondary elevations. Most original features will remain intact and where changes have been made, they will generally be readily reversible and will require relatively minor reconstruction or restoration of missing fabric.</p> <p>This category may apply to some places where carefully considered additions have been made to a place and those additions have been assessed to contribute to the significance of the place. For example, the additions made to the Boolarra Primary School were in a sympathetic style.</p>
<i>Medium</i>	While the basic form and detailing of the building will remain a higher level of change will have occurred. Some original features will have been removed or changed. Some changes, while reversible, may require the complete reconstruction of fabric that has been removed. Some limited changes, which are not readily reversible (e.g. complete removal of chimney/s or replacement of windows with larger openings) may have occurred.

Integrity level	Comment
<i>Low</i>	The changes to the fabric are so substantial as to change the form and detailing of the building to the extent that it is difficult to understand and interpret the original appearance of the building. Most of the original fabric will have been removed or modified and very little of the external fabric has remained intact. Changes will not be readily reversible.

Latrobe City Heritage Study

Volume 3:

Heritage place & precinct citations

Amendment C14

July 2010

CONTEXT

**Prepared for
Latrobe City Council**

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Report Register

This report register documents the development and issue of the report entitled *Latrobe City Heritage Study: Volume 3: Heritage place & precinct citations* undertaken by Context Pty Ltd in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue date	Issued to
1079	1	Final	9 December 2008	Nathan Misiurka
1079	2	Final (HV corrections)	27 January 2009	Nathan Misiurka
1079	3	Amendment C14 update	29 July 2010	Nathan Misiurka

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INTRODUCTION

Overview

This *Heritage Place & Precinct Citations* report is Volume 3 of the *Latrobe City Heritage Study 2010* (the Study). It contains citations for all heritage places included in the Heritage Overlay (HO) of the Latrobe Planning Scheme. It should be read in conjunction with the other volumes of the Study, which are:

- *Volume 1: Latrobe City Thematic Environmental History*. This volume provides an explanation of the themes and activities that have been important in shaping the study area so as to provide a context to assist with the identification of heritage places that illustrate its rich cultural history. The heritage places are usually, but not always, associated with one of themes in the thematic environmental history.
- *Volume 2: Key Findings and Recommendations*. Volume 2 of the Study provides an explanation of the key findings including a list of heritage places and precincts identified by the Study as well as a series of recommended actions and strategies that form the basis of a Heritage Strategy for Latrobe City.

The citations for the places included in this volume are derived from the *Latrobe Heritage Study Hermes Database*. Some places are also on other registers such as the Victorian Heritage Register, the National Trust of Australia (Victoria) register and the Register of the National Estate, which may provide further information about the place.

Purpose

The rich and diverse historic cultural heritage of Latrobe City illustrates the historic use, development and occupation of the land since first contact. This history is demonstrated by a wide range of heritage places that include buildings and structures, monuments, trees and landscapes, and archaeological sites. They have one thing in common:

These are places that are worth keeping because they enrich our lives – by helping us to understand the past; by contributing to the richness of the present environment; and because we expect them to be of value to future generations. (The Burra Charter)

The 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 is to assist Council, property owners and managers 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 development application in accordance with the Latrobe Planning Scheme.

Terminology

The terms used throughout this report are consistent with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (1999). A glossary of key terms and their meanings is provided in Volume 2.

The following definitions apply to places within heritage precincts:

<i>Significant</i>	<p>A <i>Significant</i> place is a single heritage place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a heritage precinct.</p> <p><i>Significant</i> places will usually have a separate citation and statement of significance, which should be considered in addition to the precinct citation.</p>
<i>Contributory</i>	<p>A <i>Contributory</i> place contributes to the significance of a heritage precinct, but would not be significant on their own.</p>
<i>Non-contributory</i>	<p><i>Non-contributory</i> places do not contribute to the significance of a heritage precinct. In some instances, a <i>Significant</i> place may be considered <i>Non contributory</i> within a precinct. For example, an important Modernist house within a Victorian era precinct.</p>
<i>Significant feature</i>	<p>A <i>Significant Feature</i> is any feature (building, tree, structure etc.) that the <i>Latrobe City Heritage Study 2010</i> identifies as contributing to the significance of a heritage place.</p>

Amendment C14

This document was added as an incorporated document listed in Clause 81 of the Latrobe Planning Scheme by Amendment C14, which was adopted by Latrobe City Council on 21 June 2010.

HOW TO USE

Introduction

The citations in this report are listed by locality and use a standard report layout provided by the Latrobe Heritage Places Database. In summary, the citations explain the reasons why the places are significant and provide recommendations for future conservation and management. The information that will be relevant to most users is included under the following headings:

- Description
- History
- Statement of Significance
- Recommendations

The *Latrobe City Heritage Study. Volume 1: Thematic Environmental History* should also be considered as it provides important additional contextual information about the themes that were important in the historic development of the area. As noted in Volume 1 the heritage places or precincts of local significance will usually, but not always, be associated with one or more of the themes in the thematic environmental history.

As previously noted, places of local significance within a precinct (referred as *Significant* places) will usually have a separate citation and statement of significance, which should be considered in addition to the precinct citation.

NOTE:

While every effort has been made to ensure that the information contained in the citations is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in the citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works.

Description

This provides a description of all the surviving physical fabric (such as buildings, trees, fences, etc.) that illustrates the history of the place and contributes to its significance. It may also describe elements that are considered intrusive or non-contributory to significance. Note: Further investigation may be required as outlined above.

History

This provides a history of place on the basis of the information available at the time of that it was originally identified and assessed. It is not intended as a complete history of the place, but rather an outline of the key events and influences that shaped its development. For example, the history would not usually provide a description of all of

the owners of a place, but rather of those that were associated with key periods in its development, usually when it was first constructed or established, and when key changes or improvements were made. The extent of history depends on the availability of primary and secondary source material about a place.

Statement of significance

The statement of significance is based upon the information known about a place including its history and the surviving physical fabric that illustrates that history. On this basis, it seeks to describe the principal reasons for the significance of the place and is 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)

The citations in this Study use the Heritage Victoria format of ‘*What, How and Why*’, as follows:

- *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 of the values listed in ‘How’ with specific reference back to the features described in ‘What’. The statement/s describe how the place or precinct is considered to meet relevant RNE criteria, which are listed at the end of each statement.

Recommendations

This provides recommendations for inclusion to any statutory registers including:

- The Heritage Overlay of the Latrobe Planning Scheme.
- The Victorian Heritage Register or Victorian Heritage Inventory.

It also include general conservation objectives and guidelines for buildings (and trees, where relevant) to ensure that future use, development and management of the place or precinct is carried out in a manner that conserves (or minimises adverse impact upon) its significance.

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HO62	<i>House and former surgery</i> 26 Hazelwood Road, Morwell	357
HO63	<i>House</i> 28 Hazelwood Road, Morwell	361
HO64	<i>Speechly & Ingram Organ (St Andrew's Presbyterian Church)</i> 11 James Street, Morwell	365
HO65	<i>The Ascending Christ (St Mary's Church of England)</i> 8 Latrobe Road, Morwell	369
HO68	<i>Jack Dwyer's House</i> 620 Maryvale Road, Morwell	373
HO66	<i>Club Astoria</i> Maryvale Crescent, Morwell	377
HO67	<i>House</i> 21 Maryvale Crescent, Morwell	381
HO69	<i>Washingtonia Palms</i> (off) Princes Drive, Morwell	385
HO70	<i>House</i> 103 Princes Drive, Morwell	388

HO	Name	Page no.
HO71	<i>Morwell Post Office</i> 209 Princes Drove, Morwell	392
HO72	<i>Shops</i> 8-16 Tarwin Street, Morwell	396
HO73	<i>Airlie Bank</i> 33 The Boulevard, Morwell	400
HO75	<i>Oak row</i> Toner's Lane, Morwell	405
HO76	<i>Canary Island Palm row</i> Traver's Street, Morwell	409
	Newborough	
HO78	<i>Ukrainian Hall</i> 20 Balfour Street, Newborough	413
HO77	<i>Newborough Public Hall</i> 18 Balfour Street, Newborough	418
	Toongabbie	
HO2	<i>Edward Stringer Memorial</i> Hower Street, Toongabbie	422
HO1	<i>Mechanics' Institute and Library</i> 12-16 King Street, Toongabbie	VHR
HO80	<i>Mingarra</i> 175 Old Walhalla Road, Toongabbie	424
HO81	<i>St David's Church of England</i> 10 Victoria Street, Toongabbie	428
	Traralgon	
HO90	<i>Traralgon Railway Station Signal Box (former)</i> Argyle Street, Traralgon	432
HO91	<i>House</i> 17 Breed Street, Traralgon	436
HO83	<i>House</i> 13 Bridges Avenue, Traralgon	440
HO83	<i>House</i> 21 Bridges Avenue, Traralgon	444
HO92	<i>Traralgon Old Cemetery</i> Cemetery Lane, Traralgon	448
HO93	<i>St Michael's Church</i> 57 Church Street, Traralgon	452
HO94	<i>House</i> 104 Church Street, Traralgon	456

HO	Name	Page no.
HO95	<i>Farmhouse</i> 134 Dunbar Road, Traralgon	459
HO96	<i>Rodger's Buildings</i> 13-17 Franklin Street, Traralgon	463
HO97	<i>Layton Bros. Store (former)</i> 24-36 Franklin Street, Traralgon	467
HO98	<i>Butchers shop</i> 50 Franklin Street, Traralgon	472
HO100	<i>Chemist</i> 92-96 Franklin Street, Traralgon	475
HO99	<i>SEC offices (former)</i> 116 Franklin Street, Traralgon	480
HO4	<i>Traralgon Post Office & Court House</i> 161-69 Franklin Street, Traralgon	VHR
HO101	<i>Ostlers House & Traralgon (Ryans) Hotel</i> 171 Franklin Street, Traralgon	484
HO102	<i>House</i> 203 Franklin Street, Traralgon	488
HO103	<i>Grey Street Primary School No.3854</i> 30-44 Grey Street, Traralgon	492
HO104	<i>House</i> 62 Grey Street, Traralgon	497
HO105	<i>House</i> 76 Grey Street, Traralgon	500
HO86	<i>APM staff house</i> 93 Grey Street, Traralgon	503
HO106	<i>Traralgon Park</i> 21 Hedges Avenue & 5 Windsor Court	507
HO107	<i>House</i> 2 Henry Street, Traralgon	512
HO108	<i>House</i> 19 Henry Street, Traralgon	516
HO109	<i>Thus Kaner</i> 34 Henry Street, Traralgon	520
HO110	<i>Traralgon Service Reservoir (Water Tower)</i> 40A Henry Street, Traralgon	524
HO111	<i>Taversham</i> 17 Hickox Street, Traralgon	529
HO112	<i>Lilintree</i> 59 Hickox Street, Traralgon	534

HO	Name	Page no.
HO113	<i>Roland Hill Building (former)</i> 76-84 Hotham Street, Traralgon	537
HO114	<i>House</i> 10 Janette Street, Traralgon	542
HO115	<i>House</i> 11-13 Janette Street, Traralgon	545
HO116	<i>Elm Memorial Avenue & War Memorial</i> Kay Street, Traralgon	549
HO3	<i>St Andrew's Presbyterian Church (former)</i> 23 Kay Street, Traralgon	553
HO86	<i>APM staff house</i> 76 Kay Street, Traralgon	557
HO86	<i>APM staff house</i> 78 Kay Street, Traralgon	561
HO117	<i>Hillcrest</i> 93 Kay Street, Traralgon	565
HO118	<i>House</i> 9 Mabel Street, Traralgon	569
HO119	<i>George Bolton Eagle Grave site</i> Marshall's Road, Traralgon	573
HO120	<i>House & shop</i> 18 Moore Street, Traralgon	577
HO121	<i>Cumnock</i> 46 Moore Street, Traralgon	581
HO122	<i>House</i> 70 Moore Street, Traralgon	585
HO123	<i>House</i> 7 Munro Street, Traralgon	589
HO124	<i>House</i> 19 Munro Street, Traralgon	593
HO125	<i>Star Hotel (former)</i> Peterkin Street, Traralgon	597
HO9	<i>Azarole Hawthorn Tree</i> Victory Park, Traralgon	VHR
HO128	<i>Strzelecki Memorial</i> 495 (opp.) Princes Highway, Traralgon	601
HO126	<i>Infant Smythe Burial Site</i> 9-13 Princes Street, Traralgon	604
HO127	<i>House</i> 96 Princes Street, Traralgon	608

HO	Name	Page no.
HO7	<i>Traralgon Engine Shed and Turntable</i> Queens Parade, Traralgon	VHR
HO129	<i>Traralgon Railway Station complex</i> 14-16 Queens Parade, Traralgon	612
HO85	<i>Etheldale</i> 39 Queens Parade, Traralgon	618
HO130	<i>Drill Hall (former)</i> 40-50 Queens Parade, Traralgon	622
HO131	<i>House</i> 14 Roseneath Street, Traralgon	626
HO132	<i>Danora (former)</i> 135 Seymour Street, Traralgon	630
HO133	<i>Hazel-lyn</i> 5 Shakespeare Street, Traralgon	634
HO85	<i>Ewington</i> 35 Shakespeare Street, Traralgon	638
HO85	<i>House</i> 50 Shakespeare Street, Traralgon	642
HO134	<i>Latrobe River Railway Bridges</i> (off) Traralgon-Maffra Road, Traralgon	645
HO135	<i>The Bluff Causeway Bridge</i> Traralgon-Tyers Road, Traralgon	650
	Tyers	
HO136	<i>Tyers Mechanics' Institute & Public Hall</i> 3 Mount Hope Road, Tyers	655
HO136	<i>H.J. Saunders Sawmill Social Hall (former)</i> 3 Mount Hope Road, Tyers	659
HO137	<i>Sandbank Reserve</i> Traralgon-Tyers Road, Tyers	663
HO138	<i>Traralgon Water Supply System Pipe Bridge</i> (off) Tyers-Thomson Valley Road, Tyers	667
	Yallourn & Yallourn North	
HO140	<i>Yallourn Cemetery</i> Haunted Hills Road, Yallourn	671
HO139	<i>Yallourn North Infant Welfare Centre</i> 39 Carmel Street, Yallourn North	676
HO142	<i>St James' Anglican Church</i> 2 Reserve Road, Yallourn North	681
HO143	<i>St Brigid's Catholic Church</i> 11 Reserve Road, Yallourn North	686

HO	Name	Page no.
HO141	<i>Yallourn North Camp Recreation Hall (former)</i> Moe-Glengarry Road & School Avenue, Yallourn North	690
HO6	<i>Former Yallourn Power Station Administrative Building</i> Yallourn Drive, Yallourn North	VHR
Yinnar & Yinnar South		
HO145	<i>Burn Brae</i> Hazelwood Estate Road, Yinnar	694
HO 146	<i>Koorinal</i> 180 Macfarlane Road, Yinnar	699
HO147	<i>Yinnar War Memorial & Scouts Oak</i> Main Street, Yinnar	703
HO144	<i>Yinnar & District Butter Factory</i> Main Street, Yinnar	707
HO144	<i>Yinnar Railway Station</i> Main Street, Yinnar	711
HO148	<i>Yinnar Methodist Church (former)</i> 26 Main Street, Yinnar	717
HO149	<i>Our Lady of Good Counsel Catholic Church</i> 74-76 Main Street, Yinnar	721
HO152	<i>Scrubby Forest homestead</i> 13 Scrubby Forest Road, Yinnar	725
HO150	<i>Middle Creek (Holy Innocents) Church of England</i> 320 Middle Creek Road, Yinnar South	729
HO151	<i>Horseshoe Vale</i> 67 Miss Bonds Road, Yinnar South	733

PRECINCT CITATIONS

PRECINCT - GLENGARRY TOWNSHIP

Place No. 314

ADDRESS Cairnbrook Road, Main Street & Railway Avenue
Glengarry

Last Update 22/03/2010

HO No. /HO21



DESCRIPTION Glengarry is a small rural village. The precinct comprises the historic core of the township, which includes a number of late nineteenth and early twentieth century civic, commercial and residential buildings in Cairnbrook Road, Main Street, and Railway Avenue that illustrate the development of the township around the railway station up to the middle of the twentieth century. Standing at the Glengarry War Memorial, situated at the corner of Main Street and Cairnbrook Road, almost all of

the key township buildings are visible.

Cairnbrook Road is set within a wide road reservation that contains the World War II Avenue of Honour. Along this road are situated many of Glengarry's key community buildings and places including the Memorial Recreation Reserve, Glengarry Primary School, Glengarry Uniting Church, and St Columbkille's Catholic Church. Facing the Catholic Church, but actually situated in Railway Avenue, are the Glengarry Mechanics' Institute and St John's Church of England. Set back from the road is the former Glengarry Butter Factory complex, now a farm supplies depot. These buildings are all set back from the road, often with mature trees surrounding them. There are also three houses; The house at No. 40 dates from the late nineteenth century and is complemented by a magnificent Oak tree, while the adjacent house at No.42 and opposite at No. 49 are from the Edwardian or Inter-War period.

Main Street runs off Cairnbrook Road alongside the former rail reserve, which still contains the station building and platform. Along the west side of Main Street facing the station are early commercial buildings including the General Store, brick shops and the Glengarry Hotel. The railway reserve has been converted to a park.

The character of the township is derived from the buildings themselves as well as their spacious setting, and the direct visual relationship between almost all of the buildings and the former Glengarry Railway Station. While Glengarry township has grown considerably to the south of Cairnbrook Road and north of the recreation reserve the historic township core remains very intact today with few modern intrusions.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Buildings Landscape Tree/s
Designer		Builder	

HISTORY

First known as Toongabbie South, Eaglehawk and Latrobe, the district of Glengarry was opened for selection in 1865. When the Traralgon to Stratford railway line was built in 1883, the station just north of the Latrobe River was named Glengarry, adopting the name that Angus McMillan had given to the Latrobe River in 1840. Like many other towns, the railway station became the focus of the township and remained an important influence on its development until its closure in the late 1970s.

Set on the red gum plains, saw milling became a major occupation. Paving blocks, wooden wheel rims and building timber were sent to Melbourne from the Glengarry station. Dairying also became an important industry in the district, as well as grazing. First a creamery and then a butter factory and milk factory operated at Glengarry once again using the station to transport goods to market. Once the town was established, St John's Church was relocated from private property to a site in Railway Avenue.

The Glengarry Mechanics' Institute opened on a site adjacent to St John's in the late nineteenth century and was extensively re-built in 1929. Meanwhile, in Cairnbrook Road, the Glengarry School opened on a site to the south of the road in 1889 before moving to its present site in 1916. Also erected during the late nineteenth century were St Columbkille's Catholic church and the Glengarry Uniting Church.

A small commercial area developed in Main Street facing the railway station. By the interwar period, this boasted various shops, the post office as well as the Glengarry Hotel.

The importance of the town as a local service centre grew with closer settlement in the twentieth century. An estate to the west of Glengarry was subdivided for soldier settlement after the First World War and two more estates were subdivided after the Second World War. Dairying became the major occupation of the district and by the 1950s, 150 farms supplied the milk factory. The factory closed in 1973.

Close to Traralgon, Glengarry's population increased in the 1970s with people employed in the Latrobe Valley power industry moving to new subdivisions in the town and to live on acreages.

SOURCE

Creation Date c.1880-1950

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Glengarry township comprises a group of civic, commercial and residential buildings that illustrate the development of the township from the opening of the railway station in 1883 until the mid-twentieth century. Contributory places include:

- The Avenue of Honour
- The Recreation Reserve and memorial gates
- The Glengarry School and trees*
- The three churches*, two in Cairnbrook Road and one in Railway Avenue
- The Glengarry Mechanics' Institute*
- The house and Oak tree at 40 Cairnbrook Road*
- The former Butter and Milk factory in Cairbrook Road
- The World War I memorial
- The houses at 42 & 49 Cairnbrook Road and 7 Main Street
- The Butcher at 19 Main Street, the general store at 21-3 Main Street and the Hotel at 25-7 Main Street
- The Railway Station complex and reserve including the mature trees*

The areas of open or undeveloped space within the township are also important part of the landscape character as they enable visual connections between the key historic buildings including the 3 churches and the public hall and also recall the existence of the former railway.

*These places are individually significant and have a separate citation in this Study.

How is it significant?

The Glengarry township precinct is of local historic, and aesthetic significance to Latrobe City.

Why is it significant?

The Glengarry Township precinct is of local historic significance as a representative example of a town which was born and flourished as a result of the provision of railway services to the district after 1883, thus providing a hub for the local timber and dairy industries from that time. Its range of shops and other building types set on a wide street alignment epitomises small-town patterns of development in both Latrobe City as well as the broader Gippsland region. (RNE criteria A.4, D.2)

The Glengarry Township precinct is of aesthetic significance as a picturesque example of a small rural village. The aesthetic qualities of the town are derived from the core of early buildings gathered around the original railway station reserve, which still maintain a strong visual relationship to one another and to the station. Integral to the aesthetic significance of the precinct is the important grouping of civic and community buildings, around the intersection of Main Road, Cairnbrook Road and Railway Avenue and the mature trees including the Avenue of Honour. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO21		Recommended

Extent To the extent of properties as shown on the Glengarry Township precinct map in the Key

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.

4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).

6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

7. Conserve significant trees or other plantings (see below), and maintain a visual relationship

between the plantings and other significant features within the precinct.

8. Conserve or reveal views that contribute to the significance of the precinct.

9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species





REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

-  Precinct boundary
-  Contributory
-  Non-contributory
-  Significant



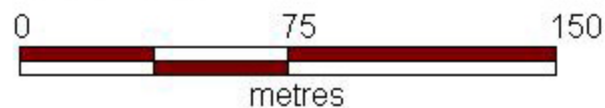
Data Source: VicMap Property 2008, Context Consultants PTY LTD

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PRECINCT - MOE, LANGFORD STREET

Place No. 311

ADDRESS 7 - 29 Langford Street
Moe

Last Update 21/03/2005

HO No. /HO, HO30



DESCRIPTION The Langford Street precinct comprises the odd-numbered properties at 7-29 Langford Street, Moe (south side only) It is a mid-century residential precinct comprising detached single storey houses from the interwar and postwar periods. The houses are detached, single storey and are usually asymmetrical in plan with complex hip and gable roofs. The houses are mix of weatherboard, with some brick or rendered. Front fences are low and some are original (e.g. No.

19). Notable houses include:

19 Langford Street

This is a cream brick triple-fronted house and attached garage constructed in a modern style and featuring detailing not common in Latrobe City. The hipped roof is clad with red terracotta tiles and features two elaborately detailed chimneys in the waterfall style. Glazed manganese bricks have been used extensively to cap the chimneys as well as the fence and window sills etc. The northwest corners of the house, garage and front fence all feature curved brickwork, achieved through the use of half bricks. Base walling is in a contrasting red brick and there is also contrasting brickwork above each of the window openings. The front porch consists of a cantilevered, flat-roofed quadrant with decorative wrought iron parapet above and also on the low balustrade. The base of the porch is faced with crazy patterned stonework. Windows are generally timber-framed double-hung sash, however, one of the most distinguishing features of this house is the multiple use of oeil-de-boeuf windows. The small round windows are aligned vertically in banks of three and are located either side of the main entrance door as well as on the eastern side of the house which faces onto a side street (Reservoir Road). The low brick front and side fence echoes the waterfall style in the manner that it follows the natural fall of the ground. A simple gabled-roof garage sits at the rear of the property. Given the age of the house, there is a notable lack of substance to the garden plantings, however this is probably a reflection of the attitudes and style of the period. Externally, the house is in original condition and it has been maintained to an excellent standard. The neighbouring house at No. 21 has a few similar features such as the contrasting brickwork, the use of glazed manganese bricks, chimney style, front fence, etc. and may well have been planned by the same designer as No 19. It is also in excellent and original condition, although the roof tiles appear to have either been replaced or spray-painted recently.

27 Langford Street

An Inter-war style house with hipped terracotta tiled roof. The side walls appear to be timber weatherboard although the front elevation is rendered. The otherwise plain front is broken by a projecting flat-roofed porch which also has a rendered finish to its walls and stepped parapet. Windows are projecting timber-framed double-hung sashes with wide timber architraves and mouldings. A plain rendered chimney with a simple, stepped detail is located on the front elevation whilst an unadorned brick chimney is located on the western end of the house. A double garage from a later date sits at the end of the gravel driveway which runs along the eastern boundary of the property. The front fence has low rendered brickwork piers of an unknown date with contemporary metal picket infill panels.

29 Langford Street

An Inter-War California Bungalow with a gabled terracotta tiled roof and timber weatherboard cladding to the walls. The rectangular plan features a gable roof running laterally across the block with a large gabled porch projecting perpendicular to the front elevation. The porch is supported by three tapered pylons with slab cappings, and has a rendered solid balustrade wall facing the street. Decoration is minimal, but the porch gable is broken by a rectangular window. There are two brick chimneys also without decoration. Windows are projecting timber-framed double-hung sashes with wide timber architraves and mouldings similar to those on No. 27. The garden includes mature plantings of large deciduous trees.

Contributory properties are Nos. 7, 9, 11, 13, 15, 19, 21, 23, 25, 27 and 29.

Langford Street compares with the Moore Street residential precinct in Moe. While most of the housing stock is of a similar era and it has a comparable level of integrity, Langford Street also provides evidence of the post-war boom in Moe.

Condition	Good	Integrity	High
Threats		Key elements	Buildings Fence/Gate/Wall
Designer		Builder	

HISTORY

THEMATIC CONTEXT

Much of the growth during the inter-war period in the study area was concentrated in the new town of Yallourn; however, the three main centres of Traralgon, Morwell and Moe, which were boosted by closer settlement of their hinterland and by the development of the SEC, each experienced periods of strong growth during the 1920s and 30s while the other smaller towns grew

slowly in the first decades of the twentieth century or began to decline in population. However, it was the opening of the APM mill complex in 1937 and massive expansion of the SEC after the Second World War that would have the most profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres, which each began to rival Sale for the role of 'Capital of Gippsland'. After experiencing years of decline, many of the smaller rural towns were also to find new life as dormitory suburbs serving the employment centres in the three towns that would soon become cities.

As at Morwell, closer settlement near Moe, in this case in the swamp land to the west stimulated growth as did the emerging role of Moe as a dormitory suburb for people who could not afford to live at Yallourn. As a result the population increased from 400 in the 1920s to 1000 by 1939. This trend continued after the Second World War when the SEC transformed the Latrobe Valley into an industrial region and designated that Moe would become a dormitory suburb for the SEC. From 1947 to the mid 1950s, the Housing Commission of Victoria built 1,500 homes in Moe, mainly south of the railway line, to house people coming to work at the rapidly expanding Yallourn power station, while another 71 houses were constructed by A.V. Jennings. The town's population increased from 2,811 in 1947 to 13,500 in 1955 and then to 15,555 by 1961. There were corresponding changes in local government. Moe was excised from the Shire of Narracan, and became a borough in 1955 and a city in 1963. New secondary industries were established in the town, including textile and clothing mills, concrete pipe manufacturing, engineering works and photographic processing. Dairy processing and timber milling also continued.

In Moe as in other towns the commercial centre expanded on both sides of the railway line. The English Scottish & Australian Bank, which in 1962 opened a branch in a striking modern style in Lloyd Street, was one of a number of banks that opened new or expanded premises in the town. Purvis Stores, which had its origins in Moe, provides an example of how retail facilities developed from a small general store to the largest retail chain in Gippsland. Begun as a general store on the banks of Narracan Creek before Moe developed around its present site, the Purvis family bought the business in 1910. Eventually there were 20 stores spread throughout Gippsland. Purvis Plaza in Moe has been built on the site of the former Purvis department store. [Context, 2008:46-7]

PRECINCT HISTORY

The south side of Langford Street forms part of land owned in 1890 by Frederick Savige, butcher, which was described as part of Allotments 5 and 6 in the Township of Moe. By 1901 he had sold it to Frances Langford, wife of Benjamin Langford. This marks the beginning of dominance in holdings of the Langford family, after whom the street is named. Mr Langford built their house on the south side of Langford Street, which survived at least until the late 1930s when the land began to be subdivided for residential development.

A certificate of title from 1938 in the name of Geoffrey Hale Langford (The son of Benjamin and Frances?), civil engineer, of Toorak, for 19 acres shows a subdivision of Crown allotments 6-14 (inclusive) of Section 10, Township of Moe comprising, in part, the south side of Langford Street, extending from High Street to Reservoir Road. This points to the start of the residential development of the street; several Certificates of Title date from the late 1930s to the early 1940s.

For example, the house at No. 27 was built for or bought by Eric Walter Batten in 1942, who lived there until his death in 1956. In 1942, rate books record the change of ownership from a Mr. G.Pruden to Eric Batten. In that same year, the rateable value went from £10 to £40 pointing to the construction of the house.

The house at No.25 was occupied by Dr. Coto who served as a family doctor until his 'untimely death' [3].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] Lodged Plan No. 14834 (Notes that 'Plan may be lodged 25/10/38') (This plan shows what is thought to be Mr Benjamin Langford's nineteenth century residence on Lot 16 facing Langford Street.)

[2] Shire of Narracan Rate Books, 1938 (No. in rate 1300), 1942 (701)

[3] 'Moe & Newborough Heritage Walks', Moe & District Historical Society, 2006, p.3

Creation Date c.1938-60

Change Dates

Associations

Local Themes

Langford family

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Langford Street precinct in Moe is a residential area that comprises the inter-war and mid-century houses at 7-29 Langford Street (south side only). The consistency of scale (single storey), siting (detached, with similar front and side setbacks behind low front fences) and form (asymmetrical plan with complex hip and gable roofs) is an important characteristic of the precinct. The house at No.17 is not significant.

The house at 19 Langford Street is of individual significance and has a separate citation in this Study.

How is it significant?

The Langford Street precinct is of local historic significance to Latrobe City.

Why is it significant?

Historically, it is significant as a representative example of a mid-twentieth century residential precinct, which is associated with an important phase in the development of Moe during the late Inter-War and post-war period. It provides tangible evidence of the housing that was built to accommodate the significant increase in population in Moe between 1939 and 1960. (RNE criteria A.4, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO30		Recommended

Extent To the extent of the houses at 7-29 Langford Street, Moe (south side only).

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2a. Encourage a contextual approach to new development that is complementary in form, scale

detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.

4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).

6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

8. Conserve or reveal views that contribute to the significance of the precinct.

9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of

initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

PRECINCT - MOE, MOORE STREET

Place No. 20

ADDRESS 37-55 & 64 - 78 Moore Street
Moe

Last Update 17/07/2010

HO No. HO31



DESCRIPTION

The Moore Street precinct comprises the properties at 37-55 and 64-78 Moore Street, Moe. It is a residential precinct, which comprises almost exclusively detached single storey weatherboard and brick houses and bungalows constructed between 1920 and 1950, with many exhibiting influences of the Californian Bungalow style and some the Streamlined Moderne. The street is lined with Liquidambers (*Liquidamber styriflua*) on the east side and Planes (*Plantanus* sp.) along the west. The trees are a mix of mature plantings and semi-mature replacement plantings, that despite some gaps form a relatively unified streetscape reflective of the inter-war character of the street.

The houses in the precinct share similar siting (detached, garden setback), scale (single storey), form (asymmetrical, prominent hip and gable roofs) creating a homogeneous streetscape. Front fences are mostly low and some are original such as those at Nos. 64 and 74. The precinct has a high degree of integrity with only two non-contributory houses at Nos. 37 and 76. Individually notable houses include Nos. 64 and 74, and the former Moe Bush Nursing Hospital at No. 70. These properties are described in more detail in separate citations in this Study.

Many of the houses are set within mature gardens, which along with the wide grassed verges and mature street trees contribute to the garden suburb character of the precinct. The mature hedge at No.64 is notable and there is another hedge at Nos. 43. Notable trees in private gardens include a Flowering Gum in the garden of No. 68, a Canary Island Palm in the garden of No. 51, and the trees in the gardens of nos. 64 and 74 (Refer to individual citations for details of the trees at nos. 64 and 74).

Moore Street compares directly with Langford Street in Moe. By comparison, Moore Street comprises predominantly inter-war properties and includes properties on both sides of the street, rather than just on one as in Langford Street. Moore Street is also enhanced by mature street trees, which enhance the setting of the houses and provide an additional unifying element. It also compares with Bridges Avenue in Traralgon and the other Moore Street in Traralgon.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Buildings Tree/s
Designer		Builder	

HISTORY

THEMATIC CONTEXT

Much of the growth during the inter-war period in the study area was concentrated in the new town of Yallourn; however, the three main centres of Traralgon, Morwell and Moe, which were boosted by closer settlement of their hinterland and by the development of the SEC, each experienced periods of strong growth during the 1920s and 30s while the other smaller towns grew slowly in the first decades of the twentieth century or began to decline in population. However, it was the opening of the APM mill complex in 1937 and massive expansion of the SEC after the Second World War that would have the most profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres, which each began to rival Sale for the role of 'Capital of Gippsland'. After experiencing years of decline, many of the smaller rural towns were also to find new life as dormitory suburbs serving the employment centres in the three towns that would soon become cities.

As at Morwell, closer settlement near Moe, in this case in the swamp land to the west stimulated growth as did the emerging role of Moe as a dormitory suburb for people who could not afford to live at Yallourn. As a result the population increased from 400 in the 1920s to 1000 by 1939. This trend continued after the Second World War when the SEC transformed the Latrobe Valley into an industrial region and designated that Moe would become a dormitory suburb for the SEC. From 1947 to the mid 1950s, the Housing Commission of Victoria built 1,500 homes in Moe, mainly south of the railway line, to house people coming to work at the rapidly expanding Yallourn power station, while another 71 houses were constructed by A.V. Jennings. The town's population increased from 2,811 in 1947 to 13,500 in 1955 and then to 15,555 by 1961. There were corresponding changes in local government. Moe was excised from the Shire of Narracan, and became a borough in 1955 and a city in 1963. New secondary industries were established in the town, including textile and clothing mills, concrete pipe manufacturing, engineering works and photographic processing. Dairy processing and timber milling also continued.

In Moe as in other towns the commercial centre expanded on both sides of the railway line. The English Scottish & Australian Bank, which in 1962 opened a branch in a striking modern style in Lloyd Street, was one of a number of banks that opened new or expanded premises in the town. Purvis Stores, which had its origins in Moe, provides an example of how retail facilities developed from a small general store to the largest retail chain in Gippsland. Begun as a general store on the banks of Narracan Creek before Moe developed around its present site, the Purvis family bought the business in 1910. Eventually there were 20 stores spread throughout Gippsland. Purvis Plaza in Moe has been built on the site of the former Purvis department store. [Context, 2008:46-7]

PRECINCT HISTORY

Moore Street (formerly known as the Walhalla Road) was part of the original township survey of Moe, but much of the land to the north of Albert Street remained as farmland until well into the twentieth century. Development began during the 1920s and by the late inter-war period it became a fashionable address within Moe with prominent families such as Purvis and Staff erecting substantial homes. It was almost fully developed by c.1950.

Title information shows that the land on the east side of Moore Street within the precinct area once formed part of two large allotments, each of about 6 acres, being Nos. 16 and No.17 in Section 13, Township of Moe.

Lot 16, which contained what are now the properties at 37-45 Moore Street, was purchased in 1929 by Herbert Martin, a draughtsman of Yallourn. In 1930 he took out a mortgage over the property, possibly to finance the construction of a house on what would become 43-45 Moore Street. A house was on the property by 1939-40 and the property remained in Martin family

ownership after the balance of the land was subdivided off and sold from 1934 onwards (LV1).

The subdivision commenced in the mid-1930s when three lots facing Moore Street were created. What is now No.37 was purchased in 1934 by Alfred Toole, one year later Francis Robinson acquired No.39, while No.41 was purchased in 1938 by Gilford Blanchard (LV1). Rate books show that all three lots had been built on by 1939-40 (RB).

Lot 17, meanwhile, was purchased in 1937 by Moe Investments Pty Ltd. and soon after the lot was subdivided into 25 allotments, including 5 facing Moore Street that are now Nos. 47-55 (LV2) By 1939 houses had been constructed on all lots except for Lot 2, now No.49 (RB).

No.49 was purchased in 1940 by Doris Andrews. Rate books for 1945-46 list her as owner of this property, which is valued at £5. In 1946-47 Frederick Gotthilf Fechner is listed as owner and the valuation has increased to £28, which later increases to £35. At some time between 1946-47 and 1949-50 the word 'House' is added to the description. After Frederick's death in 1949 the property was sold to the Presbyterian Church.

In 1922 land on the west side of Moore Street was purchased by Leon Wuttrich, Henry Robinson and Edward Hunter for St Helen's Private Hospital, which was the first private hospital in Moe and would become the Moe Bush Nursing Hospital in 1933.

The Purvis family were a prominent local family who owned a chain of stores throughout the Latrobe Valley. The Purvis family owned substantial amounts of land on the west side of Moore Street extending back to Saxton Street and by the early 1930s had erected their first family home. This was replaced in 1942 by a more substantial brick house at the corner of Westbury Street. Also in 1942, the house known as 'Stanleigh' at No. 74 was built for local farmer Claude Stanley Staff and his wife Margaret Lillian.

Other early houses on the west side of the street include No.66, which was constructed c.1939 for Mrs Jane Beck. Title information show that this property (and the adjoining property to the north (No.68) were purchased in 1936 by Mrs Jane Beck of Moe, a widow. The land formed part of CA 42 and 43, Sec. 1 in the township of Moe (LV).

The 1939-40 rate book records that Jane Beck was the owner of a house to the north of this site, situated on CA41 - a notation in the rate book records the ownership change to "Now Staff Margaret Lillian of Moe". This is the property at known as 'Stanleigh', described above. Jane Beck is later listed as the owner of house at pt CA42 sec. 1 - this is believed to be house now at No.66 (RB).

In 1947 the land owned by Jane Beck was subdivided and No.68 was transferred to Norman Beck. After Jane's death in 1949 No.66 was eventually transferred to Walter Beck (LV).

The 1951-52 rate book lists Norman Beck as owner of pt. allot 42 sec. 1, which is valued at £7. The following year the value increases to £50, indicating the construction of the house. In 1953-54 the valuation again increased substantially to £75, however, this appears to be related to an increase in property values in Moe generally, rather than any significant improvements to the property (RB). Moe was experiencing significant growth at that time resulting in a shortage of housing and this may have led to an increase in property values.

The exact date of the street trees is not known, but it is possible that some may have been planted as early as 1937. The 19 November, 1937 edition of the Narracan Shire Advocate includes a letter to the editor signed 'A lover of trees'. The letter refers to the 'fine young plane trees' recently planted around the roads of Moe, which they thought would, in the not very distant future "help - by their lovely shade - to make Moe a very beautiful and desirable country town".

The development of Moore Street in Moe coincided with the development of the nearby township Yallourn by the SEC, which was laid out upon garden city principles that included extensive plantings of trees, notably Pin Oaks, in all streets. It is possible that the example of Yallourn inspired the local council to carry out similar plantings in Moe and other towns.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Land Victoria, LP 15575, LP 15396

Land Victoria (LV), Certificates of title Vol. 6023 Fol.517; Vol. 7642 Fol. 075
 Land Victoria (LV1), Certificates of title Vol. 3612 Fol. 223; Vol. 6937 Fol. 231
 (LV2), Certificates of title, Vol.

Narracan Shire Rate Books (North Riding) (RB)

1939-40 - No.37 (No. in rate, 1703), No.39 (2683), No.41 (2737), No.43-5 (2396),
 No.47 (2666), No.51 (2428), No.53 (2272), No.55 (2053)

1945-6 - No.49 (1684)

1946-50 - No.49 (2282)

1947-50 - No.66 (1989), No.68 (1991)

1952-54 - No.68 (2314)

Narracan Shire Advocate, as cited

Personal communication, Moe & District Historical Society, January 2005

Creation Date c.1920-50

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS &
TOWNS

7.3 Developing towns and regional
centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Moore Street precinct at 37-55 and 64-78 Moore Street, Moe is a residential precinct comprising houses from the inter-war and immediate post-war era. The features that contribute to the significance of the precinct are:

- The houses at nos. 39-55, and 64a, 66 & 70-74 & 78 Moore Street. The consistency of scale (single storey), siting (detached, with similar front and side setbacks) and form (asymmetrical plan with complex hip and gable roofs) is an important characteristic of the precinct.
- The street trees on each side of the street comprising Liquidambers (*Liquidamber styriflua*) and Planes (*Plantanus sp.*)
- The front fences at nos. 64a and 74 and the mature garden plantings at both properties.
- The Canary Island Palm (*Phoenix canariensis*) at No.51 and the Flowering Gum at No.68.

Nos. 64a, 70 and 74 Moore Street are of individual significance and have a separate citation in this Study

The houses at nos. 37, 68 and 76 Moore Street are not significant.

How is it significant?

The Moore Street precinct in Moe is of local historic, architectural and aesthetic significance to Latrobe City.

Why is it significant?

Historically, Moe underwent a significant period of growth during the inter-war and immediate post-war period as the SEC expanded operations and the Moore Street precinct provides tangible evidence of this era as the most intact surviving residential area. (RNE criteria A.4, D.2)

The precinct is architecturally and aesthetically significant as a representative example of a middle class inter-war residential area with garden suburb characteristics. The detached houses set within mature garden allotments with wide grassed verges planted with street trees are all characteristic of the garden suburb style and form a notable streetscape in Moe. (RNE criteria D.2, E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO31		Recommended

Extent To the extent of the properties at 35-55 and 64-78 Moore Street, Moe as defined by the Title boundaries and including the road reserve between as shown on the Moore Street precinct plan.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.
- 4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.
- 4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).
6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
8. Conserve or reveal views that contribute to the significance of the precinct.
9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species





REVIEW OF SIGNIFICANCE & POLICY

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The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

-  Precinct boundary
-  Contributory
-  Non-contributory
-  Significant



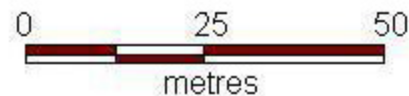
Data Source: VicMap Property 2008, Context Consultants PTY LTD

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PRECINCT - TOONGABBIE TOWNSHIP

Place No. 447

ADDRESS 2-4 Cowen Street, 1, 17, 29 and 4 & 8 King Street, 33-43 & 46-48
Main Street and 40-46 & 45 Stringer Road
Toongabbie

Last Update 17/07/2010

HO No. HO79





DESCRIPTION

The Toongabbie Township precinct comprises the historic core of the old town on either side of the former railway reserve. It includes a cluster of mid to late nineteenth century and some early twentieth century buildings around the triangular section created by King, Main and Cowen [1] streets and around the northern end of Stringer Road. The contributory buildings include:

- What is believed to be the former Toongabbie Hotel at the corner of Main and King streets. This is a hipped roof weatherboard building with a hipped roof that extends to form a verandah on two sides. It is much reduced in size - according to Roger Ries half of the building was removed in 1949. Set close to the frontages, it has six pane double hung sash windows in the elevation facing Main Street, while the windows in the King Street elevation have been replaced.
- Annie King's house at 4-6 King Street. Adjacent to it is a residence associated with a former saddlery business. This is a simple gabled weatherboard cottage with six pane double hung sash windows on either side of the centrally placed door and a simple straight verandah.
- An old cottage at 2 Cowen Street, thought to date from c.1864, at the south-east corner of King Street, which has a gabled roof (reputedly with shingles still under the iron) and multi-paned windows. Adjoining it at No.4 is another early cottage, moved to this site in 1939, which is less intact. On the opposite corner facing King Street is an altered weatherboard cottage at No.17, while further to the north at 21 King Street is another gabled cottage, set back from the street.
- The Toongabbie Mechanics' Institute, which is a one and storey weatherboard building (refer to the Victorian Heritage Register for more information about this building). It is set within the Toongabbie Village Green.
- The Oasis General Store, which is a simple inter-war shop and residence at the corner of Main Street and Cowan Street.
- The houses at 40 and 45 Stringer Road, which are both double gable weatherboard cottages with multipaned double hung sash windows. The house at No.40 has a pair of semi-mature Canary Island Palms in the garden.
- The former police residence at 46-48 Main Street. This is a double-fronted weatherboard house, which has been restored. The now return verandah originally only ran across the front.

The precinct surrounds the former railway reserve. All of the buildings and infrastructure have been removed, but evidence of the platform formation and some remnant trees remain. There is also evidence of the footings and other features associated with the railway staff houses near the corner of Hower Street and Stringer Road in the vicinity of the Pepper trees in that location. Another significant feature is the Ned Stringer Memorial on the south side of Hower Street.

The streets are wide and informal with a sealed roadway and gravel and lawn verges. Notable plantings within the road reserve include the Elms along Main Street, another two larger examples in Cowen Street, on the north side of the Oasis general store, and the large Lemon-Scented Gum (*Eucalyptus citriodora*) also in Cowen Street, all of which are remnants of the Honour Avenue planted after World War I.

[1] This citation uses the Land Victoria spelling of Cowen.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Buildings Streetscape Subdivision Tree/s
Designer		Builder	

HISTORY

THEMATIC CONTEXT

At first a shepherd's outstation on the Heyfield run, Toongabbie's development as a settlement area directly connected to the discovery of gold at Walhalla in 1862. Miners, who rushed to the isolated gold field deep in the Great Dividing Range, came via Port Albert and Sale, across the red gum plains. Toongabbie was the last supply post before people attempted the difficult mountainous route to Walhalla. As soon as the gold discovery was publicised, a store and accommodation house were set up at Toongabbie and a town began to develop as a stopping place en route to the goldfields where miners, businessmen and carriers were constantly passing through. A station on the new railway line connecting Traralgon and Stratford opened there in 1883, enabling heavy mining machinery to be railed from Melbourne. There were hotels, saw mills, a coach service to Walhalla, blacksmiths and saddlers, stables and storehouses (Context, 2008:38)

PRECINCT HISTORY

George Hastings completed the first survey of Toongabbie township in 1864. The first sale of town blocks was held at Sale on 6 October 1864. A second auction was held on 31 January 1865. In September 1865 an extended township survey was carried out by Henry Davidson and further auctions in October and December of that year and early in 1866 were based on that survey. Harding and Ries conclude that "The shape of Toongabbie township had been established: the roads we drive on today were mapped out. The town's symmetrical blocks slotted in with the surrounding selections". Research undertaken by Roger Ries suggests that at least one house - at 2 Cowen Street (cnr. King Street) may have pre-dated the township survey. The adjoining house at 4 Cowen Street was constructed c.1889 elsewhere in Toongabbie and moved to this site in 1939 (Harding & Ries, 2003:18-19, Ries, 2010).

As befits a town on the way to the goldfields Toongabbie had four hotels: the Toongabbie Hotel, the Albion Hotel, the Commercial Hotel and the Club Hotel. Only three of them were in business at any one time and then only for a short period (Harding & Ries, 2003:98). The final hotel to close was the second Toongabbie Hotel, which 'bowed out .. at the beginning of the Great Depression'. (Harding & Ries, 2003:106).

The first Toongabbie Hotel was constructed by William Ostler in early 1864, obtaining a license in April of that year. It was situated on Allot. 1, Sec. 2 on the corner of what is now King Street and Main Road. It comprised seven rooms. Ostler sold to John McDonald in September 1865 and by 1867 he had doubled the size to 14 rooms. He operated it as a hotel until 1868 when he purchased the Albion Hotel, which had opened in 1866. After making 'extensive additions and improvements' to the Albion he closed the old Toongabbie Hotel, which he then rented out as a private residence, and then transferred the name to the Albion (Harding & Ries, 2003:99).

Lower King Street was the commercial centre of Toongabbie in the nineteenth century. Diagonally opposite the Toongabbie Hotel in King Street on Allot 2, Sec. 4 Annie King (nee Nicholson) had a small cottage. Between 1888 and 1892 she ran a general store from here and later there was a bakery across the road (Harding & Ries, 2003:113). This was one of several general stores, bakeries and butchers to operate in Toongabbie during its heyday in the 1880s.

The development of Toongabbie in the late nineteenth century can be gauged by the fact that in 1874 it had a similar population to Traralgon. A further measure of progress came in 1883 when an imposing Mechanics' Institute was built, which was extended in 1891. With the coming of the railway, the population peaked at 275 in 1901. Street lighting was added in 1885 and by October 1887 the streets in the town were formed and the footpaths gravelled. For the first time, it is said, Toongabbie had the appearance of a 'neatly planned town' (Harding & Ries, 2003:108).

However, Toongabbie's growth was soon to come to end. By 1910, mining at Walhalla had begun to decline. That year, a railway line was built from Moe to Walhalla, providing a direct route to

the gold town and Toongabbie was by-passed. The town's population declined and the last hotel closed in 1929. No longer linked to the goldfields, Toongabbie's role contracted as it became a centre for its farming district. Its school, churches and hall provided facilities for the surrounding community.

In 1930 the old Toongabbie store, which had been originally erected in 1864 and faced Cowan Street was dismantled. A new store was erected on the block next door in 1928 (Harding & Ries, 202). A photo of the old store just prior to demolition shows semi-mature trees protected by tree guards in the street reserve - these are presumed to be large trees that survive today and according to Roger Ries were planted by the Toongabbie Rifle Club as an Avenue of Honour after World War I. The Avenue also included an avenue of Eucalypts and Elms in Cowen Street. (See photo in Harding & Ries, 2003:201).

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
 Harding, Alan and Ries, Roger, 'Toongabbie, Gippsland. A gateway to the Walhalla goldfields', Toongabbie, 2003
 Roger Ries, pers. comm., 2010

Creation Date c.1870-1930

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Toongabbie Township precinct comprises the historic core of the old town on either side of the former railway reserve. It includes a cluster of mid to late nineteenth century and some early twentieth century buildings around the triangular section created by King, Main and Cowen streets and around the northern end of Stringer Road. The contributory buildings include:

- What is believed to be the former Toongabbie Hotel at the corner of Main and King streets. This is a hipped roof weatherboard building with a hipped roof that extends to form a verandah on two sides. Set close to the frontages, it has six pane double hung sash windows in the elevation facing Main Street, while the windows in the King Street elevation have been replaced.
- Annie King's house at 8 King Street. This is a simple gabled weatherboard cottage with six pane double hung sash windows on either side of the centrally placed door and a simple straight verandah. Adjacent to it is a former shop building.
- An old cottage at 2 Cowen Street, at the south-east corner of King Street, which has a gabled roof and multi-paned windows and the adjoining cottage at No.4. On the opposite corner at 17 King Street is an altered weatherboard cottage, while further to the north at 29 King Street is another gabled cottage, set back from the street.
- The Toongabbie Mechanics' Institute, which is a one and storey weatherboard building. It is set within the Toongabbie Village Green.
- The Oasis General Store, which is a simple inter-war shop and residence at the corner of Main Street and Cowen Street.
- The houses at 40 and 45 Stringer Road, which are both double gable weatherboard cottages with multi-paned double hung sash windows. The house at No.40 has a pair of semi-mature Canary Island Palms in the garden.

Also contributory is the remains of the Toongabbie Railway Station including evidence of the platform formation and some remnant trees. Another significant feature is the Ned Stringer Memorial on the south side of Hower Street.

The wide informal streets contribute to the historic character as do the notable plantings within the road reserve including the Elms along the north side of Main Street, another two larger Elms in Cowen Street, on the north side of the Oasis general store, and the large Lemon-Scented Gum

(Eucalyptus citriodora) also in Cowen Street.

How is it significant?

The Toongabbie township precinct is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

The Toongabbie Township precinct is historically significant as a representative example of a town which was initially associated with the development of the Walhalla goldfields and later flourished as a result of the provision of railway services to the district after 1883, thus providing a hub for the local timber and dairy industries from that time. It is one of the earliest settlements in Latrobe City and the subdivision layout with small cottages and public and commercial buildings set on wide streets is typical of nineteenth century townships. (RNE criteria A.4, D.2)

The Toongabbie Township precinct is of aesthetic significance as a picturesque example of a small rural village with an intact core of early buildings gathered around the original railway station reserve. The aesthetic qualities of the town are enhanced by mature street trees and the wide informal road reserves. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO79		Recommended

Extent The properties as shown on the Toongabbie Township precinct map.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.

4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).

6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

8. Conserve or reveal views that contribute to the significance of the precinct.

9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)





In order to conserve the heritage significance of significant trees, it policy to:

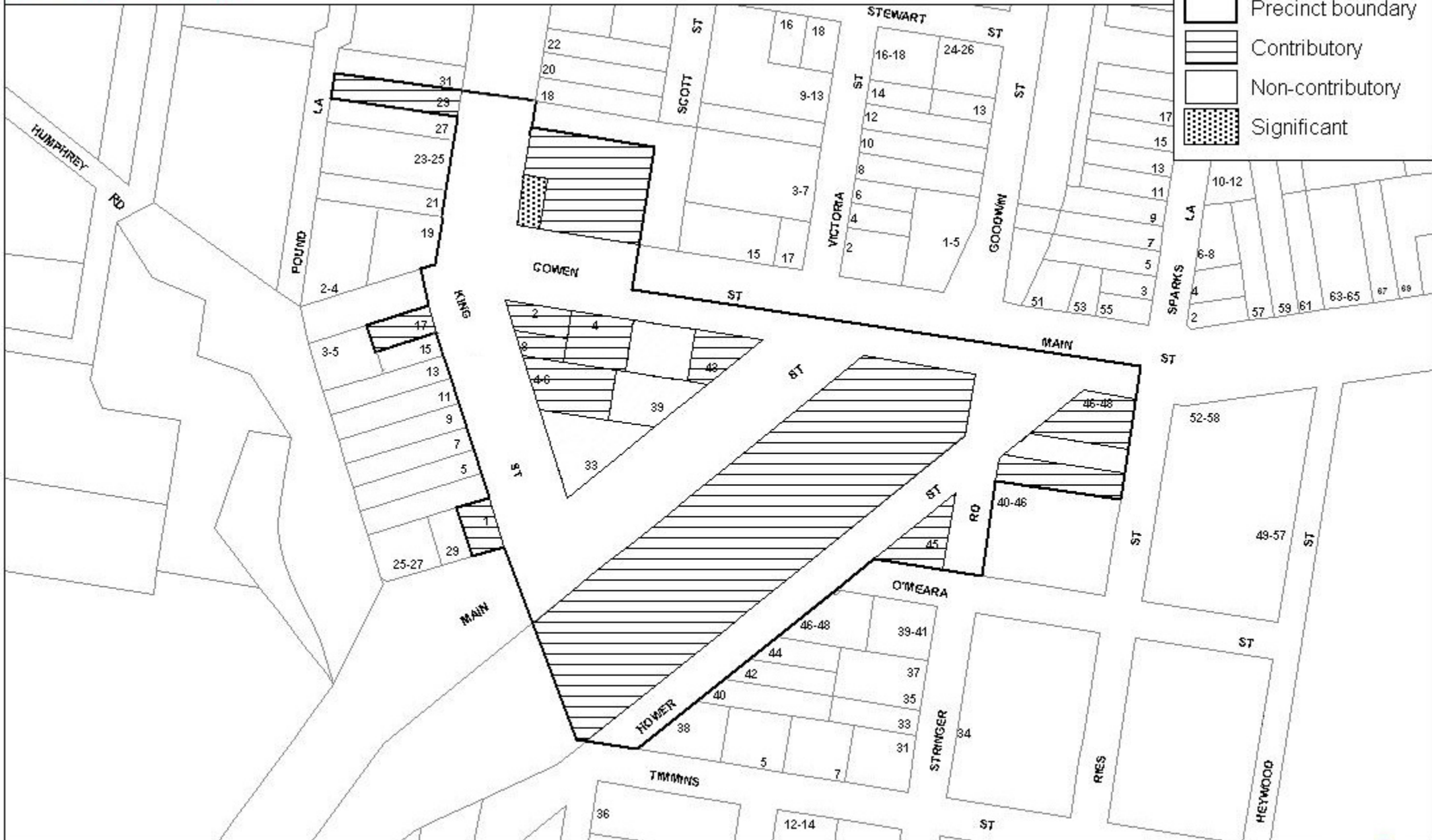
- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

-  Precinct boundary
-  Contributory
-  Non-contributory
-  Significant



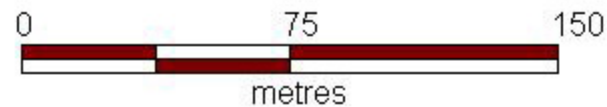
Data Source: VicMap Property 2008, Context Consultants PTY LTD

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PRECINCT - TRARALGON, ANDERSON STREET

Place No. 457

ADDRESS 4-20 & 7 - 19 Anderson Street & 88-94 Breed Street
Traralgon

Last Update 1/09/2008

HO No. /HO82



DESCRIPTION The Anderson Street precinct comprises the houses at 4-20 and 7-19 Anderson Street and 88-94 Breed Street in Traralgon. It is a mid twentieth century residential precinct comprising single storey detached weatherboard bungalows with hip tile roofs on garden allotments. The bungalows appear to have been constructed in two basic designs, which in turn are repeated throughout as 'mirror images', creating four overall variations. This suggests that they were constructed at the

same time and by the same builder. As noted in the history, it appears that local builders Sidney Simpson and Thomas Johnson, who purchased a number of lots in the subdivision, may have been responsible.

The houses are double fronted and asymmetrical in plan. In one design the roof extends to form a small corner porch, which is supported by a brick portico. In the other design the roof extends to form a verandah supported on brick piers with a brick balustrade, which extends across the width of the recessed front elevation. The main piers and the dwarf pier are stepped at the top. The original tripartite timber windows in the front elevations of all houses comprise boxed double hung sash timber windows separated by a central fixed picture frame. The windows have horizontal glazing bars in the upper panes. Other original windows are double hung sash. The houses have one plain brick chimney on the side elevation.

The house at No.7 is an individual design, which has the chimney centrally placed in the front of the projecting bay flanked double hung sash windows, while another window looks into the porch. The portico has a low brick porch that extends to form a low garden wall.

No. 4 is a different design and may not have been constructed by the same builders, but it appears to date from around the same time as the other houses. It has a corrugated iron roof, which extends to form a porch at lower pitch, which is supported on fluted square columns. It is triple fronted.

The houses are in fair to good/excellent condition and have varying levels of external integrity. Houses with high integrity include nos. 7, 8, 11, 14, 15, 16, 17, 18 and 19 Anderson Street and 92 and 94 Breed Street. Houses with moderate integrity include nos. 4, 6, 9, 12, 13, 20 Anderson Street and 88 and 90 Breed Street. Typical alterations include replacement of windows, and modification or removal of front verandah piers or balustrade. The modifications are mostly reversible, based on the evidence provided by the original houses. Fences are not original but, with the exception of the high fence at No.6, are uniformly low adding to the Garden suburb character of the subdivision. The house at 92 Breed Street has a privet hedge along the front, which a typical inter-war planting.

This precinct is reminiscent of the precincts developed around the same time by the Housing Commission of Victoria and Australian Paper Manufacturers, which featured houses in a range of standard designs thereby creating a high degree of visual homogeneity. However, the HCV and APM precincts (with the exception of the small group of APM senior staff houses) now have relatively low integrity compared to the Anderson Street precinct both in terms of the percentage of contributory buildings and the individual integrity of each house. In terms of private subdivisions while small groups of one or two houses (e.g. T.W. Downie) exist in Latrobe City this is thought to be the largest estate by a single developer/builder.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Buildings
Designer	Sidney Simpson & Thomas Johnson	Builder	Sidney Simpson & Thomas Johnson

HISTORY

THEMATIC CONTEXT

Apart from Traralgon, which was boosted by the opening of the railway depot in 1903, and Morwell, which was boosted by closer settlement of its hinterland, Moe and the other smaller towns in the study area grew slowly in the first decades of the twentieth century or began to decline in population and much of the growth in the inter-war period was concentrated in the new town of Yallourn. However, after a period of dormancy following the Great Depression the opening of the APM mill complex in 1937 and massive expansion of the SEC after the Second World War had a profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres, which began to rival Sale for the role of 'Capital of Gippsland'. After experiencing years of decline, many of the smaller rural towns were also to find new life as dormitory suburbs serving the employment centres in the main townships (Context, 2008:46).

It was in Traralgon that APM's decision in the 1930s to build a paper mill had the most impact. APM built 1,000 houses for its employees in Traralgon. The APM estates were influenced by garden suburb planning ideas and included generous areas of open space. An elite group of six houses was also built by APM for senior staff in Kay, Clarke and Grey Streets. Workers were able

to buy their houses by paying a deposit and using their rent to contribute to the balance. Now a major component of housing in Traralgon, the APM estates reveal insights to company housing and facilities considered suitable for staff and workers (Context, 2008:48).

The construction of the APM mill resulted in a shortage of housing and Cuthill recalls that by 1945:

"It was still impossible for people not working out at the mill to find an empty house, and the Victorian Housing Commission took over a large piece of Traralgon Park in Gordon Street. The Commission called for people to give a price for building houses there, and Mr. J.J. Clift from Melbourne was successful in getting the job, Mr. Gavin Blythman, his foreman, came up from Melbourne, and work was started. The Commission built 199 houses in this particular part of the town, the scheme in this area being finished in 1952."

Further housing was provided in estates developed by private entrepreneurs, however, despite all of this housing shortages were still experienced in Traralgon. As a result many large older houses in Traralgon were converted to boarding houses to meet demand. One example is 'Etheldale' at 15 Collins Street, which was operated by APM as a 'Staff Boarding House' from 1946-54. (Context, 2008:48).

PRECINCT HISTORY

Anderson Street is situated on land that once formed part of the extensive Traralgon Park estate holdings. The estate was subdivided and sold from 1907 onwards, which enabled the town of Traralgon to extend north beyond Grey Street. The land where Anderson Street is situated was sold in 1910 to John Hall, but it remained undeveloped until the late inter-war period.

Anderson Street was created as the result of the 1939 subdivision of land by then held by two people; Lindsay Crawford, a bank manager, and Frank Anderson, a farmer (and for whom the street was presumably named). Crawford owned the western portion of land that would become Nos. 10-20 and 9-19 Anderson Street and 88-94 Breed Street while Anderson was the owner of the eastern portion that became Nos. 2-8 and 5 and 7 Anderson Street (Land Victoria 1). The lots in the subdivision were almost all sold between February and December 1939 to various people (Land Victoria 1). A number of lots were purchased by Sidney Simpson and Thomas Johnson, who were both Traralgon builders and it is believed that they constructed the identical houses that were built on the subdivision (Land Victoria 2). In April 1939 the Traralgon 'Journal' reported that Mr Frank Anderson had sold his land in Anderson Street and Mr T. Johnson began building on 6 blocks.

Rate records show that the houses at Nos. 8-20 Anderson Street were constructed by 1940, with the balance of houses completed by the following year. The houses in Breed Street were all completed by 1940.

SOURCES

Land Victoria 1, Certificates of title Vol.3676 Fol.033, Vol.3676 Fol.039, LP 14946, LP 14947

Land Victoria 2, Certificate of title Vol. 6341 Fol.190

Traralgon 'Journal'

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

'Documented Extracts from the Traralgon Journal', April 1939, transcribed by John W. Davidson in 1968 - Traralgon & District Historical Society website, viewed 20 August, 2008

Traralgon Rate Books - 1939-40 (No. in rate, 389-98, 407, 409, 410, 414-418), 1940-41 (373-382, 391-400, 401-405)

Creation Date 1939-41

Change Dates

Associations

Local Themes

Thomas Anderson

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE What is significant?
The Anderson Street precinct comprises the houses at 4-20 and 7-19 Anderson Street and 88-94 Breed Street in Traralgon. All of the houses, which are of similar design and layout, are contributory. The consistency of scale (single storey), siting (detached, with similar front and side

setbacks behind low front fences) and form (asymmetrical plan with hip and gable roofs) is an important characteristic of the precinct.

Non-original alterations and additions are no significant.

How is it significant?

The Anderson Street residential precinct is of local historic and architectural significance to Latrobe City.

Why is it significant?

The Anderson Street residential precinct is historically significant as a representative example of a residential area that is associated with an important phase of development in Traralgon during the late inter-war period. It provides tangible evidence of the growth of Traralgon that followed the establishment of the Australian Paper Manufacturers Mill in 1937. It is also historically significant as an example of a private estate comprising homes using a standard design with subtle design variations to achieve an economical, while aesthetically interesting outcome. (RNE criteria A.4, D.2)

The Anderson Street residential precinct is architecturally significant as a representative example of an inter-war residential precinct. The significance of the precinct is enhanced by its very high integrity with all of the original houses still extant and many still having a high degree of external integrity. (RNE criteria D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO82		Recommended

Extent To the extent of the properties at 4-20 and 7-19 Anderson Street and 88-94 Breed Street, Traralgon.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing

historic styles or detailing.

3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.

4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).

6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

8. Conserve or reveal views that contribute to the significance of the precinct.

9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.





The information contained in this citation should therefore be reviewed at the time that it is proposed

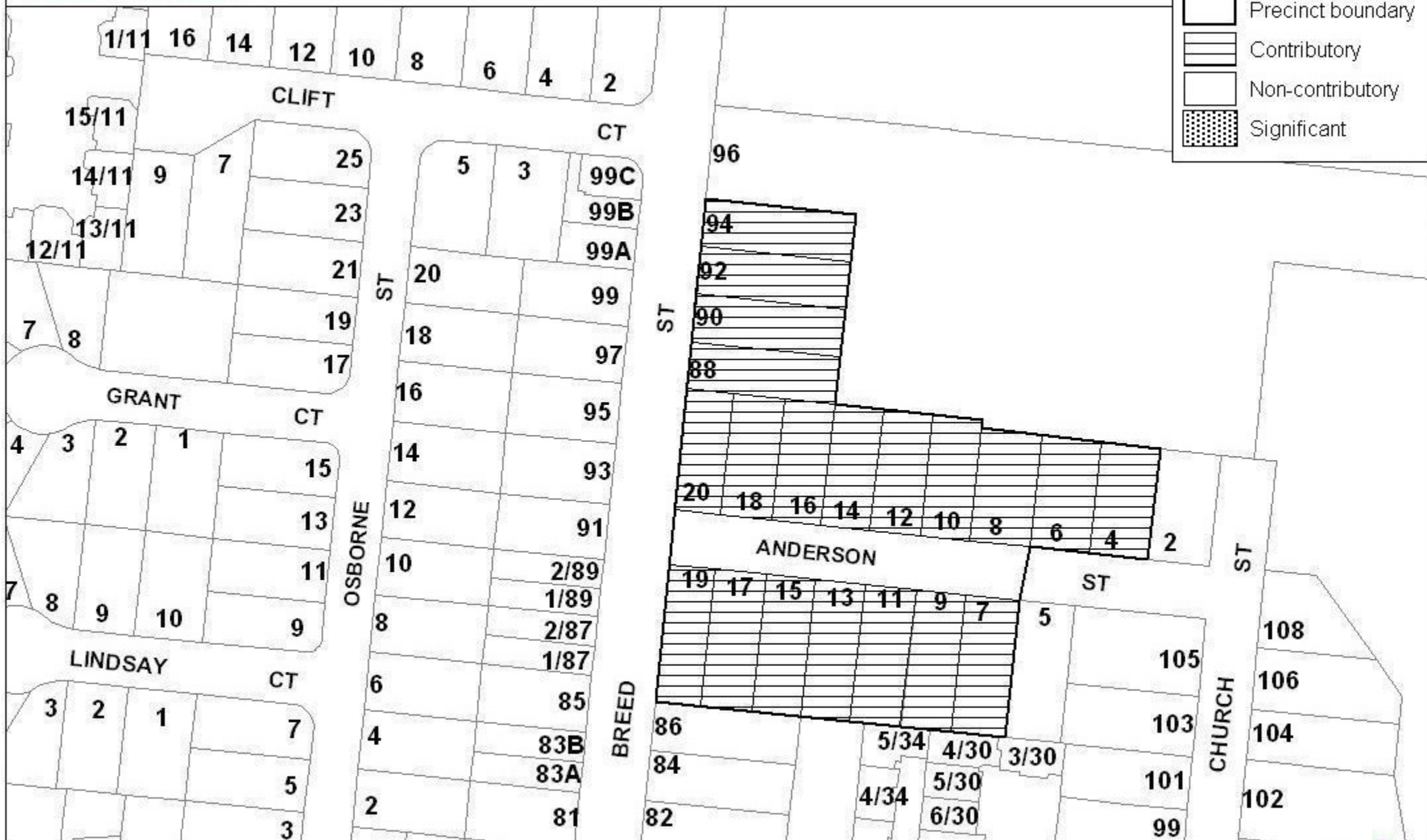
to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

LEGEND

-  Precinct boundary
-  Contributory
-  Non-contributory
-  Significant



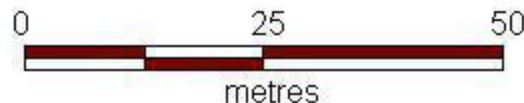
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PRECINCT - TRARALGON, BRIDGES AVENUE

Place No. 379

ADDRESS 3-21 & 4 - 16 Bridges Avenue
Traralgon

Last Update 22/06/2010

HO No. /HO83



DESCRIPTION

The Bridges Avenue precinct comprises the properties at 3-21 and 4-16 Bridges Avenue, Traralgon. It is an residential precinct, which comprises almost exclusively detached single storey weatherboard and brick houses from the late Edwardian and Inter-War period, with many exhibiting influences of the Californian Bungalow style. The houses share similar siting (detached, garden setback), scale (single storey, some with attic rooms), form (asymmetrical, prominent hip and gable roofs) creating a homogeneous streetscape. Fences are low and mostly sympathetic and some are original.

Individually significant houses include the brick and weatherboard bungalows at nos. 13 and 21. These are described in more detail in the individual citations in this Study. Other good examples include the houses at nos. 3, 4 and 8.

The house at No.8, for example, is a timber house of unusual design combining elements of the Edwardian and later Bungalow styles. Its corner position means that it can be appreciated from several angles, and the house faces east overlooking the town. Its basic form is very simple, with a gabled roof, a little like 3 Bridges Avenue. On the east side, the gable wall projects beyond the main wall. Below is a rectangular bay window cantilevered out and 'supported' on large timber brackets. A verandah extends across half of the eastern side, and retains a simple timber balustrade. The windows are all triple lights, with six-paned upper sashes. The quality of the timber detailing is similar to 2 Henry Street, but later and more restrained.

The street is lined with Golden Ash (*Fraxinus* sp.) which, though at least some are relatively recent plantings, form a unified streetscape reflective of this era. The street plantings are complemented by the mature gardens on many of the properties, which complements the setting of the houses and contributes to the character of the precinct.

The places that are contributory to the precinct are:

(odd) 3, 5, 7, 9, 11, 13, 15-17, 19 and 21
(even) 4, 6, 8, 10, 12, and 14-16.

The precinct compares with other inter-war precincts such as Moore Street in Traralgon and the other Moore Street precinct in Moe. All have similarly high levels of integrity in terms of contributory buildings, with a similar style of housing.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Buildings Fence/Gate/Wall

HISTORY**THEMATIC CONTEXT**

Traralgon's origins date from the early pastoral period. Edward Hobson occupied the Traralgon run in 1844 and an accommodation house near Traralgon Creek provided shelter for travellers on the route between Melbourne and Sale. The town was surveyed in 1858 and a census in 1861 revealed there were 36 residents. However, it was the construction of the railway line between Sale and Melbourne, which was completed in 1879, that was a major impetus to the town and most development thereafter took place on the western side of the creek to the north of the station (Context, 2008:42).

In 1880, the Traralgon became the centre of the Shire of Traralgon, which separated from the Shire of Rosedale. The construction of a branch railway line from Traralgon to Stratford by 1886 further consolidated the role of Traralgon as a legal, administrative and educational centre for the surrounding hinterland where dairying and saw milling were developing as major industries. In the 1880s four brickyards were operating, substantial public buildings were constructed in the town and new subdivisions provided land for housing. The importance of Traralgon as a regional centre was illustrated by the construction of the new post office and courthouse in 1886 (Context, 2008:42).

Traralgon's importance as a railway town increased when it became a service depot in 1903 employing over 90 workers, which boosted development and created a demand for housing. Consequently the town began to expand beyond the 1858 boundaries. To the south of the railway many railway workers moved into cottages in new subdivisions including the Queen's Parade (formerly Railway Parade) area and the combination of houses and railway buildings in this precinct reveal the integration of work and community. To the north the subdivision and sale from 1907 onwards of the former Traralgon Park estate enabled the town boundaries to extend beyond Grey Street creating Moore Street and Campbell Street (now Gordon Crescent). The commercial centre continued to grow, extending along the length of Franklin Street between the station end and the post office and courthouse. Imposing new two story commercial buildings were constructed including the Gippsland Trading Company in 1903, and Layton's Stores in 1907. Traralgon's growth continued after World War One before the on-set of the Great Depression. In the early 1920s after a period of inactivity after the war, Traralgon experienced a 'building boom' as a number of new houses were built including Wigg's brick house in Hickox Street (Context, 2008:42).

PRECINCT HISTORY

The Bridges Avenue precinct is situated on just over 5 acres of land that was purchased by one Maria Littlejohn of Brunswick in 1883. Part of Crown Allotment 5 in the Parish of Traralgon, it was bounded by Mabel Street to the west, Railway (later Morwell) Road to the south, Breed Street to the west and Henry Breed's 'Ben Venue' subdivision to the north (see Henry Street precinct citation). The land remained unsubdivided and in single ownership passing through several owners until purchased in 1897 by one Eyre Lewis Bruce, surveyor, of Moonee Ponds. He subdivided the land in 1916 creating Bridges Avenue as well as lots along the east side of the south end of Mabel Street, the north side of the Morwell Road (now Princes Highway) between Mabel and Breed Streets, and at the south end of Albert Street. The first lots were sold in 1917 and most were sold by 1925 when Mr Bruce died. [1]

The majority of houses were constructed during the Inter-War period. Some of the first houses constructed include No. 3, (c.1921 for Mr Ernest Leslie Clements) [2], No. 4 (c.1923 for Frederick Lidington Grubb) [3], No. 8 (c.1919 for Mr Harold Bowen) [4], No. 13 (1922 for Mr Coupar) [5] and No. 21 (c.1922 for Mr Charles Ford) [6].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] Land Victoria, Certificate of Title Vol. 1518 Fol. 531, LP 6989

[2] Land Victoria, Certificate of Title Vol. 4507 Fol. 275

[3] Land Victoria, Certificate of Title Vol. 4794 Fol. 729

[4] Land Victoria, Certificate of Title Vol. 4254 Fol. 789

[5] Land Victoria, Certificate of Title Vol. 4164 Fol. 614

[6] Land Victoria, Certificate of Title Vol. 4158 Fol. 483

Creation Date c.1917-1940

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Bridges Avenue precinct at 3-21 and 4-16 Bridges Avenue, Traralgon was created by a subdivision in 1916 and developed from c.1917 to c.1940. It contains predominantly detached single storey late Edwardian and inter-war era bungalows in popular styles of the period.

All houses in the precinct are contributory. The consistency of scale (single storey), siting (detached, with similar front and side setbacks) and form (asymmetrical plan with complex hip and gable roofs) is an important characteristic of the precinct.

The houses at 13 and 21 Bridges Avenue are of individual significance and have separate citations in this Study.

How is it significant?

The Bridges Avenue precinct is of local historic, architectural and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant as an illustration of the development of Traralgon in the early interwar period, which was associated with the expansion of the Butter Factory at that time. Some of the houses were associated with locally important businessmen such as Charles Ford and Mr Coupar, which illustrates the status of Bridges Avenue as a middle class residential area within Traralgon during that era. (RNE criteria A.4, D.2 and H.1)

It is architecturally significant as a representative example of an interwar residential precinct within Traralgon. It notable for its high degree of visual homogeneity, which is derived from the intact collection of predominantly Inter-War bungalows and late Edwardian villas that are related in terms of the design, form, scale and siting. The aesthetic qualities of the street are enhanced by the mature gardens. (RNE criteria D.2, E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO83		Recommended

Extent To the extent of the properties at 3-21 and 4-16 Bridges Avenue, Traralgon.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.
- 4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.
- 4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).
6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
8. Conserve or reveal views that contribute to the significance of the precinct.
9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

PRECINCT - TRARALGON, RAILWAY RESIDENTIAL

Place No. 383

ADDRESS 1-3 & 2 - 6 Coates St, 10-12 Collins St, 6-8 Curran St, 1-13 & 4
Meredith St, 2-6 Morrison St, 32-50 & 35-51 Shakespeare St, and
11-41 & 32 Queens Parade
Traralgon

Last Update 17/07/2010

HO No. HO85



DESCRIPTION The Traralgon Railway Residential precinct comprises properties to the south of Traralgon Railway Station in Queens Parade and Coates, Curran, Collins, Morrison and Shakespeare Streets. It is a residential precinct that adjoins a number of institutional and civic buildings on the north

side of Queens Parade including the former Victorian Railway Industry Hall (now a church), the former Army Drill Hall (later the La Mode factory) and the large reserve surrounding the Traralgon Railway Station complex (Please refer to the separate citations in this Study for these places).

The houses within the precinct predominantly comprise late Edwardian and Inter-War weatherboard cottages and bungalows with some late Victorian houses scattered throughout. The majority of the houses have similar siting (detached, setback) and scale (single storey). Roof forms are a mixture of hip and gable, usually in corrugated iron. There are relatively intact groups of houses on the east side of Coates Street, on both sides of Shakespeare Street between Collins and Morrison Streets, and on the south side of Queens Parade.

The precinct contains a number of individually notable houses. 'Etheldale', a fine Queen Anne brick house occupies a landmark position on the corner of Shakespeare and Collins Street, and is probably the best example of this style in the Latrobe Valley. Another historically important house is the former 'Ewington' hospital at No.35 Shakespeare Street, while the houses at nos. 45 and 50 Shakespeare Street are final examples of inter-war architecture. 'Hazel-Lyn' at No.5 Shakespeare Street is just outside of the precinct, but related historically to it (Please refer to individual citations in this Study for these places).

Other places that contribute to the precinct are:

- Coates Street - 2, 4, 6
- Collins Street - 12
- Morrison Street 2, 4 and 6 - These houses are of similar design (suggesting that they were constructed by the same builder) and are very intact.
- Queens Parade (north side) The former Army Drill Hall, Victorian Railways Institute Hall and adjacent tennis courts, and the former Traralgon Railway Station complex.
- Queens Parade (south side) 11, 13, 17, 19, 23, 25, 27, 29, 31, 33, 35, 37, and 41 on the south side of Queens Parade.
- Shakespeare Street (odd) 35, 37, 39, 43, 45, 47, 49 & 51, (even) 32, 24, 36, 38, 40-42, 44, 46, 48 & 50

This large precinct illustrates the development of Traralgon in the early decades of the twentieth century and is notable for including houses from both before and after the First World War. Other precincts in Traralgon mostly comprise housing exclusively from before OR after the First World War, but not both. It is also one of the largest precincts in Latrobe City.

Condition	Good	Integrity	Medium
Threats	Redevelopment	Key elements	Buildings Fence/Gate/Wall Garden Tree/s
Designer		Builder	

HISTORY

THEMATIC CONTEXT

Traralgon's origins date from the early pastoral period. Edward Hobson occupied the Traralgon run in 1844 and an accommodation house near Traralgon Creek provided shelter for travellers on the route between Melbourne and Sale. The town was surveyed in 1858 and a census in 1861 revealed there were 36 residents. However, it was the construction of the railway line between Sale and Melbourne, which was completed in 1879, that was a major impetus to the town and most development thereafter took place on the western side of the creek to the north of the station (Context, 2008:42).

In 1880, the Traralgon became the centre of the Shire of Traralgon, which separated from the Shire of Rosedale. The construction of a branch railway line from Traralgon to Stratford by 1886 further consolidated the role of Traralgon as a legal, administrative and educational centre for the surrounding hinterland where dairying and saw milling were developing as major industries. In the 1880s four brickyards were operating, substantial public buildings were constructed in the town and new subdivisions provided land for housing. The importance of Traralgon as a regional centre was illustrated by the construction of the new post office and courthouse in 1886 (Context, 2008:42).

Traralgon's importance as a railway town increased when it became a service depot in 1903 employing over 90 workers, which boosted development and created a demand for housing. Consequently the town began to expand beyond the 1858 boundaries. To the south of the railway many railway workers moved into cottages in new subdivisions including the Queen's Parade (formerly Railway Parade) area and the combination of houses and railway buildings in this precinct reveal the integration of work and community. To the north the subdivision and sale from 1907 onwards of the former Traralgon Park estate enabled the town boundaries to extend beyond Grey Street creating Moore Street and Campbell Street (now Gordon Crescent). The commercial centre continued to grow, extending along the length of Franklin Street between the station end and the post office and courthouse. Imposing new two story commercial buildings were constructed including the Gippsland Trading Company in 1903, and Layton's Stores in 1907. Traralgon's growth continued after World War One before the on-set of the Great Depression. In the early 1920s after a period of inactivity after the war, Traralgon experienced a 'building boom' as a number of new houses were built including Wigg's brick house in Hickox Street (Context, 2008:42).

PRECINCT HISTORY

The historic development of this precinct is strongly linked to two key periods in the development of the Gippsland Railway; its survey and development leading during the mid to late 1870s leading to the opening in 1879 and the transfer in 1903 of the Railway Depot to Traralgon, which established it as a major centre on the Gippsland line and led to an increase in the number of railway employees living in the town. It is said that many railway employees 'naturally chose to live in this area' because of its proximity to the station. [1]

The 1858 township survey of Traralgon shows this precinct as a single large allotment [2] as does the 1871 survey [3]. The railway alignment was surveyed in 1873 [4] when twenty-one acres were set aside within the railway reserve [5]. The land to the south of the line was divided into allotments of between 1 and 3 acres and most of the land within this precinct between the railway line and what later became known as Shakespeare Street was contained within Crown Allotment 82C, Township & Parish of Traralgon (for which Kyren Curran obtained the Crown Grant for £12 in 1882) and CA 82D (which was purchased by Catherine Curran - his wife? - for £12 in 1883).

Kyren Curran died in 1887 and the land owned by the Currans was then not subdivided until 1903 (the same year as the creation of the Traralgon Railway Depot), by which time it had reverted to the ownership of one Michael Curran. The 1903 subdivision created Meredith, Curran and Coates Streets, as well as allotments on the south side of Queens Parade, and the north side of Shakespeare Street. Title records show that the lots sold quickly from 1903-05 with most lots sold by 1909. [6]

In Queens Parade, Catherine Curran regained ownership in 1906 of an allotment, which now contains the cottages at Nos. 27-29. The exact date of these cottages is not known, but Catherine did take out a mortgage over the property in 1912, before selling to William Pentland in 1915, which gives an indication of a construction date between these dates. [7] The house at No. 37 was possibly built for William MacDonald who purchased the land in 1908. He later sold to John Todd, a railway employee, in 1919. [8] West of Collins Street, Frederick Grubb, builder and contractor, built a fine weatherboard villa c.1910 at No. 41 for local watchmaker, Charles Welch. [9]

Coates Street was named for George and Albert Coates, local builders, who in 1909 purchased all of the land on the east side of the street. One lot, now No. 2 Coates Street, was sold in 1913 to another local builder Thomas Downie who built a weatherboard cottage on the site. [10] Thomas Downie was born in Traralgon in 1883, and returned there after travelling to New Zealand where he met his wife. He was a builder all of his working life and built many Traralgon houses. He died c.1963 at the age of eighty. [14]

Meanwhile on the south side of Shakespeare Street, a large allotment of 19 acres was purchased by Andrew Templeton, Walhalla Mail contractor in 1879. He sold ten years later to James Gray and Alexander Milligan who subdivided the land, creating suburban allotments along the south side of Shakespeare Street. These were sold over the next decade, although some were not sold until as late as the interwar period. [11] The majority of the lots were not developed until the early twentieth century and many were associated with prominent families in Traralgon. 'Ewington' at No. 35 was constructed c.1900 for the Pentland family, who later moved in the more substantial brick villa 'Etheldale', on the diagonally opposite corner of Collins Street, in 1914. 'Ewington' was converted to a private hospital after World War I by Agnes Pentland. Meanwhile 'Hazel-Lyn', a

fine brick residence at the corner of Dunbar Road was constructed c.1910 for the locally prominent Wigg family, who owned one of the local brickworks. Other early Shakespeare Street houses include the transitional Edwardian villa at No. 44, constructed c.1905 for Kathleen Agnes Seaton [12], and the Inter-War bungalow at No. 50, constructed c.1925 for Louis Grosvenor Hay Ball, a clerk of Traralgon [13].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

- [1] Traralgon Heritage Study 1992 cites Traralgon rate books
- [2] Plan of the township at Traralgon and adjacent lots, A. L. Jones 1858
- [3] Suburban and Town Lots Traralgon, 1871
- [4] Survey plan of Gippsland Railway, 1873
- [5] Plan of Township of Traralgon, Dept. Lands and Survey 1954
- [6] Land Victoria, Certificates of Title Vol. 1334 Fol. 694, Vol. 1487 Fol. 377
- [7] Land Victoria, Certificate of Title Vol. 3108 Fol. 488
- [8] Land Victoria, Certificate of Title Vol. 3263 Fol. 468
- [9] Land Victoria, Certificates of Title Vol. 1709 Fol. 753, Vol. 3643. Fol. 525
- [10] Land Victoria, Certificate of Title Vol. 3359 Fol. 761
- [11] Land Victoria, Certificate of Title Vol. 1161 Fol. 077, LP 2750
- [12] Land Victoria, Certificate of Title Vol. 2967 Fol. 226
- [13] Land Victoria, Certificate of Title Vol. 4979 Fol. 735
- [14] Mrs Edna Couchman's sister pers. comm., (THS, 1992)

Creation Date c.1890-1940

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Traralgon Railway Residential precinct comprises a group of streets to the south of Traralgon Railway Station including Coates, Collins, Curran, Meredith, Morrison & Shakespeare streets and Queens Parade. The places that contribute to the precinct are:

- Coates Street - 2, 4, 6
- Collins Street - 12
- Morrison Street 2, 4 and 6
- Queens Parade (odd, south side) 11, 13, 17, 19, 23, 25, 27, 29, 31, 33, 35, 37, 39 (Etheldale)* and 41.
- Shakespeare Street (odd) 35, 37, 39, 43, 45 (Ewington)* and 47, 49 & 51, (even) 32, 34, 36, 38, 40-2, 44, 46, 48 and 50*

The original form and detailing and the consistency of scale and siting of houses contributes to the significance of the precinct. The predominantly low height of front fences is also contributory as it allows the appreciation of the historic character of the houses within the precinct.

*These places are individually significant and have a separate citation in this Study.

How is it significant?

The Traralgon Railway Residential precinct is of local historic and architectural significance to Latrobe City.

Why is it significant?

The Traralgon Railway Residential precinct is of historic significance as an area that is associated with an important phase of development of Traralgon in the early to mid twentieth century that began the transfer of the railway depot to Traralgon in 1903, which led to increased demand for accommodation for railway workers in proximity to the station and stimulated the development of Traralgon as a regional centre. The precinct provides tangible evidence of the consequent

expansion of the town beyond its originally surveyed boundaries to the south of the railway. (RNE criteria A.4 and D.2)

It has architectural significance as a representative example of a twentieth century residential precinct that provides evidence of the evolution and development of domestic architecture in Traralgon (RNE criterion D.2).

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO85		Recommended

Extent To the extent of properties as shown on the Traralgon Railway Residential precinct plan.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.
- 4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.
- 4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).

6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

8. Conserve or reveal views that contribute to the significance of the precinct.

9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY





While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

LEGEND

-  Precinct boundary
-  Contributory
-  Non-contributory
-  Significant



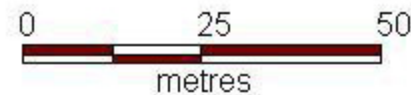
Data Source: VicMap Property 2008, Context Consultants PTY LTD

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PRECINCT - TRARALGON, GORDON CRESCENT

Place No. 458

ADDRESS 20-28 & 23 - 25 Gordon Crescent and 85-93 & 90 Church Street
Traralgon

Last Update 1/09/2008

HO No.



DESCRIPTION

The Gordon Crescent precinct in Traralgon comprises the properties at 85, 87, 90 & 93 Church Street and 23, 25 and 20-28 Gordon Crescent in Traralgon. It is an early inter-war residential precinct, which comprises late Edwardian and inter-war weatherboard bungalows on garden allotments. The Edwardian houses at 26 and 28 Gordon Street are similar in appearance, which suggests that they may have been constructed by the same builder. As noted in the history, Thomas Downie who was a local builder was associated with the house at No.26 and so may have built both houses. They are asymmetrical Edwardian weatherboard bungalows with hip and gable roofs (The use of small 'gables' as on these houses at the top of the hip roof is typical of Downie's other houses). The projecting gables have half-timbering to the gable end.

The house at No.87-9 Church Street illustrates the transitional styles between the Edwardian era bungalows and the Californian Bungalows that emerged in the 1920s. It has a fine Canary Island Palm, which is a typical inter-war planting.

Other houses within the precinct are typical of the inter-war bungalow style. No.20 is a typical example of a California Bungalow with a traverse gable roof and projecting gable forming a large porch at the front.

The Gordon Crescent precinct compares with the Moore Street precinct in Traralgon. It has a similar level of integrity and also illustrates the development of Traralgon to the north of Grey Street in the early twentieth century.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Buildings
Designer		Builder	

HISTORY

THEMATIC CONTEXT

Traralgon's origins date from the early pastoral period. Edward Hobson occupied the Traralgon run in 1844 and an accommodation house near Traralgon Creek provided shelter for travellers on the route between Melbourne and Sale. The town was surveyed in 1858 and a census in 1861 revealed there were 36 residents. However, it was the construction of the railway line between Sale and Melbourne, which was completed in 1879, that was a major impetus to the town and most development thereafter took place on the western side of the creek to the north of the station (Context, 2008:42).

In 1880, the Traralgon became the centre of the Shire of Traralgon, which separated from the Shire of Rosedale. The construction of a branch railway line from Traralgon to Stratford by 1886 further consolidated the role of Traralgon as a legal, administrative and educational centre for the surrounding hinterland where dairying and saw milling were developing as major industries. In the 1880s four brickyards were operating, substantial public buildings were constructed in the town and new subdivisions provided land for housing. The importance of Traralgon as a regional centre was illustrated by the construction of the new post office and courthouse in 1886 (Context, 2008:42).

Traralgon's importance as a railway town increased when it became a service depot in 1903 employing over 90 workers, which boosted development and created a demand for housing. Consequently the town began to expand beyond the 1858 boundaries. To the south of the railway many railway workers moved into cottages in new subdivisions including the Queen's Parade (formerly Railway Parade) area and the combination of houses and railway buildings in this precinct reveal the integration of work and community. To the north the subdivision and sale from 1907 onwards of the former Traralgon Park estate enabled the town boundaries to extend beyond Grey Street creating Moore Street and Campbell Street (now Gordon Crescent). The commercial centre continued to grow, extending along the length of Franklin Street between the station end and the post office and courthouse. Imposing new two story commercial buildings were constructed including the Gippsland Trading Company in 1903, and Layton's Stores in 1907. Traralgon's growth continued after World War One before the on-set of the Great Depression. In the early 1920s after a period of inactivity after the war, Traralgon experienced a 'building boom' as a number of new houses were built including Wigg's brick house in Hickox Street (Context, 2008:42).

PRECINCT HISTORY

As noted above, the subdivision and sale of the Traralgon Park estate in 1907 enabled Traralgon to extend to the north of Grey Street, which had defined the northern boundary of the town since the original survey in 1858.

The 1907 subdivision created 97 suburban lots in the area north of Grey Street extending from Franklin Street to Burns Street and facing two new east-west streets. The street names eventually ascribed to the subdivision - Byron, Moore, Gordon and Burns - all have poetic associations, and according to local history points to there 'evidently being lovers of the Muse among the early citizens' [4]. The northernmost street, now known as Gordon Crescent, was originally known as Campbell Street and land around the intersection of Church Street (which originally did not extend north of Campbell/Gordon Street) was sold to various people between 1907 and 1910 [1]. However, development did not commence until after the First World War and the precinct was fully developed by the 1940s.

For example, the house at 26 Gordon Street, Traralgon was constructed by 1924 for T.W. Downie who let it to a tenant, Mr Bohlman. Downie had acquired the property from a Mr Bohlman who in 1923 was listed as the owner of 'Allot. Traralgon Park' with a value of £3; the following year the property is described as containing a house with a value of £32. In 1925, Mr Robert Flower became the owner and he was resident in the house by 1927. Downie was a builder who constructed a number of houses in Traralgon, so it is likely that he constructed this house [2].

The adjoining house at 28 Gordon Street, Traralgon was constructed by 1924 for W.G. Spencer. He sold it almost immediately to Ernest J. Stammers who lived in the house until the 1950s [3].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

- [1] Land Victoria, Certificate of title, Vol. 3259 Fol.722, LP 4864
- [2] Traralgon Rate books 1923-24 (No. in rate, 352), 1924-25 (45), 1925-26 (48), 1927-28 (232)
- [3] Traralgon Rate books 1923-24 (No. in rate, 352), 1924-25 (45), 1925-26 (48), 1927-28 (232)
- [4] From Squatter's hut to City. Traralgon 1840-1976, Traralgon, 1979, p.29

Creation Date c.1920-40

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Gordon Crescent precinct in Traralgon comprises the properties at 85, 87, 90 & 93 Church Street and 23, 25 and 20-28 Gordon Crescent in Traralgon. It is an inter-war residential precinct, which comprises late Edwardian and inter-war weatherboard bungalows on garden allotments. The consistency of scale (single storey), siting (detached, with similar front and side setbacks behind low front fences) and form (asymmetrical plan with hip and gable roofs) is an important characteristic of the precinct. The mature Canary Island Palm, which is a typical interwar planting, in the garden at No.87-9 Church Street is also an important contributory element.

The units at 24 Gordon Crescent are not significant.

How is it significant?

The Gordon Crescent residential precinct is of local historic significance to Latrobe City.

Why is it significant?

The Gordon Crescent residential precinct is historically significant as a representative example of a residential area that is associated with an important phase of development in Traralgon during the early twentieth century. It provides tangible evidence of the expansion of Traralgon to the north of Grey Street following the subdivision of the Traralgon Park estate in 1907. (RNE criteria A.4, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the precinct as shown on the Gordon Crescent precinct plan.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.
- 4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.
- 4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).
6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
8. Conserve or reveal views that contribute to the significance of the precinct.
9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

PRECINCT - TRARALGON, APM SENIOR STAFF HOUSES

Place No. 380

ADDRESS 93 - 99 Grey Street, and 76 & 78 Kay Street
Traralgon

Last Update 21/03/2008

HO No.



DESCRIPTION The APM Staff Housing area is a distinct grouping of six houses at Nos. 76 and 78 Kay Street, and 93-99 Grey Street, Traralgon. The group is closest to the central business district of Traralgon compared with the other housing estates APM built for its workers, and takes advantage of the hilltop location. The Inter-War house on the south-west corner of Grey and Clarke Streets is not part of the APM group.

The houses are mostly weatherboard bungalows built in a range of Inter-War styles ranging from the 'picturesque', such as No. 78 Kay Street to more Moderne influences (No. 76 Kay Street)

The two Kay Street houses overlook the town and access the most prestigious street address. Each house occupies a large proportion of its site. Number 76 Kay Street is a timber house, with a gable roof, part of which extends to form a garage. A series of vertical fixed windows is the sole decoration on the south side (the garage), while the main section of the house uses corner windows to good effect. It is substantially intact. Number 78 Kay Street forms a focus of the cluster, being the only two-storey house and garden of this period and style in the group. It is a Cape Cod style house, a style more common in the 1960s and 70s, and possibly fairly unusual at this early date. It is substantially intact, retaining its original form and detailing, down to the timber garage doors. The fence has been replaced.

The Grey Street houses are row of large weatherboard bungalows with various styles of fencing and mixed exotic and native plantings. The house at No. 93 is based on a Bungalow, with a transverse gable and central gabled porch (now enclosed). It would appear that the porch was intended to suggest a classical reference, with the enclosed gable forming a pediment supported on paired columns. These columns can be seen through the small windows in the boarded walls that enclose the porch. Otherwise the house appears to be largely intact, with its fence and garage being part of the original plan. The lawn strip adjacent to the footpath features Prunus plantings, typical of the street tree preferences of the 1940s period.

All of the houses within the precinct contribute to its significance.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Buildings Fence/Gate/Wall Tree/s
Designer		Builder	

HISTORY THEMATIC CONTEXT

Apart from Traralgon, which was boosted by the opening of the railway depot in 1903, and Morwell, which was boosted by closer settlement of its hinterland, Moe and the other smaller towns in the study area grew slowly in the first decades of the twentieth century or began to decline in population and much of the growth in the inter-war period was concentrated in the new town of Yallourn. However, after a period of dormancy following the Great Depression the opening of the APM mill complex in 1937 and massive expansion of the SEC after the Second World War had a profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres, which began to rival Sale for the role of 'Capital of Gippsland'. After experiencing years of decline, many of the smaller rural towns were also to find new life as dormitory suburbs serving the employment centres in the main townships (Context, 2008:46).

It was in Traralgon that APM's decision in the 1930s to build a paper mill had the most impact. APM built 1,000 houses for its employees in Traralgon. The APM estates were influenced by garden suburb planning ideas and included generous areas of open space. An elite group of six houses was also built by APM for senior staff in Kay, Clarke and Grey Streets. Workers were able to buy their houses by paying a deposit and using their rent to contribute to the balance. Now a major component of housing in Traralgon, the APM estates reveal insights to company housing and facilities considered suitable for staff and workers (Context, 2008:48).

The construction of the APM mill resulted in a shortage of housing and Cuthill recalls that by 1945:

"It was still impossible for people not working out at the mill to find an empty house, and the Victorian Housing Commission took over a large piece of Traralgon Park in Gordon Street. The Commission called for people to give a price for building houses there, and Mr. J.J. Clift from Melbourne was successful in getting the job, Mr. Gavin Blythman, his foreman, came up from Melbourne, and work was started. The Commission built 199 houses in this particular part of the town, the scheme in this area being finished in 1952."

Further housing was provided in estates developed by private entrepreneurs, however, despite all of this housing shortages were still experienced in Traralgon. As a result many large older houses in Traralgon were converted to boarding houses to meet demand. One example is 'Etheldale' at 15 Collins Street, which was operated by APM as a 'Staff Boarding House' from 1946-54. (Context, 2008:48)

PRECINCT HISTORY

As noted above Australian Paper Manufacturers (APM) established large housing estates in Traralgon, starting in 1939 to provide accommodation for workers at its nearby mill at Maryvale, which began development in 1937. These estates were modelled on the notions emerging at this time about 'industrial garden villages' and were influenced by the appointment of Herbert Gepp as General Manager of APM in 1936, a position he held until 1950. He was influential in bringing these ideas to APM, which had been applied by Electrolytic Zinc (when he was General Manager at EZ) at Lutana Village constructed 1919-22 near Hobart. [1]

In addition to estates for workers, APM established hostels and a senior staff housing area on Grey and Kay Streets during the Inter-War period. In May 1938 APM purchased ten adjoining lots in Kay, McLean (later Clarke) and Kay Streets, which it re-subdivided to form 6 larger lots. [2] Within a year of purchase it took out mortgages to the State Savings Bank of Victoria, presumably to finance the construction of the six new senior staff houses, which were designed in 1938 in a range of eclectic Inter-War styles and completed by 1940. A plan dated 1941 shows the 'footprint' of each house, annotated with the intended occupant but does not indicate the designer of the buildings [3]. Each house design is distinctively individual, however as a group, they can be interpreted as a reflection of a philosophy of 'centralised team management' within manufacturing industry during that period. Original occupants of the houses included:

- Mr Frank M. Hunter who lived at No. 76. Gepp had recruited Hunter from Kermadie and Bowaters in the United Kingdom. While with APM he was involved in investigating tissue manufacture.
- No. 78 was the residence of Mr J.A. Bardsley who was the second superintendent of construction appointed to oversee the building of the Maryvale mill. Bardsley was another one of Gepp's overseas appointments. He was from England and had been recruited while working at the Wayagamak kraft pulp and paper mill in Canada.

It is assumed that all of the houses in the APM staff house group were architect-designed, however further research is required to confirm this.

APM retained ownership over all of the houses until the late 1950s when they began to be sold. Some, like No. 76 Kay Street were purchased by former APM employees (in that case Norman Mallows, a Mill superintendent), while others were purchased by Traralgon business people such as Ronald Kyle, a chemist. [4]

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] R. Freestone Model communities: the Garden City movement in Australia, Nelson, Melbourne, 1989, pp. 141, 146, 149, 222.

[2] Land Victoria, Certificate of Title Vol. 6197 Fol. 263, LP 13476, LP 15136

[3] Housing & Property - Traralgon: Staff Subdivision Complete Block Plans, Drawing No. P431, 1814/1941.

[4] Land Victoria, Certificate of Title Vol. 6197 Fol. 263

Creation Date 1938-39

Change Dates

Associations

Local Themes

Australian Paper Manufacturers

5. INDUSTRIALISATION & MAKING A REGION

5.2 Paper manufacturing

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The APM Senior Staff housing precinct, comprising the houses constructed c.1939 for the Australian Paper Mills, at 93-99 Grey Street and 76-78 Kay Street, Traralgon. The original form and detailing, and the consistency of scale and siting of the houses behind low front fences contributes to the significance of the precinct.

The houses at 93 Grey Street and 76 and 78 Kay Street are individually significant and have a separate citation in this Study.

How is it significant?

The APM Senior Staff housing precinct is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

The APM Senior Staff housing precinct is of local historic significance for its associations with Australian Paper Mills and demonstrates the important influence that APM had upon the development of Traralgon in the Inter-War and immediate post-war period. (RNE criteria A.4, D.2 and H.1)

The APM Senior Staff housing precinct is of aesthetic significance as a unique and fine example of an Inter-War residential precinct comprising a group of houses of individual design that are nonetheless related in terms of their form, scale and siting and display a range of popular housing styles of the period. The houses both individually and as a whole are notable for their high degree of external integrity and are enhanced by mature gardens. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To extent of the houses at 93-99 Grey Street and 76 & 78 Kay Street, Traralgon.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.

4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).

6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
8. Conserve or reveal views that contribute to the significance of the precinct.
9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY





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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

LEGEND

-  Precinct boundary
-  Contributory
-  Non-contributory
-  Significant



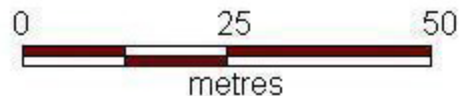
Data Source: VicMap Property 2008, Context Consultants PTY LTD

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PRECINCT - TRARALGON, HENRY STREET

Place No. 378

ADDRESS 08 - 14 Henry Street
Traralgon

Last Update 4/12/2008

HO No. /HO87





DESCRIPTION

Henry Street, between Breed Street and Ethel Street comprises a mix of twentieth century housing, which illustrate various phases in the street's development. The first phase of development from the late nineteenth to early twentieth century is demonstrated by this group of late Victorian/Federation era double-fronted symmetrical weatherboard houses at Nos. 8-14. These houses are of similar design and siting with hipped corrugated iron roofs and front verandahs and with the related low timber picket fences to nos. 8-12 (which are sympathetic to the era, but not original) form a visually homogeneous group.

The house at No.8 has a relatively high degree of external integrity. Original features include the tripartite front windows in the front elevation on either side of the centrally placed front door and double hung sash windows in the side elevation. It has three corbelled brick chimneys including one in the rear skillion section.

The house at No. 10 has a moderate degree of external integrity. Original features include the double hung sash windows. The verandah has a cast iron frieze. Unlike the other houses it has one chimney placed externally, which appears to be a later addition - this possibly suggests that the house was moved to the site from elsewhere.

The house at No.12 has a relatively high degree of external integrity. Original features include the tall double hung sash windows on either side of the centrally placed front door, which has sidelights and highlights. Other windows are double hung sash. The elegant convex verandah has a cast iron frieze and is supported on turned posts. There are two corbelled brick chimneys.

The house at No.14 has a moderate degree of external integrity. The front elevation remains essentially intact and comprises tripartite windows on either side of the centrally placed doorway with sidelights and highlights. The straight verandah has cast iron frieze and straight posts. It has one brick chimney, now painted white. The horizontal balustrade is not original. The weatherboards on the side walls have been replaced with hardiplank, and the timber windows replaced with aluminium framed examples of different proportions.

Other individually notable buildings in Henry Street include the Edwardian double-fronted weatherboard villa at No. 2, the asymmetrical Queen Anne style villa at No. 19, and 'Thus Kaner', a transitional weatherboard dwelling at No. 34 (refer to separate citations in this Study for detailed descriptions of these houses).

The balance of the housing in the street is a mixture of some Inter-War and mostly Post-war houses. The houses are generally related in scale, siting and form to the earlier houses. Lot sizes and setbacks are generous and uniform along the street.

The road slopes from the western hill top towards the town at the east. There is a clear view from the crest to the intersection with Breed Street. The water tower at the north-east corner of Fairview Street is a landmark in the streetscape. Established Pin Oaks plantings highlight the visual continuity along the southern side of the street, while on the northern side there are also mostly Pin Oaks that have been pruned to avoid power lines.

Common fencing techniques include low pickets, hedges and wire fences. Several properties on the street do not have fencing. The minimal emphasis on property borders contributes to the garden character of the precinct and allows an appreciation of the historic character of the individual houses and groups described above.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Buildings Tree/s
Designer		Builder	

HISTORY

THEMATIC CONTEXT

Traralgon's origins date from the early pastoral period. Edward Hobson occupied the Traralgon run in 1844 and an accommodation house near Traralgon Creek provided shelter for travellers on the route between Melbourne and Sale. The town was surveyed in 1858 and a census in 1861 revealed there were 36 residents. However, it was the construction of the railway line between Sale and Melbourne, which was completed in 1879, that was a major impetus to the town and most development thereafter took place on the western side of the creek to the north of the station (Context, 2008:42).

In 1880, the Traralgon became the centre of the Shire of Traralgon, which separated from the Shire of Rosedale. The construction of a branch railway line from Traralgon to Stratford by 1886 further consolidated the role of Traralgon as a legal, administrative and educational centre for the surrounding hinterland where dairying and saw milling were developing as major industries. In the 1880s four brickyards were operating, substantial public buildings were constructed in the town and new subdivisions provided land for housing. The importance of Traralgon as a regional centre was illustrated by the construction of the new post office and courthouse in 1886 (Context, 2008:42).

Traralgon's importance as a railway town increased when it became a service depot in 1903 employing over 90 workers, which boosted development and created a demand for housing. Consequently the town began to expand beyond the 1858 boundaries. To the south of the railway many railway workers moved into cottages in new subdivisions including the Queen's Parade (formerly Railway Parade) area and the combination of houses and railway buildings in this precinct reveal the integration of work and community. To the north the subdivision and sale from 1907 onwards of the former Traralgon Park estate enabled the town boundaries to extend beyond Grey Street creating Moore Street and Campbell Street (now Gordon Crescent). The commercial centre continued to grow, extending along the length of Franklin Street between the station end and the post office and courthouse. Imposing new two story commercial buildings were constructed including the Gippsland Trading Company in 1903, and Layton's Stores in 1907. Traralgon's growth continued after World War One before the on-set of the Great Depression. In the early 1920s after a period of inactivity after the war, Traralgon experienced a 'building boom' as a number of new houses were built including Wigg's brick house in Hickox Street (Context, 2008:42).

PRECINCT HISTORY

One of the oldest residential streets in Traralgon, Henry Street was created by two subdivisions in the mid 1880s by two men, John Peterkin and Henry Breed. In 1882 John Peterkin obtained the Crown Grant to 47 acres of land west of the Traralgon township survey, which was part of Crown

Allotment 5 in the Parish of Traralgon. Three years later in 1885 he subdivided his property, creating quarter acre lots along streets he named Ethel, Mabel and Olive after his daughters. Olive Street later became the western half of what is now Henry Street. Sales commenced in late 1885 and were initially slow with only 2 lots selling each in 1885 and 1886, however sales picked up from 1887-89 and by 1893 most of the lots were sold. [1]

Meanwhile, in August 1887, Henry Breed obtained the Crown Grant to 20 acres of land situated between Peterkin's land and the western edge of the Traralgon township survey, comprising Crown Allotments 6, 8, 9 and 11. His subdivision, known as the 'Ben Venue Estate', was approved by early 1888 and the first land sales were held on the 23rd of April in that year. This subdivision created the eastern half of Henry/Olive Street, connecting that street to the Government Road that defined the western edge of the township survey that would later be named after Breed. It also created a new north-south street known as Albert Street. Lots sold quickly and most were disposed of by 1895. However, despite this success Henry Breed appears to have gotten into some financial difficulty with the Title recording no fewer than three copy writs of 'Fieri Facias' issued by the Supreme Court against Mr Breed by individuals and organisations including the Colonial Bank of Australasia. This resulted, by 1908, in the transfer by 'the Sheriff' of the final unsold lot in the subdivision (at the south-west corner of Henry and Albert Streets) to the Colonial Bank. [2]

What are now the four properties known as 8-14 Henry Street were situated within the Ben Venue Estate at the eastern end of the street near the intersection with Breed Street. In 1889 these four lots were among several parcels of land sold to Michael Daneyer. He held them until June 1900 when they were sold to John English, a Commission Agent [3]. From August 1902 to March 1903 the lots were sold to individual owners [3] and the houses were presumably constructed around this time or before. The houses can be seen in a c.1905 photograph of Henry Street looking east toward the township [4].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] Land Victoria, LP 860, Certificate of Title Vol. 1426 Fol. 037

[2] Land Victoria, LP 1767, Certificate of Title Vol. 1935 Fol. 870, also Traralgon Heritage Study cites Cuthill 'Land of little fishes', Vol 4-1 p.22; 4-4 and Jean Court & Bert Thompson, 'From squatter's hut to City. Traralgon 1840-1976', 1976, p.29

[3] Land Victoria, Certificates of title Vol.2136 Fol.078, Vol.2773 Fol.578

[4] Traralgon & District Historical Society, 'Traralgon. A tableau through time', Traralgon, 1985, p.42

Creation Date c.1890-1910

Change Dates

Associations

Local Themes

John Peterkin, Henry Breed

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Henry Street precinct, which comprises a group of four late Victorian/Federation era weatherboard villas at Nos. 8-14 Henry Street in Traralgon. The consistency of form, detailing, siting and scale of these houses is integral to the significance of the precinct.

How is it significant?

The Henry Street precinct is of local historic significance to Latrobe City.

Why is it significant?

The Henry Street precinct is of local historic significance as representative example of the private residential subdivisions that illustrate the growth of Traralgon in the decades following the opening of the Gippsland Railway in 1879. As many of the earlier residential areas within the township survey area have been redeveloped, Henry Street is now one of the oldest residential areas within the town and this is the most intact group of early housing in Traralgon. (RNE criteria A.4, B.2, D.2)

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO87		Recommended

Extent The Henry Street precinct should include the properties at Nos. 8-14. The individually significant properties at Nos. 2, 19, and 34 may be added individually as part of this precinct (ie. with the same HO number) or with separate HO nos.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.

4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy

efficiency.

5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).
6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
8. Conserve or reveal views that contribute to the significance of the precinct.
9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species





REVIEW OF SIGNIFICANCE & POLICY

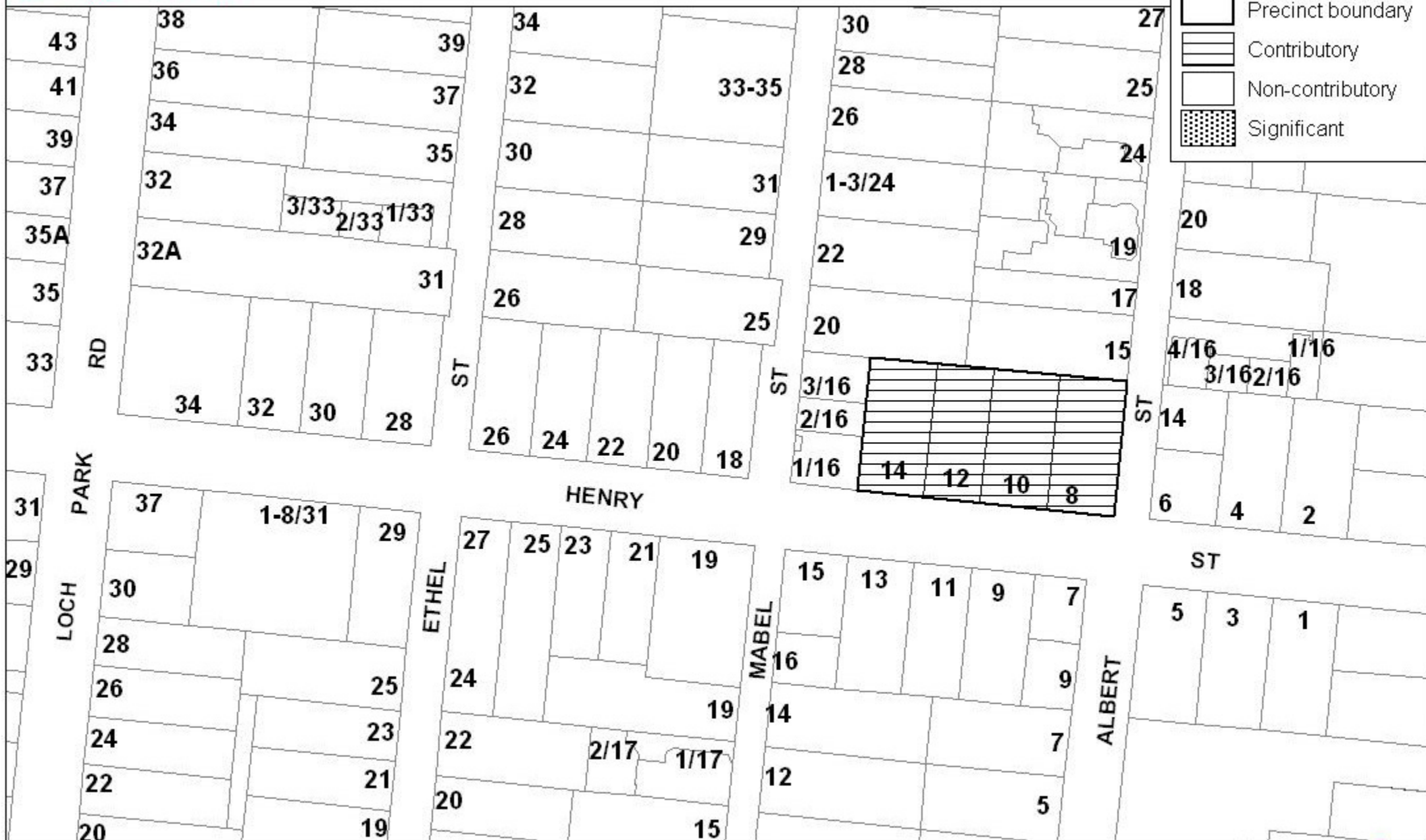
While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

-  Precinct boundary
-  Contributory
-  Non-contributory
-  Significant



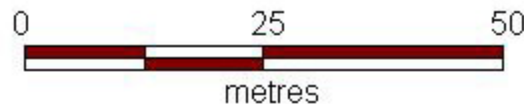
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PRECINCT - TRARALGON, MOORE STREET

Place No. 381

ADDRESS 47-61 & 48 - 60 Moore Street
Traralgon

Last Update 17/06/2010

HO No. /HO88



DESCRIPTION The Moore Street precinct comprises the houses at 47-61 and 48-60 Moore Street in Traralgon. It is an inter-war residential precinct, which comprises a mixture of Edwardian and inter-war detached bungalows on garden allotments. The houses are related in terms of their scale (originally all single storey with some later double storey additions as noted below), siting (detached, with similar front and side setbacks) and form (asymmetrical plan with complex hip and gable roofs) creating a homogeneous streetscape.

With the exception of the post-war house at No.59 all of the houses are contributory to the significance of the precinct. Many houses in this group feature more ornate decorative treatment than other houses in Traralgon dating from this period, suggesting the relative affluence of their house owners, and possible connection with particular local builders. Notable houses include:

- The pair of near identical asymmetrical Edwardian weatherboard villas with return verandahs at nos. 48 and 50. As noted in the History, it is believed that these houses were constructed by Traralgon builder, T.W. Downie and they illustrate his skill as a craftsman designer/builder.
- The house at No.60, which is a good example of a California Bungalow with a half-hipped tile roof.
- The brick bungalow with a terracotta tile roof at No.55. As noted in the History, this is thought to have been constructed by local brickmakers, the Wigg brothers, and it demonstrates their skill as bricklayers. The semi-circular arched porch flanked by large brick piers with angled buttresses

is a notable and distinctive feature. The rendered brick front fence appears to be contemporary with the house.

The integrity of the houses varies, but most of the main street elevations remain relatively intact. Second storey additions have been made to a number of houses on the south side, but as these are set back behind the main ridge line of the original houses they are not an overly dominant element in the streetscape.

The slope gives attractive views along the street. Wide grassed verges are planted alternatively with ornamental Prunus and Melaleuca creating a sunny open aspect to the streetscape. Fence styles vary along the street but are mostly low, which contributes to the garden suburb character of the street. Wire fences, hedges and pickets predominate. As noted above there is one original, or early, rendered brick fence at No.55, which complements the brick house.

The precinct compares with other inter-war precincts such as Bridges Avenue in Traralgon and the other Moore Street precinct in Moe. All have similarly high levels of integrity in terms of contributory buildings, with a similar style of housing.

Condition	Good	Integrity	High
Threats		Key elements	Buildings Streetscape Tree/s
Designer		Builder	

HISTORY

THEMATIC CONTEXT

Traralgon's origins date from the early pastoral period. Edward Hobson occupied the Traralgon run in 1844 and an accommodation house near Traralgon Creek provided shelter for travellers on the route between Melbourne and Sale. The town was surveyed in 1858 and a census in 1861 revealed there were 36 residents. However, it was the construction of the railway line between Sale and Melbourne, which was completed in 1879, that was a major impetus to the town and most development thereafter took place on the western side of the creek to the north of the station (Context, 2008:42).

In 1880, the Traralgon became the centre of the Shire of Traralgon, which separated from the Shire of Rosedale. The construction of a branch railway line from Traralgon to Stratford by 1886 further consolidated the role of Traralgon as a legal, administrative and educational centre for the surrounding hinterland where dairying and saw milling were developing as major industries. In the 1880s four brickyards were operating, substantial public buildings were constructed in the town and new subdivisions provided land for housing. The importance of Traralgon as a regional centre was illustrated by the construction of the new post office and courthouse in 1886 (Context, 2008:42).

Traralgon's importance as a railway town increased when it became a service depot in 1903 employing over 90 workers, which boosted development and created a demand for housing. Consequently the town began to expand beyond the 1858 boundaries. To the south of the railway many railway workers moved into cottages in new subdivisions including the Queen's Parade (formerly Railway Parade) area and the combination of houses and railway buildings in this precinct reveal the integration of work and community. To the north the subdivision and sale from 1907 onwards of the former Traralgon Park estate enabled the town boundaries to extend beyond Grey Street creating Moore Street and Campbell Street (now Gordon Crescent). The commercial centre continued to grow, extending along the length of Franklin Street between the station end and the post office and courthouse. Imposing new two story commercial buildings were constructed including the Gippsland Trading Company in 1903, and Layton's Stores in 1907. Traralgon's growth continued after World War One before the on-set of the Great Depression. In the early 1920s after a period of inactivity after the war, Traralgon experienced a 'building boom' as a number of new houses were built including Wigg's brick house in Hickox Street (Context, 2008:42).

PRECINCT HISTORY

As noted above, the subdivision and sale of the Traralgon Park estate in 1907 enabled Traralgon to extend to the north of Grey Street, which had defined the northern boundary of the town since the original survey in 1858. The street names eventually ascribed to the subdivision - Byron, Moore, Gordon and Burns - all have poetic associations, and according to local history points to

there 'evidently being lovers of the Muse among the early citizens' [From Squatter's hut to City, p.29].

In Moore Street the properties in the block between Byron Street and Burns Street at the western end of that street were sold to three people in 1908. On the north side all the lots in Block 5 of the subdivision were purchased by Charles Whittakers, and were later all sold in 1909 to Robert Ikin and then in 1909-10 to Thomas Allard Pettit. On the south side in Block 4 Hadasser McKay Burnet purchased all but three lots facing Byron Street (lots 8, 9 and 10), which were purchased by Archibald Mathison and George Davis (Land Victoria 1).

All three owners held the land in single ownership until during and just after the First World War, when the lots began to be sold off individually. On the north side, Pettit sold off what are now the properties from nos. 48 to 60 between 1915 and 1920 (Land Victoria 2). Most of the lots on the south side were sold later, generally between 1924 and 1929 (Land Victoria 3). It appears that the first houses were built by the early 1920s and this part of Moore Street was almost fully developed by the end of the inter-war period.

For example, the property at No.52 was purchased by W.R. Ellis in 1915 and the Traralgon Pan Register indicates that there was house a house on this site by the end of 1919. By 1921 the owner was T.E. Spowart, a teacher, who was rated for a house, situated in 'Traralgon Park', valued at £26. By the following year, Spowart's house is listed as being in Moore Street. (Land Victoria 2, PR/RB). This house, in a late Victorian style, is reputed to have been moved here from Walhalla. The exact dates of the adjoining houses to the east at nos. 50 and 48 are not known, however, it is possible that they were built c.1924 by T.W. Downie, a prolific Traralgon builder who built many houses during the interwar period. These two houses of near identical design, are very similar to two houses at 26 and 28 Gordon Crescent, which were constructed in 1924 (please refer to the separate citation in this Study for the Gordon Crescent precinct). Thomas Downie was the one time owner and presumed builder of the house at 26 Gordon Crescent and is believed to have constructed the near identical house next door at No.28.

On the south side of the street, Arthur James Wigg purchased two lots, 11 and 12, in 1925 (Land Victoria 3). Arthur worked in partnership with his brother Abraham and operated a brickworks on what is now Duncan Cameron Reserve. It was one of four brickyards in or close to Traralgon operating by the 1880s and probably the longest lasting, finally closing in the 1950s. The Wiggs were major suppliers of bricks for commercial and public buildings and houses within Traralgon and also constructed a number of buildings. The fine brick house now at No.55 (lot 12) is likely to have been built by them or at least using their bricks.

SOURCES

Land Victoria 1, Certificates of title Vol.3259 Fol.727, Vol.3259 Fol.730, Vol.3261 Fol.066, Vol.3269 Fol.735, LP 4864

Land Victoria 2, Certificate of title Vol.3808 Fol.483

Land Victoria 3, Certificate of title Vol.3259 Fol.730, Vol.3269 Fol.735

Traralgon Pan Register (PR), 1919-21 (350)

Traralgon Rate Books (RB), 1920/21 (513), 1921/22 (534)

From Squatter's hut to City. Traralgon 1840-1976, Traralgon, 1979

Creation Date c.1915-1940

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Moore Street precinct comprises the houses at 47-61 and 48-60 Moore Street in Traralgon. The following features contribute to significance of the precinct:

- All of the houses, with the sole exception of No.59, which are a mixture of Edwardian and inter-war detached bungalows on garden allotments. The consistency of scale (originally all single storey), siting (detached, with similar front and side setbacks) and form (asymmetrical plan with often complex hip and gable roofs) is an important characteristic.

- The original, or early, rendered brick fence at No.55 is also significant. The low height of other front fences is also important as it contributes to the garden suburb character.

The house at No.59 and the post-war additions to other houses are not significant.

How is it significant?

The Moore Street residential precinct is of local historic, architectural and aesthetic significance to Latrobe City.

Why is it significant?

The Moore Street residential precinct is historically and architecturally significant as a representative example of an inter-war residential area that is associated with an important phase of development in Traralgon. It provides tangible evidence of the expansion of Traralgon to the north of Grey Street following the subdivision of the Traralgon Park estate in 1907. (RNE criteria A.4, D.2)

The Moore Street precinct is aesthetically significant as a very intact inter-war residential precinct. Integral to the aesthetic qualities of the precinct is the consistent historic character created by the inter-war houses of similar scale, siting and form. The low front fences also contribute to the garden suburb character. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO88		Recommended

Extent The whole of the precinct as shown on the Moore Street, Traralgon precinct plan.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element in the precinct as a

result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.

4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).

6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

8. Conserve or reveal views that contribute to the significance of the precinct.

9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.





The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the

conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council

LEGEND

-  Precinct boundary
-  Contributory
-  Non-contributory
-  Significant



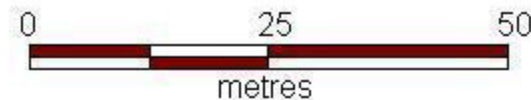
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PRECINCT - TRARALGON, THOMAS STREET

Place No. 382

ADDRESS 1-7 & 2-6 Thomas Street and 63 Queens Parade
Traralgon

Last Update 22/02/2008

HO No. HO/HO89



DESCRIPTION

The Thomas Street precinct comprises the houses at 1-7 and 2-6 Thomas Street and 63 Queens Parade in Traralgon. It is an inter-war residential precinct, which comprises a mixture of Edwardian and inter-war detached bungalows on garden allotments. The houses are related in terms of their scale (single storey), siting (detached, with similar front and side setbacks) and form (predominantly symmetrical plan with hip and gable roofs) creating a homogeneous streetscape.

All of the houses are contributory to the significance of the precinct. Notable houses include the Edwardian weatherboard bungalows at nos. 1, 3 and 6, which are believed to be the work of local builder, T.W. (Thomas) Downie. The houses at nos. 1 and 3, which are near identical, are fine examples of Edwardian timber bungalows, which appear to have been built late in that period (perhaps c.1920). They demonstrate the homestead influence in the extension of the roofline to form a verandah, with a small gable used to emphasize the size and pitch of the roof and the overall symmetry of the design. The verandah fretwork uses tapering slats to good visual effect. The windows are double hung sash and there is one brick chimney to each. One slight difference is the decorative timber moulding used under the front windows in No.3.

The weatherboard house at No.6 Thomas Street has similar characteristics with a high-pitched gambrel or louvre roof perhaps forming an extension to an earlier building. The narrow eaves also suggest an earlier date and a later extension. A wide verandah supported on turned timber posts enclosing the building on three sides. The house at No.63 Queens Parade has similar characteristics.

This precinct compares with other early twentieth century residential precincts such as the nearby Railway Residential precinct comprising houses in Queens Parade and adjoining streets. The modest houses are similar to those in Coates Street within that precinct. It also compares with the early twentieth century housing found in the Gordon Crescent precinct and the Moore Street precinct, both of which contain houses reputedly constructed by Downie.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Buildings
Designer		Builder	

HISTORY

THEMATIC CONTEXT

Traralgon's origins date from the early pastoral period. Edward Hobson occupied the Traralgon run in 1844 and an accommodation house near Traralgon Creek provided shelter for travellers on the route between Melbourne and Sale. The town was surveyed in 1858 and a census in 1861 revealed there were 36 residents. However, it was the construction of the railway line between Sale and Melbourne, which was completed in 1879, that was a major impetus to the town and most development thereafter took place on the western side of the creek to the north of the station (Context, 2008:42).

In 1880, the Traralgon became the centre of the Shire of Traralgon, which separated from the Shire of Rosedale. The construction of a branch railway line from Traralgon to Stratford by 1886 further consolidated the role of Traralgon as a legal, administrative and educational centre for the surrounding hinterland where dairying and saw milling were developing as major industries. In the 1880s four brickyards were operating, substantial public buildings were constructed in the town and new subdivisions provided land for housing. The importance of Traralgon as a regional centre was illustrated by the construction of the new post office and courthouse in 1886 (Context, 2008:42).

Traralgon's importance as a railway town increased when it became a service depot in 1903 employing over 90 workers, which boosted development and created a demand for housing. Consequently the town began to expand beyond the 1858 boundaries. To the south of the railway many railway workers moved into cottages in new subdivisions including the Queen's Parade (formerly Railway Parade) area and the combination of houses and railway buildings in this precinct reveal the integration of work and community. To the north the subdivision and sale from 1907 onwards of the former Traralgon Park estate enabled the town boundaries to extend beyond Grey Street creating Moore Street and Campbell Street (now Gordon Crescent). The commercial centre continued to grow, extending along the length of Franklin Street between the station end and the post office and courthouse. Imposing new two story commercial buildings were constructed including the Gippsland Trading Company in 1903, and Layton's Stores in 1907. Traralgon's growth continued after World War One before the on-set of the Great Depression. In the early 1920s after a period of inactivity after the war, Traralgon experienced a 'building boom' as a number of new houses were built including Wigg's brick house in Hickox Street (Context, 2008:42).

PRECINCT HISTORY

As noted above, the establishment of the railway depot at Traralgon in 1903 stimulated the development of the town and encouraged expansion to the south of the railway line, which had limited the growth of the town in that direction since it was opened in 1878.

Thomas Street is contained within CA 79A which was subdivided in 1905 as the 'Milton Park Estate' by Thomas Allard Pettit. The subdivision created 54 lots facing the existing government roads forming the boundaries of the allotment including Railway Street (later Queens Parade) to the north and Dunbar Street to the east. Two new streets were created by the subdivision which Pettit, a journalist, named after himself. Thomas Street was the north south street, intersecting at its south end with Allard Street, which ran east-west. The lots in the subdivision were sold off between 1905 and 1919. Many of the early purchasers bought multiple lots, which they later re-subdivided and sold to individual purchasers (Land Victoria). It appears that the first houses in Thomas Street did not commence until after the First World War with most development occurring during the inter-war period.

A block of 7 lots on the south side of Allard Street was sold in 1917 to Sam Phillips, a businessman from Walhalla who established a carrying business and livery stables in Traralgon (Land Victoria). Phillips transported houses and building materials from Walhalla, which he re-

erected on these lots. This included his own house at No.15, which incorporated parts of Walhalla's Grand Junction Hotel, Sam Phillips and his wife (Elizabeth Pearce) were the final owners of the hotel, renaming it the 'Junction Coffee Palace' after its licence was relinquished [1].

Thomas Downie, a well known and prolific Traralgon builder, appears to have played a similar role in Thomas Street and perhaps along the section of Queens Parade. Downie is believed to have been the builder of 1 and 3 Thomas Street [2]. Similarities between these buildings and 6 Thomas Street and 63 Queens Parade in particular suggest that they may also have been built by Downie. Downie was born in Traralgon in 1883, travelling to New Zealand as a young man, and returning to Traralgon with his new wife in the early years of this century. He worked as a builder all of his life and built many timber houses in Traralgon, often purchasing the land and building houses to meet the demand [2]. The family home also remains at 2 Coates Street, Traralgon and he is thought to have built other Traralgon houses including those at 26 and 28 Gordon Crescent, 48 and 50 Moore Street, 34 Campbell Street, 23 Munro Street, and 13 Seymour Street.

What is now No. 1 Thomas Street is part of lot 6 and part of lot 9, while No.3 comprises lot 10 and part of lot 9. Lots 6-12 were purchased in 1912 by Mary Ann Bowden (Three years earlier she also purchased the lot at the south-west corner of Thomas Street and Railway Street, now 63 Queens Parade). In July 1913 she sold the land to Frederick Grubb, a builder of Traralgon. He subdivided the land into three lots and what is now No.1 was sold in 1923 to Thomas Foristal, while No.3 was sold in 1921 to John Banks (Land Victoria 2).

The 1935 and 1946 rate books list No.1 as owned by J.W. Downie and as being occupied by Robert Couchman. Edna Couchman, Robert's wife, was Thomas Downie's daughter [RB]. She still lived in this house in 1992. According to title records, however, the Downie family only owned the property between 1939 and 1946 when George A. Downie, a railway employee was listed as the owner (Land Victoria 3).

On the east side of the street what is now No.6 Thomas Street comprises lots 41 and 44, which were purchased in 1914 (along with the adjoining lot 45) by Arthur James Wigg, a local brickmaker (He purchased other land in this subdivision including the lot at the south west corner of Dunbar Road and Railway Street, where he built his own home in brick). In November 1923 Wigg sold lots 41 and 44 to Theodore Flint. A mortgage was taken out over the property, which was then sold in June 1924 to Henry Campbell, a farmer (Land Victoria 1). The 1946 rate books indicate that in that year the house was still owned by H.M. Campbell and occupied by Helen Hunter. Mrs Hunter is known to have run a boarding house at this address. She also had a dress-making shop, and the display in the Sale museum includes many artefacts from her dress-making business. [3]

SOURCES

Land Victoria 1, Certificate of title Vol.3071 Fol.097, LP 4595

Land Victoria 2, Certificate of title Vol.3654 Fol.747

Land Victoria 3, Certificate of title, Vol.4662 Fol.346

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] V. Plant, 'The Phillips family of Walhalla and Traralgon', Traralgon & District Historical Society Bulletin 11(1), March 1980, pp.12-14

[2] Sister of Mrs Edna Couchman, pers. comm., 21 April 1992

[3] V. and G. Plant, pers. comm., 1992

Creation Date c.1915-1940

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE What is significant?

The Thomas Street precinct comprises the houses at 1-7 and 2-6 Thomas Street and 63 Queens Parade in Traralgon. It is an inter-war residential precinct, which comprises a mixture of

Edwardian and inter-war detached bungalows on garden allotments. All of the houses are contributory to the precinct. The consistency of scale (single storey), siting (detached, with similar front and side setbacks) and form (predominantly symmetrical plan with hip and gable roofs) is integral to the significance of the precinct.

How is it significant?

The Thomas Street residential precinct is of local historic significance to Latrobe City.

Why is it significant?

The Thomas Street residential precinct is historically significant as a representative example of an inter-war residential area that is associated with an important phase of development in Traralgon. It provides tangible evidence of the expansion of Traralgon to the south of the railway following the establishment in 1903 of the engine depot at the railway station. (RNE criteria A.4, D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO89		Recommended

Extent All of the properties as shown on the Thomas Street precinct plan.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.
- 4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or

- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).

6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

8. Conserve or reveal views that contribute to the significance of the precinct.

9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species





REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

-  Precinct boundary
-  Contributory
-  Non-contributory
-  Significant



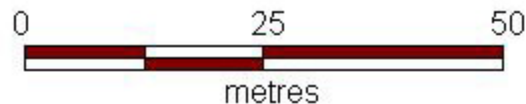
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PRECINCT - YINNAR TOWNSHIP

Place No. 19

ADDRESS 32 - 78 Main Street
Yinnar

Last Update 21/06/2010

HO No. /HO144



DESCRIPTION The Yinnar Township precinct remains the nucleus of a town which was initially born and flourished as a result of the provision of railway services to the district by 1885, providing a hub for the local timber and dairy industries. Contributory buildings along the west side of Main Street and opposite the railway station include the group of shops at Nos. 32-44. This includes:

- the original (now former) post office
- site of original bakery - while the earlier building has been demolished, the brick scotch oven survives in the rear yard
- former butcher.

While these shops have been altered, and some are no longer used for their original function, they still retain their characteristic form with street verandahs and shopfronts.

This central group of commercial buildings is flanked on either side by residential properties - several of which are relatively intact, particularly on the southern end of the shopping strip - and the two early twentieth century churches (each denomination at opposite ends of the shopping area).

On the opposite (east) side of the street is the railway reserve and the former butter factory. The former Goods Shed and siding stands in a public reserve on the east side of Main Street (including extant railway lines and a small extant trolley cart shed on the southern edge, as well as a cutting beyond this point. The large brick (former) Yinnar Butter Factory (now an community arts centre with studios and exhibition facility) is a large brick building set close to the frontage that dominates the the precinct.

The contributory buildings are:

(west side) - Yinnar Butter Factory (former), Yinnar Railway Station Goods Shed and trolley shed.
(east side) - Yinnar Methodist Church (now St Matthew's United Church), Nos. 32-44, hardware store and residence at No. 58, butcher shop at No.64, Our Lady of Good Counsel Catholic Church and houses at Nos. 68, 76 and 78.

Condition Good

Integrity Medium

Threats Redevelopment

Key elements Buildings
Landscape
Monument/memorial

Designer

Builder

HISTORY

Originally part of the Scrubby Forest run, Yinnar owes its existence to the branch railway line that ran from Morwell to Mirboo North. Opened in 1885, the railway station at the 'seven mile peg' became the nucleus for a township. The town hummed around the railway station, timber industry and the expanding dairy industry. During 1888 Yinnar grew rapidly - the goods and timber platforms and trucking yards were finished, while civic buildings such as the Mechanics' Institute and a church were built in the same year. By 1891 the Census recorded that Yinnar had 131 inhabitants and 21 dwellings. This compared to Boolarra, which had grown to 220 people with 44 dwellings (Legg, 1992:71,94).

A post office was established in 1884 and located at the railway station between 1886 and 1909. It was then moved to Yinnar's Main Street and in 1948 again moved to a building next to the hotel. In 1971 the post office was relocated to a building next to the general store and is now within the general store building.

Many of the selectors who had moved into the area in the 1870s began transforming their selections into productive dairy farms. A co-operative butter factory opened in Yinnar in 1891. This was replaced by a new factory in 1929, later operated by Nestles and Murray Goulburn. In the 1920s, the Yinnar district dairy farmers were the first to establish herd testing services.

Reflecting changing transport trends, the railway closed in 1974, and the milk factory that had been producing powdered milk closed four years later. Yinnar's population didn't decline because of a new wave of settlement in the late 1970s when workers in the Latrobe Valley power industry came to live at Yinnar, as well as people employed at Gippsland Institute of Advanced Education at Churchill.

SOURCES

Legg, Stephen, 'Heart of the valley. A history of the Morwell municipality', Mulgrave, 1992
Shoemaker, Karl (ed), 'Yinnar 1874-1974. Then and Now', Morwell, 1974
Yinnar website www.yinnar.com

Creation Date c.1884-1940

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Yinnar Township precinct comprises residential, civic, commercial and industrial properties on both sides of Main Street, Yinnar that illustrate the development of the township around the railway station, which opened in 1885. The contributory places are:

- The Scotch Oven at the rear of the bakery at No.32
- The former shops and residences at nos. 36, 38 & 40
- The general store at No.42-44
- The Hotel at No.46
- The houses at 54-56
- The store and residence at No.58
- The butcher shop at No.64
- The houses at nos. 66, 72 & 78
- Our Lady of Good Counsel Church at No.74-6*
- The former Butter Factory complex*
- The Railway Station goods shed and trolley shed and associated remnant features*

*These places are individually significant and have a separate citation in this Study.

Other buildings and non-original alterations and additions to the contributory buildings are not significant.

How is it significant?

The Yinnar Township precinct is of local historic significance to Latrobe City.

How is it significant?

The Yinnar Township precinct is of local historic significance as the nucleus of a town which was born and flourished as a result of the provision of railway services to the district after 1885, thus providing a hub for the local timber and dairy industries from that time. Its range of shops and other building types set on a wide street alignment epitomises small-town patterns of development (including in terms of improved methods of transport and distribution), in both Latrobe City as well as the broader Gippsland region. (RNE criteria A.4, D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO144		Recommended

Extent To the extent of properties as shown on the Yinnar Township precinct map in the Key Findings and Recommendations Report.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.

4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not

adversely affect the significance of the place or precinct and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).

6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

8. Conserve or reveal views that contribute to the significance of the precinct.

9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY





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The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

LEGEND

-  Precinct boundary
-  Contributory
-  Non-contributory
-  Significant



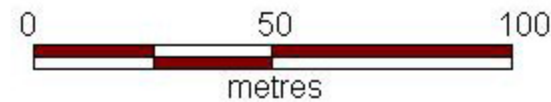
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PLACE CITATIONS

SELECTOR'S ARMS HOTEL (FORMER)

Place No. 362

ADDRESS 02 - 4 Austin Street
Boolarra

Last Update 12/08/2008

HO No. HO10



DESCRIPTION The former Selector's Arms Hotel is a weatherboard building, which is T-shaped in plan. It comprises a long elevation facing Austin Street with a double transverse gable roof and a street verandah. At the western end is a single traverse gable with a finial in the gable end. Windows are multiple pane double hung sash and there are four, four panelled doors opening onto the verandah. The building is built to the street boundary.

The building is in good condition and has a relatively high degree of external integrity.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY Boolarra was surveyed in 1884 and the township formed around the railway station, which opened by 1885. The Selector's Arms Hotel at Boolarra was constructed in 1884-5 for W.H. Penaluma who bought the site at the first Boolarra land sales. The hotel had 14 rooms with a 5 stall stable attached. As well as the hotel Mr Penaluna had a dairy, cultivation and grazing farm with accommodation paddocks, 35 head of cattle, 7 horses and 100 pigs (Carstairs, 1984:6, 7).

The Selector's Arms was the first of three hotels that opened in Boolarra in the 1880s - the others being the Club Hotel and Maher's Railway Hotel. The Selector's Arms was de-licensed sometime around 1917 - this was a time that many hotels were stripped of their licenses as part of a state-wide reduction in licensed premises. After this time it was used as a boarding house (Carstairs, 1984:7). Maher's Railway Hotel was destroyed by fire in 1937, while the Club Hotel continued as a hotel until the 1980s (Carstairs, 1984:16).

The following short biography of Penaluna is provided by Carstairs (1984:7)

"William Henry Penaluna born in Cornwall in 1855 came to Victoria in 1874 by the ship 'Hesperus' and went to the Castlemaine goldfield for a few months, after which he farmed in New South Wales for a year in Deniliquin. Returning to Victoria, he was at the diggings in the Loddon district for a time, after which he tried the Tasmanian tin mines for a year in 1876. In 1877 he was a contractor in New Zealand for fifteen months. Again he returned to Victoria in 1878 and going to Gippsland he selected 312 acres of land at Boolarra, where he was the first settler. In 1881 he married Miss Isabella Kay and they raised a family of seven children, Emily, Henry, Elizabeth, John, Edmund, Mary and Laura. Five of the children were born at 'The Selector's Arms' hotel."

SOURCES

Carstairs, Roslyn M., 'The twelve mile-peg: Boolarra: a short history of Boolarra and district 1884-1984, Boolarra: Boolarra and District Historical Society, 1984

Creation Date 1884-5

Change Dates

Associations

William H. Penaluma

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The former Selector's Arms Hotel, at 2-4 Austin Street, Boolarra was constructed in 1884-5 for William H. Penaluma and was the first hotel in Boolarra. It remained licensed until about 1917 and after that was used as a boarding house for some time. W.H. Penaluma was one of the first selectors in the Boolarra area and a street in the township is now named in his honour.

The former Selector's Arms Hotel is a weatherboard building, which is T-shaped in plan. It comprises a long elevation facing Austin Street with a double transverse gable roof and a street verandah. At the western end is a single transverse gable with a finial in the gable end. Windows are multiple pane double hung sash and there are four, four panelled doors opening onto the verandah. The building is built to the street boundary. The building is in good condition and has a relatively high degree of external integrity.

How is it significant?

The former Selector's Arms Hotel is of local historic and architectural significance to Latrobe City.

Why is it Significant?

Historically, it is significant as a representative example of a nineteenth century hotel building. It is now the oldest surviving building in Boolarra and is one of the oldest hotels or commercial buildings in Latrobe City. It demonstrates the first phase of development in Boolarra after the opening of the railway. It is also significant for its associations with W.H. Penaluma (RNE criteria A.4, D.2, H.1)

It is architecturally significant as a representative example of a late nineteenth century rural hotel. The significance of the place is enhanced by its relatively high degree of external integrity and rarity value as one of the few surviving examples in Latrobe City. (RNE criteria B.2, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

BOOLARRA SOLDIERS' MEMORIAL PARK

Place No. 349

ADDRESS Park Road
 Boolarra

Last Update 6/03/2005

HO No. /HO11



DESCRIPTION The entrance gateway at Boolarra Soldiers' Memorial Park comprises four granite pillars arranged symmetrically with two on either side of the driveway. All pillars are identical in design with a chamfered plinth and pyramid capital. The inner pillars are approximately 2.5m high and the outer pillars 1.5m. The larger inner pillars are inscribed with raised lead lettering that lists 20 local enlistees on one and on the other: 'The Great War 1914-1918, erected by the residents of Boolarra and District in memory of our fallen heroes'. Two Deodar Cedars (*Cedrus deodar*) are closely planted behind the smaller pillars - presumably these replaced - or were planted instead of - the 'Norfolk Island Pines' cited in the History. There is a small shelter just inside the gates on the left.

The wrought iron gates have been removed and inner pillars have a large bolt protruding from about 50cm above the base, showing where they were attached. Later painted signs between the pillars list the various clubs that use the reserve.

Within the reserve itself are other mature exotic trees including Planes and Pines. Most of the buildings appear to date from the post-war period. There is what appears to be a former Nissen hut, which is a corrugated-iron clad building, semi-circular in shape - this building was added after 1975.

Condition	Good	Integrity	Medium
Threats	Tree damage	Key elements	Fence/Gate/Wall Tree/s
Designer	Mr F. Hallett	Builder	Mr F. Hallett

HISTORY

THEMATIC CONTEXT

Memorials may be placed in prominent sites in towns or they may mark a site of significance where an incident took place. They may celebrate or mourn, but they act as a way of infusing remembrance into the landscape. The memorials document what people feel should be remembered and marked on the landscape.

In common with other communities throughout Australia, memorials have been erected in small and large towns in the study area to remember and honour those who died in the First World War and other conflicts. At Yinnar, a soldier blows a bugle; at Morwell the memorial, now relocated to a roundabout in Elgin Street, is surmounted by a soldier in a slouch hat holding a rifle. When the town of Yallourn was destroyed the memorial was moved to Newborough. APM erected memorial gates at the entrance to the Maryvale mill.

Besides the stone obelisks, statues and pillars erected on prominent sites, there are many other

ways that soldiers have been commemorated. In Boolarra, a recreation reserve, Memorial Park, was opened in 1924 with First World War memorial gates at the entrance. Victory Park in Traralgon commemorates the Second World War. In schools, churches and halls throughout the study area are honour boards that commemorate those who served. On an honour board at Toongabbie are the names of the three Hilsley brothers who enlisted in the First World War and did not return. In Traralgon, there are street names in the APM subdivisions that commemorate employees who were killed in the Second World War. The avenue of honour is a uniquely Australian tradition and citizens in Traralgon South planted trees to honour the dead. After the township was acquired for the Loy Yang development, ten trees were planted at the new township site, ensuring that the men were not forgotten. At Glengarry schoolchildren planted pines and cypresses at the recreation reserve after the First World War and an avenue of honour was established along Cairnbrook Road after the Second World War. Sixteen flowering gums were planted in July 1918 opposite the Yinnar South State School, but it is not known whether they survived (Context, 2008:62).

Sporting activities have led to recreation reserves, show grounds and racecourses being developed throughout the study area and district rivalries were played out in football, netball and tennis contests. On country sporting grounds and recreation reserves, children have performed their rites of passage, playing first as juniors and later representing their district as they progress through to the seniors (Context, 2008:64-5).

PLACE HISTORY

The decision to create a memorial park to honour the fallen was first discussed at the Boolarra Fallen Soldiers Memorial Fund meeting held on 28 November 1920. According to Carstairs (1994:75) a suggestion was made by Mr P. Crutchfield that "a piece of land suitable for recreation purposes be purchased and a fitting archway or entrance to the ground be erected". The matter was discussed further at a public meeting on 4 December 1920 where it was decided that "a Memorial Park only, with some suitable form of commemoration to the fallen soldiers, be purchased". An executive committee was formed, which inspected and then reported about suitable sites. It was eventually decided to purchase land known as the race course, which was then owned by Mrs. Mulrooney (Carstairs, 1994:75).

Planning for and preparation of the reserve continued throughout the early 1920s while fund-raising was carried out. Once the reserve had been purchased a nine-member Committee of Management was appointed in 1921, which was charged with the task of selecting a design for a Memorial gateway to the park at a cost that was not to exceed £450. By June 1922 Mr Latter of the Committee was able to report that over £1,100 had been raised, and that £790 had been spent on the cost of acquiring the park reserve and carrying out improvements. However, Mr Latter regretted that the Memorial had not been erected at that time because of the "difficulty in obtaining a suitable design". However, a design by Mr F. Hallett was subsequently accepted on 25 November, 1922 and he was requested to commence work as soon as possible. The estimated cost was £300. (Carstairs, 1994:75-6).

The unveiling ceremony of the Boolarra Soldiers' Memorial took place on Friday 15 November, 1924. The memorial comprised the 'handsome memorial gates' comprising four grey granite posts and wrought iron gates at the entrance to the park, and the park itself including a 'good race course', football oval and turf wickets. Among those present were Messrs. Thomas Patterson M.H.R., W. West M.L.A., Cr. D.J. White (President of Morwell Shire) and Mr. George H. Wise (ex-assistant Minister of Defence). Mr Latter, speaking on behalf of the Committee, invited Mr Wise to unveil the gateway. In his address Mr Wise said that "he trusted that the memorial would remind present and future generations of the great sacrifices that had been made and noble deeds accomplished by the men who had fallen for their country" (Carstairs, 1994:76-7).

According to Carstairs (1994:77) the Park was developed further over the next decades. Improvements carried out between 1925 and 1935 included the erection of an iron building with a partition and flooring, the purchase of two 'Norfolk Island Pines' for the entrance gates, an area cleared for a golf course and clearing of racing track and grading of the park. In 1934 it is reported that 'ornamental trees were to be laid out according to a plan by Mr. Campbell'. In 1947 six Plane trees were donated to the park by Mr. Shaw and in 1949 a 'tree planting scheme' was considered and Mr. Lawson of Yallourn was asked to advise of the best species and where to plant them. It appears that further planting was subsequently carried out by 1955. New buildings including dressing sheds were also erected during this time. Sometime after 1975 a former Nissen Hut obtained from the Shire by the Committee was re-erected in the Park as a sports pavilion (Carstairs, 1994:78-9).

SOURCES

Carstairs, Roslyn M., 'The twelve mile-peg: Boolarra: a short history of Boolarra and district 1884-1984, Boolarra: Boolarra and District Historical Society, 1984
Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date 1924

Change Dates

Associations

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.2 Memorials and remembering

9.5 Recreation and forming associations

STATEMENT OF What is significant?

SIGNIFICANCE The Boolarra Soldiers' Memorial Park including the following features:

- The memorial gates comprising four granite pillars, which are inscribed with raised lead lettering
- Two Deodar Cedars (*Cedrus deodara*) planted closely behind the outer pillars
- Mature trees throughout the reserve including the Plane tree just inside the entrance gates

How is it significant?

The Boolarra Soldiers' Memorial Park is of local historical, social and aesthetic significance to Latrobe City.

Why is it significant?

The Boolarra Soldiers' Memorial Park of local historical and social significance as a monument commemorating the service of Boolarra and district servicemen and women who served in World War I and other conflicts. It is also significant as a local sporting and recreation facility, which has served Boolarra and district for over 80 years. (RNE criteria A.4, D.2, G.1)

The Boolarra Soldiers' Memorial Park has aesthetic significance, which is derived from the picturesque setting created by the mature trees flanking the gates and within the reserve. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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Latrobe Planning Scheme	HO11		Recommended
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Extent To the extent of the gates and trees and land to a minimum extent of 5m surrounding them.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
- the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE

Bellbrook

Place No. 347

ADDRESS 17 Tarwin Street
Boolarra

Last Update 18/02/2008
HO No. /HO12



DESCRIPTION The house at 17 Tarwin Street, Boolarra is a double fronted symmetrical Victorian weatherboard villa with a return verandah supported on timber posts with a cast iron frieze (reconstructed?). There are two corbelled brick chimneys. The centrally located four-panelled front door with highlight is flanked by two double hung sash windows. The house is set within a sympathetic (although recent) cottage garden. The timber picket fence is also recent, but sympathetic.

Two images of the house in a local history book provide an understanding of how little the house has changed after the years. The first image, presumably taken soon after the house was constructed shows the house much as it appears today complete with a scalloped timber picket fence along the frontage with central gate. The second image c.1980 shows the house missing part of the verandah along the side elevation, while the cast iron frieze shown in the early photo has also been removed. There is no front fence and very little garden.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY This house was constructed in 1886 was built for H.W.G. Payne and his family who came to Australia via Hong Kong. According to a story told by his granddaughter he decided to stay in Melbourne against his wife's wishes and obtained a position as Harbour Master at the Port of Melbourne. In 1879 he decided to pioneer Budgeree south of Boolarra where he built a two-roomed hut from bush timber on the then uncleared property. Shortly after he replaced it with this more substantial residence which was reputedly constructed from timber carted on bullock wagon from Melbourne.

SOURCES

Sheila Moody, pers. Comm. 2004 - she cites local history of Payne family (Amy 1869-75' (?) pp.73, 77-78)

Creation Date 1886

Change Dates

Associations

Local Themes

H.W.G Payne

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE What is significant?
 The house at 17 Tarwin Street, Boolarra was constructed c.1886 for H.W.G Payne. It is a double fronted symmetrical Victorian weatherboard villa with a return verandah supported on timber posts with a cast iron frieze (reconstructed?). There are two corbelled brick chimneys. The centrally located four-panelled front door with highlight is flanked by two double hung sash windows.

How is it significant?

The house at 17 Tarwin Street, Boolarra is of local historic and architectural significance to Latrobe City.

Why is it significant?

The house at 17 Tarwin Street, Boolarra is of historical significance as a now rare example of an early residence that demonstrates the early development of Boolarra immediately after the opening of the railway. It also has important associations with the locally important Payne family who were among the early settlers in this area. (RNE criteria A.4, B.2, D.2, H.1)

The house at 17 Tarwin Street, Boolarra is of architectural significance as a representative example of a simple late Victorian villa. (RNE criterion D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO12		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

CHRIST CHURCH BOOLARRA

Place No. 296

ADDRESS 19 - 21 Tarwin Street
Boolarra

Last Update 21/03/2006

HO No. /HO13



DESCRIPTION

Christ Church, Boolarra is a simple weatherboard church building constructed in the Federation Carpenter Gothic style with a symmetrical rectangular plan and an enclosed front porch with side-entry door. It has a steep corrugated iron gable roof contrasting with the front porch which has a hipped roof of a lower pitch. The main roof is surmounted by a cross at each end. There are later weatherboard additions to the north of the main building, which contains the former Sunday School (now known as the Guild Room). Windows in the porch and the nave are of a simplistic pointed arch design in a mix of single, double and quadruple arrangements. The double front entry doors are of a matching pointed arch design.

A feature of the grounds surrounding the church is a mature Sequoia (*Sequoia giganteum*) at the front of the site, and an Evergreen Magnolia (*Magnolia grandiflora*).

Christ Church compares with other Federation Carpenter Gothic churches in Latrobe City including St Francis De Sales Catholic Church (also in Boolarra) and Our Lady of Good Counsel in Yinnar.

Condition Good

Integrity High

Threats None apparent

Key elements Building

Designer George H. Cain**Builder** John Hall**HISTORY****THEMATIC CONTEXT**

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques. [Context, 2008:59]

PLACE HISTORY

Christ Church at Boolarra was opened by May 1911. One year earlier, on 18 May 1910 the secretary of the church committee, William Christian, wrote to Board of Public Health seeking approval for plans of the new church, which were prepared by George H. Cain, architect, of Sale (PROV). The contractor was John Hall, a builder from Morwell who had previously constructed St Francis de Sales Catholic Church just a few doors away as well as the catholic churches at Morwell and Yinnar (Morgan, 2007). The building was completed by December 1910 but a certificate was not granted until April 1911, when door and bolts were changed. [PROV]

The next record of a change to the building came in 30 May, 1961 when the plan for the Sunday School building was approved. It was constructed at a right angle to the altar end and attached by a roof. The vicar at the time was Donald Gibson. The Sunday School extension was completed by November 1961 and for next few years (at least until 1963) it was used by the state school as a classroom for a prep grade, and the church received rent from the Department of Education. The PROV building file includes some correspondence from 1961-63 about poor ventilation. [PROV]

More recently, Christ Church, Boolarra has become part of the Co-operating Parish of Boolarra, Yinnar and Yinnar South.

SOURCES

Public Records Office of Victoria (PROV), VPRS 7882/P1 Unit 610.

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study, Volume 1: Thematic Environmental History', 2008

Patrick & Ann Morgan, 'Centenary and history of St Francis de Sales Catholic Church Boolarra', 2007

Creation Date 1910-11**Change Dates** 1961**Associations**

George H. Cain

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

Christ Church, Boolarra, designed by George H. Cain and constructed in 1910-11, and the Giant Redwood (*Sequoia giganteum*) and Evergreen Magnolia (*Magnolia grandiflora*) at 19-21 Tarwin Street, Boolarra.

The 1961 addition is not significant.

How is it significant?

Christ Church, Boolarra is of local historic, social, aesthetic, and scientific (horticultural) significance to Latrobe City.

Why is it Significant?

Christ Church, Boolarra is of historic and social significance as the centre of Anglican worship in Boolarra for almost one hundred years. (RNE criteria A.4, D.2, G.1)

Christ Church, Boolarra is of architectural significance as a representative and intact example of a Federation era Carpenter Gothic church. The aesthetic qualities of the church are enhanced by the mature Sequoia and Magnolia trees. (RNE criteria D.2 & E.1)

Scientifically, the Sequoia giganteum is of horticultural significance as a fine example of this tree in the Latrobe region. (RNE criterion A.3)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO13		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

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- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

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6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research Inspect interior to determine the need for interior controls.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

ST FRANCIS DE SALES CATHOLIC CHURCH

Place No. 295

ADDRESS 27 Tarwin Street
Boolarra

Last Update 24/11/2008

HO No. /HO14



DESCRIPTION

St Francis de Sales, Boolarra is a simple weatherboard church building constructed in the Federation Carpenter Gothic style with a symmetrical rectangular plan and an enclosed front porch with side-entry door. It has a steep corrugated iron gable roof with a prominent vent and a flat-roofed skillion addition to the north side (probably a vestry). Each gable has a rectangular timber louvred vent. The rear gable has a pair of diagonally crossed, projecting timber braces which, although straight, create the illusion of being gently curved. Each end of the main roof is surmounted by a wrought iron cross. The building exhibits a number of different window styles: gothic foil motifs to the porch and side elevations; a large lancet arch to the chancel divided into three bays and glazed with leadlight in an art nouveau design. The interior was not inspected. A single, free-standing toilet (outhouse) is located to the rear of the property and is constructed in a simplified version of the main building.

St Francis De Sales compares with other Federation Carpenter Gothic churches in Latrobe City including Christ Church of England (also in Boolarra) and Our Lady of Good Counsel in Yinnar.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer	Reed, Smart & Tappin	Builder	John Hall

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region.. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques (Context, 2008:59).

PLACE HISTORY

This church was opened and consecrated by Bishop Corbett of Sale on Sunday 17 February, 1907 and dedicated to St Francis de Sales. Parish priest, Fr. F.J. Coleman thanked Mr and Mrs Scanlon for their generosity in providing a hall for services in the past and also observed that many non-Catholics had helped (Morgan, 2007).

The church was part of the Sacred Heart parish, Morwell and the land had been purchased in May 1906 by Fr. Coleman from Mr W.R. Corrigan. According to Morgan (2007) a bazaar and other fundraising efforts were undertaken and soon £400 was raised, which enabled the church to be opened free of debt. Plans for the church were prepared by the prominent Melbourne architectural firm of Reed, Smart & Tappin and Morwell builder, John Hall (who also built the Catholic churches at Yinnar and Morwell and was later to build the nearby Christ Church, Boolarra), was awarded the contract (Morwell Advertiser). The first mass was held in the church in late 1906 just prior to its official opening (Morgan, 2007).

The first Catholic masses were held at the home of local resident John Kelleher at his property on the Morwell River. Between 1888 and 1906, masses were held at Scanlon's Hall at the Club Hotel and as Boolarra's Catholic population grew a priest from Morwell would visit the area on horseback each month.

SOURCES

Morwell Advertiser, 5 February 1907 (reproduced in Morgan, 2007)

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study, Volume 1: Thematic Environmental History', 2008

Roslyn M. Carstairs. 'The Twelve Mile Peg, Boolarra 1884-1984', Boolarra and District Centenary Committee, 1984

Patrick & Ann Morgan, 'Centenary and history of St Francis de Sales Catholic Church Boolarra', 2007

Creation Date 1907

Change Dates

Associations

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

St Francis De Sales Catholic Church, a Federation Carpenter Gothic Church, designed by Reed, Smart & Tappin and constructed by John Hall, which was opened and consecrated in February 1907.

How is it significant?

St Francis De Sales Catholic Church is of local historic, social, and aesthetic significance to Latrobe City.

Why is it significant?

St Francis De Sales Catholic Church is of historic and social significance as the centre of Catholic worship in Boolarra for one hundred years. It is the oldest church in Boolarra and demonstrates the development of Boolarra as a district centre in the early twentieth century. (RNE criteria A.4, D.2, G.1)

St Francis De Sales Catholic Church is of architectural significance as a representative and intact example of a Federation era Carpenter Gothic church. (RNE criterion D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO14		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research Inspect interior to determine the need for interior controls.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

BOOLARRA STATE SCHOOL NO. 2617 AND RESIDENCE (FORMER)

Boolarra Historical Museum

Place No. 350

ADDRESS 31 - 33 Tarwin Street
Boolarra

Last Update 21/03/2005

HO No. /HO15



DESCRIPTION

The former Boolarra State School is a two-wing (square-edged) weatherboard building with a gabled body, a gabled projecting porch and a transverse extension with a half-gabled roof, all clad in corrugated iron and penetrated by [two?] brick chimneys with terracotta chimney pots.

The original section, constructed c.1890 (see the History) is gable-fronted with a timber finial at the top, above a timber vent and a bank of three multi-paned sash windows with hoppers (these have replaced a single window shown in early photos, similar to the surviving window in the rear elevation). The side elevation has three multi-paned windows. The rear elevation of this section also has a timber finial at the gable peak, a timber vent below it, a single multi-paned, sash window and a simple back door.

The enclosed front porch and transverse extension appear to date to c 1913. The original schoolhouse would have had a smaller enclosed porch, but it had to be enlarged to serve as an entrance both to the original schoolroom and the new extension. The gable end of the projecting front porch also faces the front and is decorated with ornamental half-timbering around a timber vent. The eave fascias are clad in beaded timber lining boards. The gable rests on curved timber brackets above a bank of three small, multi-paned windows. The school entrance is on the side elevation of the porch, in the inside corner with the original building.

The transverse extension is situated partially behind the front porch. It has a chimney at the junction with the original schoolhouse. There are two adjoining multi-paned sash windows on the façade, three small multi-paned hopper windows on the side, and a bank of four multi-paned sash windows on the rear elevation. The interior of this extension is a single room with the walls and open roof clad with horizontal lining boards.

The rest of the interior also shows a high degree of internal integrity and the building now contains a collection of historic objects collected by the Boolarra Museum, including some belonging to the school.

A weatherboard schoolteacher's house is situated just behind the schoolhouse, on the south side. It also appears to have been constructed in at least two stages. The original, four-room house appears to have been built at the same time as the schoolhouse, c.1890. It now comprises the rear of the house and has two small hipped roofs, clad in corrugated iron (as is the rest of the roof), and a skillion-roof rear verandah. The chimney in this section is constructed of brick with corbelling at the top. This section of the roof appears to have been part of a U-shaped hipped roof, very common to 19th-century domestic buildings, which would have had a single, large hipped roof over the front section of the house. Instead, the front half of the house has a double transverse gable roof. The two gables appear to have different pitches. The central gable may be original, or it may have replaced the original hipped roof when the front of the house was extended.

The section under the front gable appears to have been added c.1913, as indicated by the brick chimney with rough-cast render band at the top and the bracketed hoods over the two multi-paned sash windows which face the road. This gable has a skillion-roof verandah, with decorative timber brackets, facing the rear of the schoolhouse. It is not known whether the original front door faced the road instead. The windows throughout the house have six-pane upper sashes and six-, two- or single-pane lower sashes.

The trees, which would have been part of the school yard, include: two Canary Island Date Palms (*Phoenix canariensis*) on the street frontage, a large Blackwood (*Acacia melanoxylon*) (20m high x 12m canopy) and several seedling, an unidentified conifer adjacent, and a magnificent English Oak (*Quercus robur*) (22m high x 34m canopy, 4m circumference trunk) at the rear of the building, which dominates the site. A second, smaller English Oak (possibly a seedling but still now 16m high x 14m canopy), stands on the Irving Street perimeter, and another at the rear of the school teacher's house next door.

There is a slightly smaller English Oak in the yard of the teacher's residence.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Buildings Tree/s
Designer	Public Works Department	Builder	

HISTORY

THEMATIC CONTEXT

Although the State took over responsibility for primary education following the passing of the Free, Compulsory and Secular Education Act 1872, and subsequently began building State schools throughout Victoria, parents often had to lobby hard to persuade the Education Department that a school was urgently needed in their area. This was the case at Tyers. Although parents first requested a school in 1875, one was not established until 1879. Parents often had to provide a venue, as at Traralgon South, or classes were held in community buildings such as churches or halls before a school was built. For many parents getting a school and keeping it open was a continuous struggle with the Education Department, as the history of the Driffield School illustrates. Driffield parents were anxious to have a school on their side of the Morwell river because of the dangers children faced crossing it. The first school was a portable building, opened in 1881, with a two roomed teacher's residence - quite useless in this case as the first teacher had 10 children. When it was burnt in bushfires in 1905, the Department decided not to rebuild and the school was effectively closed. Eventually, a teacher was appointed in the 1920s but classes had to take place in the church. Driffield did not get a new school until 1946.

The one-room rural schools that still dot the landscape of the study area illustrate how quickly communities formed in the wake of the selection era. For example, in the Morwell district a total of 12 schools were opened in the 1880s alone, with a further three in the 1890s. Many schools did

not survive for long and increasingly they were centralised on a single site. Few nineteenth century schools remain and most of the one-room rural schools in the study area are the result of the massive building program undertaken by the Education Department in the inter-war period when over 700 rural schools were built. [Context, 2008:54]

PLACE HISTORY

Boolarra State School No. 2617 was constructed on this site in c.1890 along with a detached four room residence. It was built to a standard design for single room schools to accommodate 60 pupils that was used by the Education Department at 240 schools in Victoria between 1873-90. As originally constructed, the school comprised a simple gabled weatherboard building with a small projecting porch at the front. There was one tall double hung sash window with 6 pane windows in each end elevation and three windows in each side elevation.

By 1909, enrolments had grown to 90 and extensions were required. In about 1914 an infant room was added. This created a larger entry porch and extended the building to one side. Larger windows were also added to the main elevation of the 1890 building. The school reached a maximum of 145 enrolments by 1967 and this necessitated the move to a new site in Mirboo North Road in 1968.

The school is now the home of the Boolarra Historical Society and contains a display of objects, photographs and other material associated with the history of Boolarra and district.

The first Boolarra State School opened in October 1884 in a temporary hut on low ground that was described as 'hopelessly wet and muddy in winter' (Blake 1973:1234). The following year it moved to the Presbyterian Church where it remained until this school building was opened in 1890.

SOURCES

L.J. Blake (General Editor), 'Vision and Realisation' Vol 3, Melbourne, Education Department of Victoria 1973, p.1234.
 Carstairs, Roslyn M., 'The twelve mile-peg: Boolarra: a short history of Boolarra and district 1884-1984, Boolarra: Boolarra and District Historical Society, 1984
 Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
 Richard Peterson, 'Historic Government Schools. A Comparative Study', 1993, pp.9-10, 51-52.

Creation Date c.1890

Change Dates 1914

Associations

Local Themes

- 8. GOVERNING & ADMINISTERING
- 8.4 Educating

STATEMENT OF SIGNIFICANCE

What is significant?

The Boolarra State School No. 2617 (former), constructed c.1890 with c.1913 additions, is a two-wing weatherboard building with notable external decorative detailing as well as a high degree of internal integrity. Adjacent to the school is the former school residence also constructed c.1890 with later additions, which is a weatherboard cottage with hip and gable roofs. In the school yard, several trees contribute to the place, including a magnificent English Oak (*Quercus robur*) behind the school building which dominates the site and street setting, two Canary Island Date Palms (*Phoenix canariensis*) in the front of the schoolyard and parallel to the street frontage, a large Blackwood (*Acacia melanoxylon*), and several other trees including seedlings from these trees.

How is it significant?

The Boolarra State School and residence (former), and its schoolyard plantings including the dominant English Oak (*Quercus robur*), are of local historical, architectural, aesthetic and social significance to Latrobe City.

Why is it significant?

The former Boolarra State School No.2617 is of local historical significance as provides tangible evidence of the formation and development of Boolarra community during the late nineteenth and early twentieth century. It is representative example of the small rural schools established by the Education Department in response to the closer settlement of land in rural Victoria during that time. The interior of the school is notable as it has remained very intact and provides an insight into the design and layout of schools of the early twentieth century. (RNE criteria A.4, C.2, D.2)

The Boolarra State School No 2617, and its schoolyard plantings are of local aesthetic significance for their contribution to the streetscape and its nearby picturesquely sited buildings. The decoratively detailed school building is architecturally as a fine example of an early Education Department single room school design, which has been extended to accommodate increased enrolments. The external detailing to the c.1913 porch addition is notable amongst schools in this region. The school and its associated tree plantings demonstrate the aesthetic and social values ascribed to public buildings (and especially school buildings) during the early twentieth century. Of the trees, the large English Oak, in particular, is an exceptional specimen in terms of size, canopy and condition. (RNE criteria D.2, E.1)

The former Boolarra State School No.2617 is of local social significance for its strong community association both as a school, as well as the ongoing use as a local museum and meeting place for the Boolarra Historical Society. (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO15		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research The exact dates of both the schoolhouse and teacher's residence and alterations thereto should be confirmed by detailed interior inspection and investigation of documentary sources.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

O'HALLORAN & HARE FARMHOUSE SITE

Mathison Park, Lake Hyland

Place No. 282

ADDRESS Mackeys Road
Churchill

Last Update 25/03/2005

HO No. /HO16



DESCRIPTION

The site of the O'Halloran and Hare farmhouses is situated within Mathison Park at the southern end of Lake Hyland. The property contains the ruins of buildings, wells and trees associated with the settlement and development of this property by the O'Halloran and Hare families from c.1870-1950, which include:

- The ruinous remains of the c.1920 Hare farmhouse. This comprises concrete walls that appear to have been created in situ and built up in layers using timber framework and locally collected randomly-sized stone rubble aggregate with assorted steelwork for reinforcement (now visible in places such as pipes, angles, saw, fencing wire etc.. Timber cast in for fixing plates such as skirtings. There are large window openings and an arched back verandah. At the rear is a concrete water tank and stand,
- The ruined slab footings of the former dairy/milking shed and a pile of rubble.
- Two partly destroyed wells constructed of brick and concrete render. The O'Halloran well has an internal diameter of 2.5m and begins to form the dome at around 0.75m below ground. The dairy well has an internal diameter of 1.65m and the brickwork begins to form the dome roof at about 0.3m below ground. The original domes are missing from the top of both.
- Significant vegetation includes an Italian Cypress (*Cupressus sempervirens*?) at the front of the ruined Hare farmhouse, a Peppercorn (*Schinus molle* var. *areira*) at the south-west corner of house ruins (which is reputed to have been planted by O'Halloran) and the remains of an orchard

including 3 plums, (and others probably seedlings), 6 pear trees, and one quince.

The perimeter of the property is planted with more recent Australian natives, which are presumably related to the more recent development of this area as a public park. This has also included the installation of interpretive signage.

Condition	Ruinous	Integrity	Ruinous
Threats		Key elements	Buildings Ruins/remnants Tree/s
Designer		Builder	

HISTORY

In 1876 Thomas O'Halloran selected 210 acres (85 hectares) and on the northern part of this land (in the area that now forms part of Mathison Park) he built a house of log and bark construction. This was replaced c.1880s by another more substantial home, probably of weatherboard construction and a semi-underground tank. The tank was constructed from Morwell bricks and was fed by rain from the roof of the homestead, which drained into the tank reputedly via a clay stormwater pipe that connected to the house's downpipe. A hand pump was mounted on the north side of the tank and connected to the tank below water level. Water was pumped into a hand held bucket and carried in to the kitchen where it was used for drinking, washing and cooking.

Robert Hare from Gormandale appears to have leased the property from 1919, before purchasing it in 1924. His wife Cora had recently died leaving him with four children. They took up residence in the O'Halloran house for a time while they built themselves a new concrete house c.1925. Locals believe the sand for the concrete was shovelled from the creek and stone was dug from the ground nearby. His son Cyril Hare acquired the property in 1948. Around 1950, Bill Dobbin leased and then purchased the northern section in 1957. Soon after, Dobbin installed an electric pump to transfer water from O'Halloran's tank to a new above-ground concrete tank at the rear of c.1925 Hare farmhouse.

The Housing Commission of Victoria compulsorily acquired the property in 1963. Hare's farmhouse was last occupied by tenants in 1968. The O'Halloran tank continued to be used up until 1965. In the late 1960s it was partially destroyed as it was thought to have become unsafe.

The property was used as a dairy farm and a dairy was constructed along with a water tank or cistern of its own by the early 1900s. This tank was used to provide water to wash the dairy and equipment. A wood and briquette fired heater heated the water for washing. The dairy and other farm buildings were destroyed by fire in 1965.

In recent times, the site surrounding the farmhouse ruins has been developed as a public park known as 'Mathison Park'. It was named in honour of W.K. Mathison who served as Morwell Shire Secretary from 1947 to 1962 at a time when significant development associated with the State Electricity Commission was occurring within the Shire. As part of the park development, some interpretive material has been installed at the site, which provides a history of the site and describes the surviving elements.

Creation Date	c.1880, 1918	Change Dates	
Associations	Thomas O'Halloran, Robert Hare, WK M	Local Themes	2. SETTLING THE LAND: LAYERS OF SETTLEMENT 2.2 Selection

STATEMENT OF SIGNIFICANCE

What is significant?

The O'Halloran & Hare farmhouse site, now situated within Mathison Park, Churchill comprises the ruins of buildings, wells and remnant trees associated with the use of this land as a farm by the O'Halloran and O'Hare families between c.1880 and 1960.

How is it significant?

The O'Halloran & O'Hare farmhouse site is of local historic significance to Latrobe City.

Why is it significant?

The O'Halloran & O'Hare farmhouse site is of local historic significance for its associations with the early settlement of the Hazelwood area during the selection era in the late nineteenth century. It illustrates how farms were developed and is of particular interest for the surviving domed wells, which are rare examples within the study area. (RNE criteria A.4, B.2, D.2, H.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO16		Recommended

Extent To the extent of the ruined farmhouse, dairy, two underground tanks and early trees as described in this citation and surrounding land to a minimum of 2m around each item.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	-	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

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 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is

compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

PINES TREES (EEL HOLE CREEK STATE SCHOOL NO. 3350 SITE)

		Place No.	231
ADDRESS	Monash Way Churchill	Last Update	1/08/2008
		HO No.	HO/HO18



DESCRIPTION This site contains two mature *Pinus radiata*, which are approximately 25m high and 20m high and set 6m apart. The total canopy (both trees together) is approximately 20m and the trees are in fair condition. They are situated on the roadside land at the north-east corner of Balfour Place and Monash Way in Churchill. At the base of the trees is a 'cairn' (actually one large rock) with a plaque that reads:

"This cairn was erected by Churchill & District Lions Club as a memorial to John Flynn (Flynn of the Inland), an Australian pioneer of the Flying Doctor Service, who, in 1901, was temporary head teacher at Hazelwood South State School No. 3350, which stood on this site. 27. 6. 88"

Condition Fair

Integrity

Threats

Key elements Other (see description)
Tree/s

Designer

Builder

HISTORY

THEMATIC CONTEXT

Although the State took over responsibility for primary education following the passing of the Free, Compulsory and Secular Education Act 1872, and subsequently began building State schools throughout Victoria, parents often had to lobby hard to persuade the Education Department that a school was urgently needed in their area. This was the case at Tyers. Although parents first requested a school in 1875, one was not established until 1879. Parents often had to provide a venue, as at Traralgon South, or classes were held in community buildings such as churches or halls before a school was built. For many parents getting a school and keeping it open was a continuous struggle with the Education Department, as the history of the Driffield School illustrates. Driffield parents were anxious to have a school on their side of the Morwell river because of the dangers children faced crossing it. The first school was a portable building, opened in 1881, with a two roomed teacher's residence - quite useless in this case as the first teacher had 10 children. When it was burnt in bushfires in 1905, the Department decided not to rebuild and the school was effectively closed. Eventually, a teacher was appointed in the 1920s but classes had to take place in the church. Driffield did not get a new school until 1946.

The one-room rural schools that still dot the landscape of the study area illustrate how quickly communities formed in the wake of the selection era. For example, in the Morwell district a total of 12 schools were opened in the 1880s alone, with a further three in the 1890s. Many schools did not survive for long and increasingly they were centralised on a single site. Few nineteenth century schools remain and most of the one-room rural schools in the study area are the result of the massive building program undertaken by the Education Department in the inter-war period when

over 700 rural schools were built. [Context, 2008:54]

PLACE HISTORY

These pine trees mark the site of the Eel Hole Creek State School, which opened in 1900. The school was renamed as Hazelwood South State School No. 3350 in 1904. Thomas Northway provided land for the school and the local community erected the school building. The first teacher was William Henry Loftus and this school was his first appointment as Head Teacher. After the transfer of Bill Loftus, John Flynn was appointed as temporary H.T. The school at this site was closed in 1925.

John Flynn (later known as 'Flynn of the Inland') is reputed to have preached beneath these pines. Flynn later became famous for his role in pioneering the Royal Flying Doctor Service.

SOURCES

L.J. Blake (General Editor), 'Vision and Realisation' Vol 3, Melbourne, Education Department of Victoria, 1973

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Rob de Souza-Daw, letter to Latrobe City Council, dated 30 June 2003

Creation Date c.1900

Change Dates

Associations

Local Themes

8. GOVERNING & ADMINISTERING

8.4 Educating

STATEMENT OF SIGNIFICANCE What is significant?
The mature pine trees situated adjacent to Monash Way in Churchill that mark the site of the Eel Hole Creek/Hazelwood South Primary School No.3350.

How is it significant?

The mature pine trees situated adjacent to Monash Way in Churchill that mark the site of the Eel Hole Creek/Hazelwood South Primary School No.3350 are of local historic significance to Latrobe City.

Why is it significant?

The trees are historically significant as they provide tangible evidence of the formation of the community in the Hazelwood district in the early twentieth century. The significance of the trees is enhanced by their rarity values as among the few reminders of this early period of settlement in the Hazelwood district. (RNE criteria A.4, B.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO18		Recommended

Extent To the extent of the trees and land extending a minimum of 5m from the edge of the canopy generally as shown in the extent of registration map.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

CHURCHILL CIGAR

Churchill Spire, The Spire

Place No. 354

ADDRESS Monash Way
Churchill

Last Update 1/01/2008

HO No. /HO17



DESCRIPTION The Churchill Cigar is a landmark structure located approximately 80 metres from the south-east intersection of Monash Way and Georgina Place in Churchill. The base and main structure are steel or concrete (unclear), encased in gold coloured sheet metal which is profiled in a loosely honey-combed pattern. It is internally and externally lit at night. The symmetrical structure is approximately 30m high and 1.5m wide, and tapers from the base and top. Internal access is gained from a trapdoor at the base.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Monument/memorial
Designer	Housing Commission of Victoria	Builder	

HISTORY

THEMATIC CONTEXT

Planned in 1964, Churchill was designed as a town predominantly for employees of the power industry in the Latrobe Valley.

By the 1950s, the development of the Morwell field and plans to build the Hazelwood power station had shifted development in the Latrobe Valley from the western end to focus on Morwell. In 1961, the SEC informed the Housing Commission that the Valley's population would grow by 60,000 by the year 2000 and more homes were urgently needed. The Housing Commission selected a site in the Hazelwood district at the foot of the Strzeleckis to build a new town that would have an anticipated population of 40,000 by the end of the century. Building had just started on the new Hazelwood town, when Sir Winston Churchill died. In February 1965, the government announced that the new town would be named Churchill and a bitter controversy followed as locals argued in favour of retaining the name with local historical associations. Imperial connections won out and the first families moved into their homes in Churchill, not Hazelwood.

Churchill did not grow into the large town that the Housing Commission anticipated and its population in 2000 hovered around 5,000. In 1972, Churchill became the site for the new Gippsland Institute of Advanced Education. Now amalgamated with Monash University, the campus has expanded greatly and there is much interaction between the university and the town.

PLACE HISTORY

In 1967 the Housing Commission built a 32 metre statue in Churchill. Originally known as 'The Spire' (reputedly to inspire the new residents) it was not initially popular with residents who would have preferred a swimming pool. Now known as 'the Cigar', it has become a local landmark.

In 1999, Latrobe City installed floodlights to highlight the structure.

SOURCE

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study, Volume 1: Thematic Environmental History, 2008, p.46

Creation Date 1967

Change Dates

Associations

Local Themes

Housing Commission of Victoria

7. BUILDING SETTLEMENTS & TOWNS

7.2 The SEC towns

STATEMENT OF SIGNIFICANCE

What is significant?

The Churchill Cigar, originally known as 'The Spire', was constructed in 1967 by the Housing Commission of Victoria as a landmark within the new town of Churchill, which was planned and developed from 1964 onwards.

How is it significant?

The Churchill Cigar is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant as a tangible symbol of the development of Churchill by the Housing Commission of Victoria in the 1960s (RNE criteria A.4, H.1)

It has aesthetic significance as a landmark within Churchill. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO17		Recommended

Extent To the extent of the 'Cigar' and surrounding land to a minimum extent of 5m.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
- the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

BINISHELL

Monash University (Gippsland Campus)

Place No. 286

ADDRESS Northways Road
Churchill

Last Update 25/06/2007

HO No.



DESCRIPTION

The Binishell is a concrete domed building of 11m in height located on the Gippsland Campus of Monash University. The construction technique comprised formwork with a pneumatic structure underneath, created to inflate the dome, over which the concrete was then poured. The reception area was added later. Up to 300 tonnes of concrete and reinforcing steel was used in the construction.

Internally, the Binishell comprises an entry foyer with toilets and change rooms on either side that opens to a large open room with a stage at one end.

The Binishell at Monash University (Gippsland) is the only known example of its type in Victoria. It may be compared with the examples at several NSW schools (see History).

Condition Not known

Integrity Minor Modifications

Threats

Key elements Building

Designer Dr Dante Bini

Builder Jennings Industries Ltd

HISTORY

The Binishell at Monash University (Gippsland Campus) was constructed in December 1979 under the supervision of Dr Dante Bini, the architect who created the technology and concept and for whom the distinctive building type is named. A history of Monash University (Gippsland Campus) describes the day of construction as follows:

"On a hot day in December 1979, a ring of onlookers began gathering around a construction site on the institute's grounds. School children had been bused in for the occasion and GIAE staff and students joined the throng of spectators. They watched a procession of cement trucks arriving and saw gumbooted workers, shirts off in the sun, pour the cement between two large circular membranes. Directing operations and distinctive in his yellow gumboots was architect Dr Dante Bini, inventor of structures known as binishells - concrete domes that were inflated into place.

The moment arrived. With the concrete poured and the outer membrane carefully arranged, air pumps were started and valves turned on so that 300 tons of concrete, reinforcing steel and membrane could be inflated into a dome. In little more than an hour, the eleven metre high binishell mushroomed into shape. GIAE had its iconic building." [1]

The Binishell was designed as a general multi-purpose building and has been used for has been used for sports, assembly, lectures. Perhaps its most notable use was as the venue for the annual graduation ceremony.

Formed in 1968, the new Gippsland Institute of Advanced Education took over responsibility for the existing diploma courses previously offered at the Yallourn Technical College: civil, electrical and mechanical engineering, applied chemistry and business studies. GIAE opened in 1970, its 270 students temporarily accommodated at Newborough while buildings were constructed on the new site that had been acquired at Churchill, ringed by an amphitheatre of hills. The first buildings at the Churchill site were opened by 1972. In 1990 GIAE amalgamated with Monash University. [2]

Dr Dante N Bini built the first hemispherical thin shell structure in 1964 by pneumatically and automatically lifting all the necessary construction materials, which were distributed horizontally over a pneumatic form anchored to a circular ring beam, from ground level into an hemispherical dome. After the initial ground preparation was finished, this prototype Binishell was built in 60 minutes. [3] The technique gained wider recognition in 1967 when he used a gigantic balloon and a robot to build a 50-foot tall concrete Binishell dome at Columbia University in less than two hours. He described the construction process as "Pressing a button. That's it." Thirty years later, it is estimated that more than 1,500 Binishells (houses, schools, libraries, gyms, shopping centres) stand in 23 countries throughout the world and it is thought that more domes have been made using the Bini system than any other method in history. [4]

The advantages of Binishells include the speed of construction and the relatively low cost compared to other forms of construction. The exterior walls and roof are erected in one completed operation, and the only materials required are steel and concrete.

In 1973, Dr Dante Bini was invited by the NSW Government to introduce the binishell concept to Australia. Until 1975 he acted as Special Consultant to the Minister of Public Works to develop and supervise the design, documentations and construction of a number of Binishell projects for the Department of Education. Up to ten Binishell complexes were erected at schools including Peakhurst, Randwick and North Narrabreen. In 1976 he promoted and 'Bini Consultants Australia and licensed Jenning Industries Ltd to use the Bini systems for the Australian market and until 1981 he was involved in the design and construction of a number of Binishell complexes across Australia. [5]

SOURCES

[1] <http://www.gippsland.monash.edu.au/history.shtml> (accessed 20 March 2005) - History of the Monash Gippsland Campus compiled by Dr. Meredith Fletcher.

[2] *ibid*

[3] <http://www.binisystems.com/> (accessed 20 March 2005)

[4] 'Future - The Architect of Now Dante Bini addresses our immediate and timely need -- movable, self-erecting shelter' – article in San Francisco Chronicle, 20 February 2005

[5] <http://www.binisystems.com/> (accessed 20 March 2005)

Creation Date 1979

Change Dates

Associations

Local Themes

Dr Dante Bini

8. GOVERNING & ADMINISTERING

8.4 Educating

STATEMENT OF SIGNIFICANCE

What is significant?

The Binishell, designed by Dr Dante N Bini and constructed by Jennings Industries in 1979, at Monash University Gippsland.

How is it significant?

The Binishell is of local historic, social and technical significance to Latrobe City. It is also of potential technical significance to the State of Victoria.

Why is it significant?

Historically, it is significant for its associations with the development of the former Gippsland Institute of Advanced Education, now Monash University Gippsland. It is also significant as an example of the work of noted architect, Dr Dante Bini, and illustrates the development of new building technologies in the post-War period. (RNE criteria A.4, C.2, D.2 & H.1)

Socially, it is significant as an iconic building, which has strong associations with current and former students and staff, particularly as the place where graduation ceremonies have been held since 1979. (RNE criterion G.1)

Technically, it is significant as an example of the innovative form of construction developed by Dr. Dante Bini and is thought to be the only example in Victoria, and one of a small number in Australia. (RNE criteria B.2 & F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Victorian Heritage Register	H		Recommended

Extent To the extent of the Binishell building and surrounding land to a minimum distance of 5m extending to include all the land between the building and Northways Road and the access road to the north of the building.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future development or management of the property:

1. Conserve the fabric of the buildings, which is identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the place and/or provide evidence of changing architectural styles or techniques.
 2. Discourage the demolition of significant or contributory buildings unless the demolition is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The fabric to be removed is not significant, or
 - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
 - It will assist in the long term conservation of the place, or
 - In the case of an industrial heritage place, it will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.
- Note: The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the heritage place has deliberately been allowed to deteriorate.
3. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings.
 4. Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property.
 5. Ensure that the siting and design of new development does not overwhelm the historic setting of the building and the site as a whole by becoming a dominant element or by interfering with key views to and from the site.
 6. Encourage any new development on the property to relate and be complementary in form, scale and materials to the significant buildings and other elements, but be clearly contemporary in design.
 7. Retain views of significant building(s) and plantings from the street.
 8. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition or

buildings or trees may have changed.

It is therefore desirable that the information contained in this citation should be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

MILKING SHED AND STABLE

Place No. 259

ADDRESS 40 Walsh and Gibson Road
Driffield
Lot 1 TP162748

Last Update 14/04/2010

HO No. /HO, HO19





DESCRIPTION

This is a large former milking shed and stable building originally constructed completely of locally sourced hand-worked timber. In plan it comprises a large two level gabled section approximately 7 bays wide with a hay or grain loft above, which was originally flanked on all sides by single storey skillion sections with separate roofs. The northern bays were used as stables, while the southern bays formed the milking shed.

The building has now been externally re-clad in colourbond, which encloses the original structure. While this has changed the appearance of the building externally, it has had the benefit of preserving much of the original structure within. As a result, the building now has a large single hip roof with minor gables at the east and west end elevations.

The original building is a masterpiece of vernacular building, with hand split paling timbers, hand-worked pole rafters, split pole battens, remnants of the original hand-worked shingles in the south-east corner under the later colourbond, and mortice and tenon joints in timber railings dividing milking stalls. The milking stalls were once more centrally located before being moved to the south wall of building when electric milk pumps were introduced during the inter-war period, and there are remains of the original c.1936 "Eclipse Milker" machinery and mains electric (February 1937). Other original or early fabric includes the square tiles in the milking stalls area, and the brick-paved floor along the western bay, which has a central drainage line. There is some pressed metal ceiling in the former milk room (from the nearby original house which was later used as a kitchen).

Stored within the building are many old tools and pieces of equipment such as saws and axes that may have been used in its construction, and that illustrate its use as a stables.

Abutting the west end of the building is a post-war skillion roofed building, which opens to two recent cattle holding yards. Immediately to the south of this building can be seen the remnants of the original cow yard for the milking shed, which is marked by large stone/gravelled area.

As it is now protected from the elements, the original fabric of the building is in remarkably good condition, considering its age. Apart the new colourbond roof and external cladding, the only other major change has been the replacement of the external posts around the edge of the roof, otherwise most of the structure (including the original hand split paling timbers that line what was originally the outside wall of the upper level of the central hay loft) remains largely intact. The 'addition' to the west is more of a separate structure and appears as a secondary element to the original shed.

The building forms part of a complex that includes the original homestead, about 50m to the north, and other, post-war corrugated iron clad sheds to the north-west. The house was originally a typical c.1900 double fronted weatherboard homestead. It retains ashlar boards to the façade, but the roof has been changed from an M-hip to a single hip greatly changing the appearance, and windows have been replaced.

There are few comparisons for this building in Latrobe Shire and Gippsland more generally. The majority of early farm outbuildings have succumbed to the ravages of climate or bushfires, and those that survive are often significantly altered. This building compares to the former meatworks at Staplegrove, near Flynn, recently added to the Victorian Heritage Register, and the Barn at

Dorfstedt near Poowong (the latter is within South Gippsland Shire).

Condition Good

Integrity Medium

Threats

Key elements Archaeological remains
Buildings

Designer

Builder

HISTORY

THEMATIC CONTEXT

The squatters were not destined to keep control over their large tracts of leasehold. After the gold rushes significantly increased Victoria's population, the government introduced legislation that promoted more intensive use of the land and enabled many former gold miners to 'select' land and develop farms. Under a series of land acts, the former squatting runs were thrown open for selection. Selectors began arriving in 1865, as a result of the Grant Land Act. A decade later, the railway line that was under construction provided further inducement to select in the study area and a Lands Office was opened in Traralgon. As a series of land acts were passed, conditions that the selectors had to fulfil changed. For prospective selectors moving to Flynn's Creek, for example, after the lease on the Loy Yang run had been extinguished in 1877, boundaries had to be fenced, a house built and a designated proportion of the land had to be cleared and cultivated each year. Selectors had to live on their properties.

Selection has had a major impact on shaping the land in this region. It attracted large numbers of people to the area, resulted in widespread clearing of land, and was responsible for many of the towns and communities in the study area developing. Selection led to the foundation of institutions such as schools and churches and to new local government areas.

Although selectors faced many difficulties carrying out their schedules of improvements including floods, fires, caterpillar plagues, poor prices and limited capital, land on the plains and river flats was transformed from forest and scrub to cleared paddocks, fenced crops and pasture. Swamps were drained. In the early 1880s, selectors began penetrating the southern regions of the study area, selecting land in Jumbuk, Boolarra, Budgeree and Callignee. The rainfall was higher in the densely forested Strzelecki Ranges and it was assumed the land was fertile because of the giant trees that grew there. Ahead of them was the Herculean task of clearing the giant trees, and of trying to get their produce to market. Many of the selections in the steeper areas of the Strzeleckis proved to be unviable and were later abandoned.

Scrubby Forest Homestead, set high on the eastern bank of the Morwell River, is an example of a selector's home. It was built in the 1890s by the Firmin family who selected the homestead section of the Scrubby Forest run in 1885. The homestead replaced their earlier slab house. The Flynn's Creek Upper School site illustrates the determination of selector parents to educate their children in the area. With its pine trees, remnants of the horse paddock fence and flat area of tennis court, it marks the centre of a community formed by selectors and is an important survivor in a landscape that has been dramatically changed by the Loy Yang open cut and power stations (Context, 2008:4)

PLACE HISTORY

This former stables and milking shed is to have been constructed c.1890 (or possibly earlier) with a 1936 addition. It was associated with the Walsh and Lawless families who were early selectors in this area. As noted by Heritage Victoria:

"Selection promoted the development of more intensive farming practices throughout Victoria, and led to the construction of an increased variety of farm outbuildings. The most common type of farm building was the gable-roofed timber shed with lean-to additions. The central section was often two-storeyed, with the attic used to store feed, and the ground floor for storing machinery, as stables, or for milking, shearing, or other small scale intensive industries. The Lawless shed is of this type.."

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
Heritage Victoria, File No. PL-HE/03/0711

Creation Date c.1890s

Change Dates 1936

Associations

Walsh & Lawless families

Local Themes

2. SETTLING THE LAND: LAYERS OF SETTLEMENT

2.2 Selection

STATEMENT OF SIGNIFICANCE

What is significant?

The milking shed and stable, constructed c.1890 and altered in 1936, at 40 Walsh & Gibson Road, Driffield. The form, design, interior layout and original materials and detailing of both the interior and exterior of the building and the gravel remnants of the cow yard to the west of the building are all significant. Associated objects stored in the shed include the remnants of the c.1936 milking machine and electric, and early farm implements such as axes, saws, and for use with animals.

The colourbond cladding and treated pine posts around the perimeter of the building are not significant, but are nonetheless important for providing protection and support to the historic fabric. The immediately adjacent post-war building and other buildings in the vicinity of the shed including the original homestead are not significant.

How is it significant?

The milking shed and stable at 40 Walsh & Gibson Road, Driffield. is of local historic, architectural, and technical significance to Latrobe City.

Why is it significant?

The former milking shed and stable is historically and architecturally significant as a now very rare representative example of a milking shed and stables that is associated with the selection of land in the late nineteenth and early twentieth centuries. It provides important evidence of the types of farm buildings that were erected during this important phase of settlement in Latrobe City and has associations with the Walsh and Lawless families, early selectors in this area. (RNE criteria A.4, B.2, D.2, H.1)

Technically, it is significant as a relatively intact example of an early vernacular farm building, which provides important evidence of rural construction techniques in the nineteenth century. The relatively intact interior is of particular significance as a now rare example that demonstrates vernacular building techniques. It has important research potential as a building that may provide additional information about how early settlers created structures using local materials. (RNE criterion F.1)

LEVEL

Local significance

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO19		Recommended

Extent To the extent of the Milking Shed and Stable and surrounding land to a minimum extent of 10m.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management**GUIDELINES (GENERAL)**

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the

significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

This building is being well-cared for by the current owners and the conservation policy should support and encourage this approach, which is to undertake maintenance only as required to protect and maintain the original fabric.

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City, Morwell

FLYNNSTEAD STATE SCHOOL NO. 2944 (FORMER)

Place No. 239

ADDRESS Flynns Creek Road
Flynn
Allot. 1C4, Parish of Loy Yang

Last Update 25/03/2005
HO No. HO17/HO20



DESCRIPTION The Flynnstead State School is a single storey red brick bungalow-style building, with a small entrance wing. It was probably built from locally manufactured red bricks. The building has a corrugated iron gabled roof, with shingle infill to the upper portion of the gable ends. There is a louvred vent to the main gable end. A relief sign to the entrance reads "FLYNNSTEAD SCHOOL NO.2944." The school has concrete painted sills and lintels with multi-paned double-hung sash windows. There is a single red brick chimney with a terracotta chimney pot. The building is in poor condition, but has a high degree of external integrity. Remnant trees including Monterey Pines (*Pinus radiata*) and Monterey Cypress (*Cupressus macrocarpa*) provide a related landscape and indicate the original extent of the school yard.

Condition	Poor	Integrity	High
Threats	Neglect Vandalism	Key elements	Building Tree/s
Designer	Public Works Department (D MacKenzie)	Builder	

HISTORY

THEMATIC CONTEXT

Although the State took over responsibility for primary education following the passing of the Free, Compulsory and Secular Education Act 1872, and subsequently began building State schools throughout Victoria, parents often had to lobby hard to persuade the Education Department that a school was urgently needed in their area. This was the case at Tyers. Although parents first requested a school in 1875, one was not established until 1879. Parents often had to provide a venue, as at Traralgon South, or classes were held in community buildings such as churches or halls before a school was built. For many parents getting a school and keeping it open was a continuous struggle with the Education Department, as the history of the Driffield School illustrates. Driffield parents were anxious to have a school on their side of the Morwell river because of the dangers children faced crossing it. The first school was a portable building, opened in 1881, with a two roomed teacher's residence - quite useless in this case as the first teacher had 10 children. When it was burnt in bushfires in 1905, the Department decided not to rebuild and the school was effectively closed. Eventually, a teacher was appointed in the 1920s but classes had to take place in the church. Driffield did not get a new school until 1946.

The one-room rural schools that still dot the landscape of the study area illustrate how quickly communities formed in the wake of the selection era. For example, in the Morwell district a total of 12 schools were opened in the 1880s alone, with a further three in the 1890s. Many schools did not survive for long and increasingly they were centralised on a single site. Few nineteenth century schools remain and most of the one-room rural schools in the study area are the result of the

massive building program undertaken by the Education Department in the inter-war period when over 700 rural schools were built. [Context, 2008:54]

PLACE HISTORY

The town of Flynnstead was surveyed by 1882 and the station opened in 1884. A school was first established in May 1889, but later closed. A new Flynnstead State School No. 2944 opened in 1924 in response to the closer settlement of this area after World War One. It closed just 24 years later in 1948. It was also known as Flynnns Creek Railway Station School (Blake, 1973:1208-09).

As noted above, Flynnstead was one of the many one-room rural schools constructed by the Education Department during the inter-war period. The majority of these schools were in weatherboard and Flynnstead is a rare example constructed in brick. According to Burchall (1989:ii) concrete and brick construction were 'sometimes used, especially in areas where termites ('white ants') were a known problem'.

SOURCES

L.J. Blake (General Editor), 'Vision and Realisation' Vol 3, Melbourne, Education Department of Victoria, 1973

L.E. Burchall, 'Survey of one room schools 1900-1940', Historic Buildings Branch, Dept. of Housing and Construction, 1989

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date 1924

Change Dates 1949

Associations

Education Department

Local Themes

2. SETTLING THE LAND: LAYERS OF SETTLEMENT

2.3 Closer settlement in the twentieth century

8. GOVERNING & ADMINISTERING

8.4 Educating

STATEMENT OF SIGNIFICANCE

What is significant?

Flynnstead State School is a one room brick Inter-War school of standard design, which opened in 1924 and closed in 1948. Remnant trees including Monterey Pines (*Pinus radiata*) and Monterey Cypress (*Cupressus macrocarpa*) provide a related landscape and indicate the original extent of the school yard.

How is it significant?

Flynnstead State School No. 2944 (former) is of local historic and social significance to Latrobe City.

Why is it significant?

Flynnstead State School No. 2944 is of historical significance as a representative example of an isolated rural school that illustrates the development of communities during the Inter-War period as a result of closer settlement. It has strong social values as the only surviving community building in the Flynnns Creek district. The remnant trees and surviving outbuildings contribute to an understanding of the history of the school and its past use. (RNE criteria A.4, D.2, G.1)

The former Flynnstead State School No.2944 is architecturally significant as the only known example in the Gippsland region of a one room rural school constructed in brick. (RNE criteria B.2, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO20		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

GLENGARRY AVENUE OF HONOUR

Place No. 367

ADDRESS Cairnbrook Road
Glengarry

Last Update 25/03/2005

HO No.



DESCRIPTION The Glengarry Avenue of Honour comprises a variety of mature trees that line both sides of Cairnbrook Road between the Traralgon-Maffra Road and Railway Avenue and it is believed that these are remnants of at least two different memorial plantings. [1]

The majority of the trees are mature Eucalypt species (possibly Mahogany Gums), which are believed to be the trees planted c.1950 as part of the World War II Avenue of Honour. There are some gaps in the avenue, as well as some semi-mature and different species such as Flowering Gums.

On the north side, on either side of the entrance to the Glengarry Recreation Reserve, are a number of Cypress trees (possibly Monterey Cypress, *Cupressus macrocarpa*). There are also conifers and cypresses on the south side immediately opposite the reserve and the Glengarry Primary School. These trees may have been part of the original avenue, or could be replacement trees, or may have formed part of a large "square" of cypress and/or radiata pines planted completely encircling the Glengarry Recreation Reserve after World War I by local school children to honour the war veterans.

SOURCES

[1] Pamela Christensen, pers. comm. 2005.

Condition Mixed

Integrity

Threats None apparent

Key elements Landscape
Tree/s

Designer

Builder

HISTORY

THEMATIC CONTEXT

Memorials may be placed in prominent sites in towns or they may mark a site of significance where an incident took place. They may celebrate or mourn, but they act as a way of infusing remembrance into the landscape. The memorials document what people feel should be remembered and marked on the landscape.

In common with other communities throughout Australia, memorials have been erected in small and large towns in the study area to remember and honour those who died in the First World War and other conflicts. At Yinnar, a soldier blows a bugle; at Morwell the memorial, now relocated to a roundabout in Elgin Street, is surmounted by a soldier in a slouch hat holding a rifle. When the town of Yallourn was destroyed the memorial was moved to Newborough. APM erected memorial

gates at the entrance to the Maryvale mill.

Besides the stone obelisks, statues and pillars erected on prominent sites, there are many other ways that soldiers have been commemorated. In Boolarra, a recreation reserve, Memorial Park, was opened in 1924 with First World War memorial gates at the entrance. Victory Park in Traralgon commemorates the Second World War. In schools, churches and halls throughout the study area are honour boards that commemorate those who served. On an honour board at Toongabbie are the names of the three Hilsley brothers who enlisted in the First World War and did not return. In Traralgon, there are street names in the APM subdivisions that commemorate employees who were killed in the Second World War. The avenue of honour is a uniquely Australian tradition and citizens in Traralgon South planted trees to honour the dead. After the township was acquired for the Loy Yang development, ten trees were planted at the new township site, ensuring that the men were not forgotten. At Glengarry schoolchildren planted pines and cypresses at the recreation reserve after the First World War and an avenue of honour was established along Cairnbrook Road after the Second World War. Sixteen flowering gums were planted in July 1918 opposite the Yinnar South State School, but it is not known whether they survived (Context, 2008:62).

PLACE HISTORY

The Glengarry Avenue of Honour was originally planted c.1950 by the Country Women's Association to honour locals who served in World War II. Replacement trees have been added over the years by members of the Girl Guides. [1]

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] Pamela Christensen, pers. comm. 2005

Creation Date c.1950

Change Dates

Associations

Local Themes

Country Women's Association, Girl Guid

9. COMMUNITY & CULTURAL LIFE

9.2 Memorials and remembering

STATEMENT OF SIGNIFICANCE

What is significant?

Glengarry Avenue of Honour was created c.1950 originally using Eucalyptus species along Cairnbrook Road by members of the Country Women's Association to honour locals who served in World War II. Replacement trees including other types of trees were planted by the Girl Guides in later years.

How is it significant?

Glengarry Avenue of Honour is of local historic, social and aesthetic significance to Latrobe City.

Why is it significant?

Glengarry Avenue of Honour is of historic and social significance as memorial commemorating Glengarry and district servicemen and women who served in World War II. It remains as a tangible reminder of the impact of that conflict upon local communities. (RNE criteria A.4, C.2, D.2, G.1)

Glengarry Avenue of Honour is of aesthetic significance for its contribution to the cultural landscape character of Glengarry township. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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Latrobe Planning Scheme	HO		Recommended
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Extent To the extent of the trees on both sides of Cairnbrook Road including all land within the Road Reserve.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research Further research would be desirable to determine the actual creation date and the type and number of trees originally planted, as well as the dates of replacement trees and the types used.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

GLENGARRY RECREATION RESERVE MEMORIAL GATES AND TREES

Fred King Oval

Place No. 368

ADDRESS Cairnbrook Road
Glengarry

Last Update 6/03/2005

HO No.



DESCRIPTION The Glengarry Recreation Reserve is situated on the north side of Cairnbrook Road, Glengarry adjacent to the Glengarry Primary School. At the entrance to the reserve are gates erected as a memorial to locals who served in World War II. These are constructed of four large rough-hewn granite piers on granite bases with granite caps, flanked by two smaller piers, one to the right and one placed at the centre. The smaller piers are connected to the larger by iron palisade fences. There are wrought iron gates between the entrance piers on the left (these may be new or a replica of the original). The gates were repaired in 2004-05.

Around the perimeter of the reserve are a number of mature Monterey Pines (*Pinus radiata*) - these are believed to be the remnants of the trees planted as a memorial to World War I soldiers during the Inter-War period.

Condition	Good	Integrity	Minor Modifications
Threats	None apparent	Key elements	Fence/Gate/Wall Tree/s
Designer		Builder	

HISTORY THEMATIC CONTEXT

Memorials may be placed in prominent sites in towns or they may mark a site of significance where an incident took place. They may celebrate or mourn, but they act as a way of infusing remembrance into the landscape. The memorials document what people feel should be remembered and marked on the landscape.

In common with other communities throughout Australia, memorials have been erected in small and large towns in the study area to remember and honour those who died in the First World War and other conflicts. At Yinnar, a soldier blows a bugle; at Morwell the memorial, now relocated to a roundabout in Elgin Street, is surmounted by a soldier in a slouch hat holding a rifle. When the town of Yallourn was destroyed the memorial was moved to Newborough. APM erected memorial gates at the entrance to the Maryvale mill.

Besides the stone obelisks, statues and pillars erected on prominent sites, there are many other ways that soldiers have been commemorated. In Boolarra, a recreation reserve, Memorial Park, was opened in 1924 with First World War memorial gates at the entrance. Victory Park in Traralgon commemorates the Second World War. In schools, churches and halls throughout the study area are honour boards that commemorate those who served. On an honour board at Toongabbie are the names of the three Hilsley brothers who enlisted in the First World War and

did not return. In Traralgon, there are street names in the APM subdivisions that commemorate employees who were killed in the Second World War. The avenue of honour is a uniquely Australian tradition and citizens in Traralgon South planted trees to honour the dead. After the township was acquired for the Loy Yang development, ten trees were planted at the new township site, ensuring that the men were not forgotten. At Glengarry schoolchildren planted pines and cypresses at the recreation reserve after the First World War and an avenue of honour was established along Cairnbrook Road after the Second World War. Sixteen flowering gums were planted in July 1918 opposite the Yinnar South State School, but it is not known whether they survived (Context, 2008:62).

Sporting activities have led to recreation reserves, show grounds and racecourses being developed throughout the study area and district rivalries were played out in football, netball and tennis contests. On country sporting grounds and recreation reserves, children have performed their rites of passage, playing first as juniors and later representing their district as they progress through to the seniors (Context, 2008:64-5).

PLACE HISTORY

Sometime after the First World War a large "square" of cypress and/or radiata pines was planted completely encircling the Glengarry Recreation Reserve by local school children to honour the war veterans. Many of these were later removed for a variety of reasons but some remain along the southern boundary of the reserve with Cairnbrook Road and along the common boundary with the Primary School. [1]

Following World War II, Memorial Gates were erected at the entrance to the Reserve in honour of three locals who made the supreme sacrifice during that conflict. They were dedicated on 15 August 1947 by W.O. Fulton MLA. At about the same time that the gates were erected, an avenue of honour was established in Cairnbrook Road (Refer to separate citation in this Study).

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
 [1] Pamela Christensen, pers. comm. 2004.

Creation Date c.1920, 1947

Change Dates

Associations

Local Themes

- 9. COMMUNITY & CULTURAL LIFE
- 9.2 Memorials and remembering
- 9.5 Recreation and forming associations

STATEMENT OF SIGNIFICANCE

What is significant?

Pine and Cypress trees were planted at the Glengarry Recreation Reserve sometime after World War I to commemorate locals who served in that conflict. In 1947, memorial gates were erected at the entrance of the Reserve to honour three men who made the supreme sacrifice in World War II. While some of the trees have been removed, many still remain along the south and east boundaries.

How is it significant?

The Glengarry Recreation Reserve Memorial Gates & trees are of local historic, social and aesthetic significance to Latrobe City.

Why is it significant?

The Glengarry Recreation Reserve Memorial Gates & trees are of historic and social significance as a memorial commemorating Glengarry and district servicemen and women who served in the two World Wars. They remain as a tangible reminder of the impact of those conflicts upon the local community. (RNE criteria A.4, C.2, D.2, G.1)

The Glengarry Recreation Reserve Memorial Gates & trees are of aesthetic significance as important contributory elements to the cultural landscape character of Glengarry township. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the mature Monterey Cypress and Pine trees along the boundaries of the reserve including all land surrounding the trees to the edge of their canopy, and the memorial gates and surrounding land to a minimum extent of 2m.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE

Place No. 365

ADDRESS 40 Cairnbrook Road
Glengarry

Last Update 8/02/2005

HO No.



DESCRIPTION The house at 40 Cairnbrook Road, Glengarry is a large asymmetrical Victorian weatherboard villa, in a garden setting which includes a very large Oak (probably *Quercus robur*) in front of the house. A return verandah with simple decorative wooden verandah posts and bracket detailing extends along the main frontage, where the front door is flanked by multi-pane double hung sash windows. At one end, the projecting wing with gable end includes a bay window with a tri-partate double hung sash window on the projecting wing, at one end. The roof is corrugated iron, hipped on the main wing and to the verandah. A narrow garden path leads in a straight line from the street frontage/footpath area to the front door.

The mature Oak which stands adjacent to the path is of very large proportions - its canopy extending across almost the entire street frontage.

The garden is recent but sympathetic. Simple garden beds fronting the verandah and bay window are brick edged in an upright saw-tooth pattern and planted in a cottage style. A low (?unpainted) open-picket fence extends from the house at one side, and a higher painted picket fence to the other, the latter meeting a new skillion roof garage on this side.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building Garden Tree/s
Designer		Builder	

HISTORY THEMATIC CONTEXT

After the gold rushes significantly increased Victoria's population, the government introduced legislation that promoted more intensive use of the land and enabled many former gold miners to 'select' land and develop farms. Under a series of land acts, the former squatting runs were thrown open for selection. Selectors began arriving in 1865, as a result of the Grant Land Act. A decade later, the railway line that was under construction provided further inducement to select in the study area and a Lands Office was opened in Traralgon. As a series of land acts were passed, conditions that the selectors had to fulfil changed. For prospective selectors moving to Flynn's Creek, for example, after the lease on the Loy Yang run had been extinguished in 1877, boundaries had to be fenced, a house built and a designated proportion of the land had to be cleared and cultivated each year. Selectors had to live on their properties.

Selection has had a major impact on shaping the land in this region. It attracted large numbers of people to the area, resulted in widespread clearing of land, and was responsible for many of the

towns and communities in the study area developing. Selection led to the foundation of institutions such as schools and churches and to new local government areas.

Although selectors faced many difficulties carrying out their schedules of improvements including floods, fires, caterpillar plagues, poor prices and limited capital, land on the plains and river flats was transformed from forest and scrub to cleared paddocks, fenced crops and pasture. Swamps were drained. In the early 1880s, selectors began penetrating the southern regions of the study area, selecting land in Jumbuk, Boolarra, Budgerie and Callignee. The rainfall was higher in the densely forested Strzelecki Ranges and it was assumed the land was fertile because of the giant trees that grew there. Ahead of them was the Herculean task of clearing the giant trees, and of trying to get their produce to market. Many of the selections in the steeper areas of the Strzeleckis proved to be unviable and were later abandoned (Context, 2008:4).

PLACE HISTORY

The exact date of the house at 40 Cairnbrook Road, Glengarry is not known. However, title records indicate that it may have been built c.1900 (or earlier) for John Kyne.

In 1905 John Kyne obtained the Crown Grant to two parcels of land described as CA 141 and 141B Parish of Toongabbie South on the south side of what is now Cairnbrook. He died in 1917, and the property then passed to members of his family. Later owners included the O'Mara family. Subsequent re-subdivisions have reduced the allotment to a small area surrounding the house, while the balance of the Kyne farm has been subdivided for small lot rural residential development.

SOURCES

Land Victoria Titles Vol. 2900 Fol. 937 (CA 141 - 40 Cairnbrook Road), Vol. 2902 Fol. 211 (CA 141B)

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date c.1900

Change Dates

Associations

Local Themes

Kyne family

2. SETTLING THE LAND: LAYERS OF SETTLEMENT
2.2 Selection

STATEMENT OF SIGNIFICANCE

What is significant?

The house, constructed c.1900, and the Oak tree (*Quercus* sp.) at 40 Cairnbrook Road, Glengarry.

How is it significant?

The house and Oak at 40 Cairnbrook Road, Glengarry are of local historic, architectural, aesthetic, and scientific (horticultural) significance to Latrobe City.

Why is it significant?

Historically, it is significant as a relatively intact representative example of an early farm homestead in the Glengarry township, reflecting the broader patterns of selection in Latrobe City as well as the aspirations of its owners, the Kyne family. (RNE criteria A.4, D.2, H.1)

The house is architecturally significant as a simple but elegant example of a late Victorian/Edwardian villa. It has aesthetic qualities for its garden setting, with its large Oak making an important contribution to the streetscape. (RNE criteria D.2, E.1)

Scientifically, the Oak is of horticultural significance as a fine example of this specimen within Latrobe City. (RNE criteria A.3, E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register

Reference

Zoning

Status

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

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8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

GLENGARRY PRIMARY SCHOOL NO. 2888

Glengarry State School No. 2888

Place No. 263

ADDRESS 41 - 45 Cairnbrook Road
Glengarry

Last Update 1/09/2008
HO No.



DESCRIPTION The 1916 Glengarry State School building is a two-room interwar weatherboard single storey school building with a gabled corrugated galvanised steel roof (reclad) with Health Department vents. The asymmetrical form of the school is unusual and reflects the adaption of two earlier single room schools to form this building (See History). Otherwise, the detailing is typical of schools of this period and includes:

- a projecting entry porch to the front of the (presumed) original Glengarry school room. This has a gabled roof, a small four pane window and an original timber entry door;
- the weatherboard gable end, which has a louvred vent;
- tripartite multi-pane double-hung sash windows with hopper uppers. The side (east) elevation has four single hoppers;
- the unpainted red brick chimneys.

There is a freestanding school bell beside the entrance porch to the building. Mature Monterey Cypress and other trees (presumably planted by former students on Arbour Day) provide a related landscape.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building Tree/s
Designer	Public Works Department	Builder	

HISTORY

THEMATIC CONTEXT

Although the State took over responsibility for primary education following the passing of the Free, Compulsory and Secular Education Act 1872, and subsequently began building State schools throughout Victoria, parents often had to lobby hard to persuade the Education Department that a school was urgently needed in their area. This was the case at Tyers. Although parents first requested a school in 1875, one was not established until 1879. Parents often had to provide a venue, as at Traralgon South, or classes were held in community buildings such as churches or halls before a school was built. For many parents getting a school and keeping it open was a continuous struggle with the Education Department, as the history of the Driffield School illustrates. Driffield parents were anxious to have a school on their side of the Morwell river because of the dangers children faced crossing it. The first school was a portable building, opened in 1881, with a two roomed teacher's residence - quite useless in this case as the first teacher had 10 children. When it was burnt in bushfires in 1905, the Department decided not to rebuild and the school was effectively closed. Eventually, a teacher was appointed in the 1920s but classes had to take place in the church. Driffield did not get a new school until 1946.

The one-room rural schools that still dot the landscape of the study area illustrate how quickly communities formed in the wake of the selection era. For example, in the Morwell district a total of 12 schools were opened in the 1880s alone, with a further three in the 1890s. Many schools did not survive for long and increasingly they were centralised on a single site. Few nineteenth century schools remain and most of the one-room rural schools in the study area are the result of the massive building program undertaken by the Education Department in the inter-war period when over 700 rural schools were built. [Context, 2008:54]

HISTORY OF GLENGARRY

First known as Toongabbie South, Eaglehawk and Latrobe, the district of Glengarry was opened for selection in 1865. When the Traralgon to Stratford railway line was built in 1883, the station just north of the Latrobe River was named Glengarry, adopting the name that Angus McMillan had given to the Latrobe River in 1840.

Set on the red gum plains, saw milling became a major occupation. Paving blocks, wooden wheel rims and building timber were sent to Melbourne from the Glengarry station. Dairying also became an important industry in the district, as well as grazing. First a creamery and then a butter factory and milk factory operated at Glengarry. Once the town was established around the railway station, St John's Church of England was relocated from private property to the town.

An estate to the west of Glengarry was subdivided for soldier settlement after the First World War and two more estates were subdivided after the Second World War. Dairying was the major occupation and by the 1950s, 150 farms supplied the milk factory. The factory closed in 1973. However, despite the closure of the factory, Glengarry's proximity to Traralgon meant the population increased in the 1970s with people employed in the Latrobe Valley power industry moving to new subdivisions in the town and to live on acreages. [Context, 2008:40,49]

PLACE HISTORY

Glengarry State School No. 2888, which comprised a weatherboard four-room school and attached residence opened in October 1889 on a 'wet and low lying site' opposite the present school soon after the township began to develop around the railway station, which opened in 1883. The opening of the school came soon after the township began to develop around the railway station and followed a petition by local residents, which was forwarded by C.J. William and was 'strongly supported' by the District Inspector, C. Hepburn. The school opened in the Glengarry Mechanics' Institute in July 1888, before moving to the new building. [Blake, 1973:1104]

The 1889 school eventually resulted in the closure (in 1894) of an earlier school two miles to the east, which had opened in 1875, which was known as Toongabbie West. [Blake, 1973:1104]

In 1891 a 12" school bell was purchased for £6/19/-. At some point in the school's history, this was misplaced and was found 'buried in the woodshed' many years later. It was re-instated in 1964 on a small tower donated by the school committee. [Blake, 1973:1104]

In 1916, a new school was established on the present site. The old school building was moved across the road by bullock dray, where it was joined by the former Toongabbie West school building (constructed in 1889). Both buildings were then remodelled to form a two-roomed school. This accounts for the unusual asymmetrical design of the building. [Blake, 1973:1104]

The 1916 classrooms now form part of a much larger complex that comprises additional classrooms, offices and a staffroom that have been added as the town of Glengarry grew. Many trees were planted over the years as part of Arbour Day.

SOURCES

L.J. Blake (General Editor), 'Vision and Realisation' Vol 3, Melbourne, Education Department of Victoria 1973

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date 1885, 1889

Change Dates 1916

Associations

Local Themes

Education Department

8. GOVERNING & ADMINISTERING

STATEMENT OF SIGNIFICANCE What is significant?
 Glengarry Primary School No. 2888 was established on this site at 39 Cairnbrook Road in 1916 in a building created from the old school (constructed c.1888), which was moved from across the road, and the former Toongabbie West School. This building still exists in very intact condition and is complemented by a number of mature trees including mature Monterey Cypress and others presumably planted on Arbour Day. The freestanding school bell is also significant.

How is it significant?

Glengarry Primary School No. 2888 is of local historic, social and aesthetic significance to Latrobe City.

Why is it significant?

Glengarry Primary School No. 2888 is of historical and social significance as a representative example of an early twentieth century school. It demonstrates the development of Glengarry township in the early twentieth century when it was experiencing a period of growth. It also illustrates how school buildings were moved and adapted as required to serve the changing needs of communities. (RNE criterion A.4, D.2, G.1)

Glengarry Primary School No. 2888 is of architectural significance as an unusual example of a two-roomed Edwardian school. It is notable for its unusual asymmetrical plan, which demonstrates how two one room schools were incorporated into the new building, and high degree of external integrity. The mature Monterey Cypress and other mature trees provide a related landscape, which contributes to the aesthetic qualities of the school. It is one of a number of public buildings that contribute to the historic character of Glengarry village. (RNE criterion D.2, E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

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7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

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REVIEW OF SIGNIFICANCE & POLICY

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BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

GLENGARRY UNITING CHURCH

Glengarry Presbyterian Church

Place No. 366

ADDRESS 47 Cairnbrook Road
Glengarry

Last Update 1/01/2008

HO No. /HO



DESCRIPTION The Glengarry Uniting Church is a simple Victorian Carpenter Gothic church with typical detailing including lancet windows in the side elevations and a small projecting gabled porch with a pointed arch door and a small lancet window.

There is a c.1960s brick addition with a skillion roof at the north-east corner.

Condition Good **Integrity** Medium

Threats **Key elements** Building

Designer **Builder**

HISTORY The Glengarry Presbyterian Church was established in 1891. It was the third church to be erected in the town following St John's (1883) and St Columbkille's (c.1890). In 1977 it became part of the Uniting Church of Australia.

First known as Toongabbie South, Eaglehawk and Latrobe, the district of Glengarry was opened for selection in 1865. When the Traralgon to Stratford railway line was built in 1883, the station just north of the Latrobe River was named Glengarry, adopting the name that Angus McMillan had given to the Latrobe River in 1840.

Set on the red gum plains, saw milling became a major occupation. Paving blocks, wooden wheel rims and building timber were sent to Melbourne from the Glengarry station. Dairying also became an important industry in the district, as well as grazing. First a creamery and then a butter factory and milk factory operated at Glengarry. Once the town was established, St John's Church was relocated from private property to the town.

Creation Date 1891

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE What is significant?
Glengarry Uniting Church, constructed c.1891, at 47 Cairnbrook Road, Glengarry. The form and

original detailing of the church, and its siting on the block all contribute to the significance of the place. The low front fence, while not significant, is important as it allows for the church to be viewed from Cairnbrook Road.

The brick addition is not significant.

How is it significant?

Glengarry Uniting Church is of local historic, social, and architectural significance to Latrobe City.

Why is it Significant?

Glengarry Uniting Church is of historic and social significance as the centre of Protestant worship in the Glengarry district for over one hundred years. It is one of the oldest public buildings in the town and illustrates the development of the town after the opening of the railway. (RNE criteria A.4, C.2, D.2, G.1)

Glengarry Uniting Church is of architectural significance as a representative example of a Victorian era Carpenter Gothic church. It has aesthetic significance one of a group of public buildings that contribute to the historic character of Glengarry village. (RNE criterion D.2, E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

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6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

ST COLUMBKILLE'S CATHOLIC CHURCH

Place No. 369

ADDRESS 50 - 54 Cairnbrook Road
Glengarry

Last Update 4/07/2010

HO No. /HO21



DESCRIPTION St Columbkille's is a simple Carpenter Gothic Church with typical detailing including lancet windows with diamond pattern leadlight glass in the side elevations. It has a small projecting gabled porch with a lancet door and a gabled vestry at the rear. There is a small circular vent in the front elevation and there a small crucifix is placed at the apex of each gable.

Condition Good

Integrity High

Threats

Key elements Building

Designer

Builder

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region.. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques (Context, 2008:59).

PLACE HISTORY

St Columbkille's Catholic Church at Glengarry was constructed c.1890. It was the second church to be erected in the town following St John's Anglican Church (which was moved to its present site in 1883) and prior to the Glengarry Presbyterian Church (c.1891).

First known as Toongabbie South, Eaglehawk and Latrobe, the district of Glengarry was opened for selection in 1865. When the Traralgon to Stratford railway line was built in 1883, the station just north of the Latrobe River was named Glengarry, adopting the name that Angus McMillan had given to the Latrobe River in 1840.

Set on the red gum plains, saw milling became a major occupation. Paving blocks, wooden wheel rims and building timber were sent to Melbourne from the Glengarry station. Dairying also became an important industry in the district, as well as grazing. First a creamery and then a butter factory and milk factory operated at Glengarry. Once the town was established, St John's Church

was relocated from private property to the town in 1883, and relocated to its present site by 1900.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date c.1890

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

St Columbkille's Catholic Church, constructed c.1890, at 50-54 Cairnbrook Road, Glengarry. The form, original detailing and siting of the church all contribute to the significance of the place.

How is it significant?

St Columbkille's Catholic Church, Glengarry is of local historic, social, and architectural significance to Latrobe City.

Why is it significant?

St Columbkille's Catholic Church, Glengarry is of historic and social significance as the centre of Catholic worship in the Glengarry district for over one hundred years. It is one of the oldest public buildings in the town and illustrates the development of the town after the opening of the railway. (RNE criteria A.4, D.2, G.1)

St Columbkille's Catholic Church, Glengarry is of architectural significance as a representative and intact example of a Victorian era Carpenter Gothic church. It is one of a group of public buildings that contribute to the historic character of Glengarry village. (RNE criteria D.2 and E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO21		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of

available evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

GLENGARRY RAILWAY STATION (FORMER)

Place No. 262

ADDRESS Main Street
Glengarry

Last Update 6/03/2005

HO No.



DESCRIPTION Glengarry Railway Station is a small timber country railway station building, in its original location but now part of a community park. The building is timber with a painted corrugated galvanised steel gabled roof (reclad) and a skillion verandah roof, similarly clad. The verandah has chamfered timber posts, with scalloped endboards. The chimneys are rendered and painted with decorative capping. The building has double panelled timber doors with glass uppers, which have been painted over, and glass highlights. Windows are double-hung sash with decorative surrounds.

Adjacent to the station is a small timber toilet on the platform, with a painted corrugated galvanised steel skillion roof. At the end of the platform is a small corrugated & sheet iron clad building, which may have been the van goods shed.

The platform facing (which appears to date from the post-war period) is constructed from pre-cast concrete slabs with steel I-beam uprights and timber capping, and an earth-filled platform. Most of the associated infrastructure such as the tracks has been removed, however, a timber crane has been retained. There are some embankments, which indicate the original location of sidings. There are a number of mature exotic and native trees, which provide an appropriate setting.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Buildings Other (see description)
Designer	Victorian Railways	Builder	

HISTORY

THEMATIC CONTEXT

The rail network in the study area had a major impact on the development of the region. It has been responsible for developing new towns, attracting settlers, overcoming isolation and stimulating the region's economy. The many sites associated with railway history demonstrate the importance of railways to the historic development of the study area. When the first train steamed into Moe from Melbourne in 1878, the Gippsland road was still rough and flooded regularly and the coach ride was lengthy and arduous and would remain so well into the twentieth century. With the main Gippsland line forming a spine, branch lines were built on either side of the track and snaked off along river valleys or looped through agricultural districts (Context, 2008:21).

Branch lines extended north and south in the 1880s linking outlying settlements into the railway network as settlement pushed ever further into the Gippsland Hills and the plains to the north of Traralgon:

The branch line from Moe to Thorpdale helped to stimulate the coal mining activities at Coalville, as well as farming and timber activities further south. Along the branch line from Morwell to Mirboo North railway construction camps at Boolarra and Yinnar soon developed as towns and became busy centres where timber, dairy products and livestock were railed out.

The loop from Traralgon to Stratford was completed in several stages in the 1880s and trains steamed through rich agricultural land and helped to stimulate the newly developing dairy industry as well as transporting vast tonnages of timber and railing livestock. In the late 1880s, Toongabbie was a particularly busy station as supplies and heavy machinery for Walhalla could be railed all the way from Melbourne, before the final arduous haul through the mountains.

After decades of investigating the best railway link with Walhalla, a narrow gauge line was built from Moe. The first train arrived in Walhalla in 1910 just as the town was beginning to decline.

As roads improved and road transport became more efficient, the branch lines began closing from the 1950s. The last to close was the line to Stratford, which was closed to passenger traffic in 1977 with freight traffic ceasing in 1987.

Some of the closed lines are now being developed as rail trails: Moe to Yallourn, Boolarra to Mirboo North and Traralgon to Stratford. Walkers and cyclists can have first hand experience of the surviving railway infrastructure: the cuttings and embankments, the remains of platforms, the fruit trees that have grown along the lines and the resilient bulbs that flower every year in long abandoned railway workers' gardens. (Context, 2008:24)

PLACE HISTORY

The railway from Traralgon to Glengarry was open by 1883 and was part of the loop line built between Traralgon, Heyfield and Stratford that opened in stages during the early 1880s. The station building was constructed soon after the line opened and is now thought to be the only surviving example of the station buildings built along the Traralgon-Heyfield loop line in 1883. Unlike other lines which had simple prefabricated station buildings, those along this line were individually built and more ornate. [1]

The station ceased being used by freight traffic in 1987 (it was closed to passenger traffic in 1977) and other station buildings were dismantled. In 1993 it was restored through community and Government assistance and in 2004 was being used as a craft and gift shop. [1]

First known as Toongabbie South, Eaglehawk and Latrobe, the district of Glengarry was opened for selection in 1865. When the Traralgon to Stratford railway line was built in 1883, the station just north of the Latrobe River was named Glengarry, adopting the name that Angus McMillan had given to the Latrobe River in 1840. The opening of the railway station determined the site of the township for the district of Glengarry, which until then had been centred around St John's Anglican Church, which was constructed in 1879 on a site in Cairnbrook Road.

Set on the red gum plains, saw milling became a major occupation. Paving blocks, wooden wheel rims and building timber were sent to Melbourne from the Glengarry Station. Dairying also became an important industry in the district, as well as grazing. First a creamery and then a butter factory and milk factory operated at Glengarry, which also took advantage of the station to send its produce to market. Once the town was established, St John's Church was relocated from private property to the town.

SOURCES

[1] Rail historian Robert Ashworth quoted in 'Latrobe City Link' issue 29 July 2004, p.5. Context Pty Ltd and Dr. Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date c.1885

Change Dates

Associations

Local Themes

Victorian Railways

4. TRANSPORT &
COMMUNICATIONS
4.2 Creating a railway network

STATEMENT OF SIGNIFICANCE What is significant?
Glengarry Railway Station was opened in 1883 on the Traralgon-Heyfield-Stratford line, and the station building was built soon after. Passenger services ceased in 1977 and freight services in

1987 after which the track was dismantled along with most of the other station buildings along the line except for Glengarry. The surviving elements of the Glengarry Station complex now comprise the station building, van goods shed, platform formation, the timber crane and other embankments indicating the extent of the former sidings as well as some mature exotic and native trees.

How is it significant?

The Glengarry Railway Station complex is of local historic, social, and aesthetic significance to Latrobe City.

Why is it significant?

The Traralgon-Heyfield-Stratford line was of critical importance in the opening up and development of this area for farming and sawmilling industries and until the post-war period was the key transport link in the area. The Glengarry Railway Station complex is of historical significance as the only surviving station complex to survive and therefore provides important tangible evidence of the line. It is also significant as a representative example of a small rural railway station complex and the station buildings and remnant and infrastructure assist in understanding how the station functioned. (RNE criteria A.4, C.2, D.2)

The station complex has social significance as an important community meeting place for over a one hundred year period and a building that contributes to the identity of Glengarry (RNE criterion G.1).

The Glengarry Railway Station building is of architectural significance as a representative example of a late nineteenth century station building of individual design, which is very intact externally. (RNE criterion D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the Railway Station, platforms and surrounding land within the former rail reserve.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

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- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

GLENGARRY MECHANICS' INSTITUTE & FREE LIBRARY

Glengarry Public Hall

Place No. 324

ADDRESS 01 Railway Avenue
Glengarry

Last Update 17/07/2010

HO No. /HO23



DESCRIPTION

The Glengarry Mechanics' Institute & Free Library was originally built in the late 19th century and then extensively rebuilt in 1929 to a design by architect Harry Hopkins of Bairnsdale. The building comprises three main sections, all clad in weatherboard with modern tiled roofs: anterooms, the main hall and a rear section. The main hall is two-storeys high, while the flanking sections are lower (except for the 'bio box').

The central hall is a simple, gabled structure with a number of single-paned sash windows and doors on the side elevation and metal pop-up vents on the roof. It contains the auditorium. The anterooms are appended to the front gable of the hall. This small transverse-gabled section would have contained male and female cloakrooms on either side. Projecting upward at the centre, between the cloakrooms, is a small gable-fronted room (this gable in line with that of the hall), whose face is continuous with the ground floor's wall. This was the 'bio box', a film projection room. This same configuration of hall, bio box and cloakrooms is seen on other Mechanics' Institutes of the late 1920s, such as the one at Mirboo, South Gippsland (see below). The front door is located below the bio box and is covered by a skillion-roof verandah, which appears to be a later addition. The anteroom windows are all single-pane sash windows. Small, skillion-roof additions also extend from either end of the cloakrooms and are probably toilets, added later. There is another skillion-roof addition, probably of the same age, appended to the rear side of the hall.

Behind the hall is another section with a transverse gable roof. It has double-paned sash windows, which may pre-date the 1929 works. The space probably served as a supper room. A later skillion-roof addition is behind it.

COMPARATIVE EXAMPLES

The Glengarry Mechanics' Institute & Free Library as remodelled in 1929-30 compares with two other halls in the Gippsland region, which were built at the same time. They are the Mirboo-on-Tarwin Hall and the Fish Creek Public Hall. Both of these halls were designed by Leongatha architect, T.E. Molloy, and incorporated a bio-box in a similar arrangement of rooms at the front of the building, with the hall and supper room behind. The Mirboo-on-Tarwin Hall is included on the Victorian Heritage Register.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer	Harry Hopkins (1929)	Builder	

HISTORY

THEMATIC CONTEXT

The mechanics' institute movement began as another form of education. It originated from a series of lectures delivered by Dr Birkbeck in Glasgow to tradesmen, artisans and factory workers – or 'mechanics' as people who worked with machines were known - and aimed to educate workers and to spread technical knowledge. The movement spread throughout Victoria after the gold rushes, encouraged by financial support from the government. Mechanics' institute that would serve as a library, hall and be a venue for lectures were built throughout the state (Context, 2008:62)

Although no longer standing, the mechanics' institutes in Morwell, (built around 1880), Moe (1885) and Traralgon (1887) were the hubs of their communities. Traralgon's building was particularly impressive. The Narracan Mechanics' Institute along with its impressive library was relocated to Old Gippstown in 1978. Although no longer on its original site it is highly significant as one of the few library collections to remain intact.

In other towns, public halls were erected to serve communities, and sometimes replaced earlier mechanics' institute when they were destroyed by fire or fell into disrepair or disuse. At Tyers, a new community hall was built in 1932 by 'day labour' to replace the mechanics' institute. When the old hall was sold for demolition the library was stored in the butter factory where many books became ruined and were later discarded. In 1929 the Glengarry Mechanics' Institute was extensively re-built and incorporated a bio-box for the screening of films, reflecting the cinema boom that was happening at the time (Context, 2008:63).

PLACE HISTORY

The present Glengarry Mechanics' Institute & Free Library dates from 1929 and may incorporate elements of an earlier building. On 30 July, 1928 a letter was sent by Harry Hopkins architect, of Bairnsdale, to the Secretary of the Public Health Department in relation to alterations and additions to the old Mechanics' Institute. The estimate of work was £800 and the extensive changes (which virtually created a new hall) included a bioscope cabin (for the showing of films) above the new lobby and extensive enlargement of the hall at both ends. The hall was also to be reoriented to place it at a 90 degree angle to the road. Building work was delayed and works on the new Hall were finished by late 1929 or early 1930. [PROV]

From July-September 1931 unsatisfactory fire prevention facilities (i.e., lack of sand buckets, fire extinguisher), meant the bio cabin was out of action by order of the Public Health Department. In 1937 the supper room was lined. [PROV]

Earlier correspondence to the Public Health Department gives some clues to the evolution of the hall prior to 1928. On 4 July 1892 plans were drawn up for alterations to the existing Mechanics' Institute and Free Library, which were approved. The building was then described as of red gum framing except the wall behind stage, lined and ceiled with soft wood throughout and an iron roof. Dressing rooms and the supper room had skillion roofs. On 20 March, 1907 there was an application to build a lean-to supper room at the east end of Institute, to have hardwood walls, iron roof and brick chimney. However, it is unclear if it was completed at this time or in the 1920s. [PROV]

First known as Tooongabbie South, Eaglehawk and Latrobe, the district of Glengarry was opened for selection in 1865. When the Traralgon to Stratford railway line was built in 1883, the station just north of the Latrobe River was named Glengarry, adopting the name that Angus McMillan had given to the Latrobe River in 1840.

Set on the red gum plains, saw milling became a major occupation. Paving blocks, wooden wheel rims and building timber were sent to Melbourne from the Glengarry station. Dairying also became an important industry in the district, as well as grazing. First a creamery and then a butter factory and milk factory operated at Glengarry. Once the town was established, St John's Church was relocated from private property to the town.

SOURCES

Context Pty Ltd & Dr. Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Public Record Office of Victoria (PROV), VPRS 7882/P1 Unit 346.

Creation Date 1892

Change Dates 1929-30

Associations

Local Themes

9. COMMUNITY & CULTURAL LIFE

STATEMENT OF SIGNIFICANCE What is significant?
The present Glengarry Mechanics' Institute & Free Library at 1 Railway Avenue was designed by Harry Hopkins and constructed in 1929-30 and may contain elements of an earlier building. Only minor additions have been made and the form of the hall remains substantially intact to the 1929 plan.

How is it significant?

The Glengarry Mechanics' Institute & Free Library is of local historic, social, and aesthetic significance to Latrobe City.

Why is it Significant?

The Glengarry Mechanics' Institute & Free Library is of historic and social significance for its continuous use as a community meeting place within Glengarry for over 100 years. It is also of interest as a representative example of a small rural hall adapted for use as a cinema, which is expressed in the design of the building. (RNE criteria A.4, D.2 & G.1)

The Glengarry Mechanics' Institute & Free Library is of aesthetic significance as an intact example of an Inter-War hall of unusual and individual design. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO23		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

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1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

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2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

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- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

ST JOHN'S CHURCH OF ENGLAND

Place No. 261

ADDRESS 03 - 5 Railway Avenue
Glengarry

Last Update 21/03/2010

HO No. /HO24



DESCRIPTION St John's Church of England, Glengarry is a Victorian Carpenter Gothic church, with a gabled painted corrugated galvanised steel roof (reclad). The building comprises two distinct sections:

- The rear of the church, which incorporates the original timber church built in 1879.
- The front section, which comprises the addition made in 1900 when the 1879 church was moved to the present site.

The 1879 section was originally constructed from local red gum timber, with bush poles as stumps. This part of the building now functions as the chancel and vestry to St John's, and is set at right angles to the 1900 addition. The 1879 church features a gothic pointed arch door and a series of pointed arch windows. At each gable end is a small timber cross contained within a circle. These are repeated at the front of the church and were probably added as part of the 1900 additions.

The 1900 addition is distinguished by its decorative carved timber bargeboards, repeated in the 1879 church, and its simple and elegant timber bell tower to the end of the front gable. The bell tower is supported via timber posts which project through the roof line and continue down the front elevation of the church, finishing just above the entrance porch roof. Windows to the c.1900 portion of the church are also pointed with leadlight detailing and flashed glass. The interior appears to be relatively intact.

There are three white-painted gate posts on the front boundary that appear to date from the early

1900s. They support wrought iron pedestrian and traffic gates that appear to be of a later date (interwar) Within the grounds are memorial walls.

There was originally a hedge to the street boundary of the block, but this has since been removed. There are mature Monterey Cypress (*Cupressus Macrocarpa*) trees at the rear of the church and a semi-mature Deodar Cedar (*Cedrus Deodara*)

St John's compares most closely with St David's Church of England in Toongabbie, which shares several similar design elements including the carved timber bargeboards and the inclusion of a bell tower that suggest the same designer or builder was involved in both churches.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building Fence/Gate/Wall
Designer		Builder	

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques. [Context, 2008:59]

PLACE HISTORY

The first St John's Church of England in Glengarry was a simple timber building constructed in c.1879 by John King using local red gum timber, with bush poles as stumps. It was originally situated on the on King's property 'Brookleigh' in Cairnbrook Road. King transferred the land to the Church of England in that year. The first minister was the Rev Thomas Moorhouse of Traralgon parish. The church has been moved twice, first in 1883 after the arrival of the railway caused the focus of the town to concentrate around the railway, and later sometime between 1893 and 1900 to its present site in Railway Parade. The original red gum church became the chancel and vestry of the present-day St John's, while a new front section was added. [Johnson, 1991]

The church was the first to be established in the district originally known as Toongabbie South, Eaglehawk and Latrobe, and finally Glengarry, which was opened for selection in 1865. When the Traralgon to Stratford railway line was built in 1883, the station just north of the Latrobe River was named Glengarry, adopting the name that Angus McMillan had given to the Latrobe River in 1840. John King was one of the first settlers in the area. He born in 1829 in County Cavan Ireland, and settled at his property in Cairnbrook Road in 1864. [Context, 2008]

Set on the red gum plains, saw milling became a major occupation. Paving blocks, wooden wheel rims and building timber were sent to Melbourne from the Glengarry station. Dairying also became an important industry in the district, as well as grazing. First a creamery and then a butter factory and milk factory operated at Glengarry. Once the town became established around the railway station, St John's Church was relocated from private property to the town, where it was one of the first public buildings in the nascent community and became an important community meeting place. [Context, 2008]

SOURCES

Chris Johnston, 'Latrobe Valley Heritage Study', 1991

Clare Maglan, 'A Selection of Late 19th-century Anglican Churches in Gippsland'. Gippsland History Unit 6133, 1983.

Context Pty Ltd and Dr. Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date 1879

Change Dates 1900

Associations

John King

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

St John's Church of England, Glengarry is a Victorian Carpenter Gothic Church, which incorporates the original 1879 church (now the chancel and vestry) and the additions that were made when the church was moved to this site c.1900, the early gateposts along the frontage and the semi-mature trees at the rear including a Deodar Cedar. Both the interior and the exterior of the church are significant.

How is it significant?

St John's Church of England, Glengarry is of local historic, social, and aesthetic significance to Latrobe City.

Why is it significant?

St John's Church of England, Glengarry is of historic and social significance as the centre of Anglican worship in Glengarry for over 120 years. In part, it incorporates one of the oldest extant churches in the municipality and is associated with the early development of Glengarry after the land was opened for selection and the influence of the railway, which led to its relocation to its present site to be closer to the township. The significance of the church is enhanced by its relatively high degree of integrity both internally and externally. (RNE criteria A.4, D.2, H.1)

St John's Church of England, Glengarry is of aesthetic significance as a representative and intact Victorian era Carpenter Gothic church, which is one of the best examples in Latrobe City. It is notable for its fine detailing added during the c.1900 additions including the decorative carved timber bargeboards and its simple and elegant timber bell tower to the end of the front gable. It has aesthetic qualities as a landmark building within Glengarry village. (RNE criterion D.2, E.1 & F.1)

LEVEL

Local significance

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO24		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	-	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management**GUIDELINES (GENERAL)**

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale

detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE, OUTBUILDINGS AND TREES

Place No. 336

ADDRESS 1115 Traralgon-Maffra Road
Glengarry

Last Update 17/02/2008

HO No. /HO25



DESCRIPTION The farm complex at 1115 Traralgon-Maffra Road, Glengarry North comprises a late nineteenth/early twentieth century homestead and outbuildings and trees, which are situated on bank of Eaglehawk Creek.

The house is a typical double fronted late Victorian homestead with a M-hip corrugated iron roof and typical detailing. The front and side elevations are relatively intact, but skillion additions have been made at the rear, which are not significant. The outbuilding, thought to be a former stables, is a timber building in fair/poor condition at the rear. Other significant features include the mature trees such as the ancient pear tree (*Pyrus* sp.) to the north-west of the stables, old Pepper trees (*Schinus molle*), False Acacia or Locust tree (*Robinia pseudoacacia*) - which have suckered from the roots of the original tree - and a domed brick well/tank to the south of the house.

To the north of the house are more recent corrugated iron farm buildings. These are not significant.

This complex compares with other selector's farms assessed by the Study including Scarne at 70 Christensen's Road, Glengarry, Horseshoe Vale at 67 Miss Bond's Road, Yinnar and Scrubby Forest, at 13 Scrubby Forest Road, Yinnar. The complex is notable for the timber outbuilding, which is a rare surviving example of its type. It compares with the later outbuilding at Mingara, 175 Old Walhalla Road, Toongabbie. More sophisticated examples including the former dairy and stables at Walsh & Gibsons Road, Driffield and the Staplegrove meatworks at Berkely's Road, Flynns Creek.

Condition	Varies	Integrity	High
Threats	Lack of maintenance	Key elements	Buildings Tree/s
Designer		Builder	

HISTORY

THEMATIC CONTEXT

After the gold rushes significantly increased Victoria's population, the government introduced legislation that promoted more intensive use of the land and enabled many former gold miners to 'select' land and develop farms. Under a series of land acts, the former squatting runs were thrown open for selection. Selectors began arriving in 1865, as a result of the Grant Land Act. A decade later, the railway line that was under construction provided further inducement to select in the study area and a Lands Office was opened in Traralgon. As a series of land acts were passed, conditions that the selectors had to fulfil changed. For prospective selectors moving to Flynn's Creek, for example, after the lease on the Loy Yang run had been extinguished in 1877, boundaries had to be fenced, a house built and a designated proportion of the land had to be cleared and cultivated each year. Selectors had to live on their properties.

Selection has had a major impact on shaping the land in this region. It attracted large numbers of people to the area, resulted in widespread clearing of land, and was responsible for many of the towns and communities in the study area developing. Selection led to the foundation of institutions such as schools and churches and to new local government areas.

Although selectors faced many difficulties carrying out their schedules of improvements including floods, fires, caterpillar plagues, poor prices and limited capital, land on the plains and river flats was transformed from forest and scrub to cleared paddocks, fenced crops and pasture. Swamps were drained. In the early 1880s, selectors began penetrating the southern regions of the study area, selecting land in Jumbuk, Boolarra, Budgeree and Callignee. The rainfall was higher in the densely forested Strzelecki Ranges and it was assumed the land was fertile because of the giant trees that grew there. Ahead of them was the Herculean task of clearing the giant trees, and of trying to get their produce to market. Many of the selections in the steeper areas of the Strzeleckis proved to be unviable and were later abandoned.

Scrubby Forest Homestead, set high on the eastern bank of the Morwell River, is an example of a selector's home. It was built in the 1890s by the Firmin family who selected the homestead section of the Scrubby Forest run in 1885. The homestead replaced their earlier slab house. The Flynn's Creek Upper School site illustrates the determination of selector parents to educate their children in the area. With its pine trees, remnants of the horse paddock fence and flat area of tennis court, it marks the centre of a community formed by selectors and is an important survivor in a landscape that has been dramatically changed by the Loy Yang open cut and power stations (Context, 2008:4)

PLACE HISTORY

The exact date of the farm complex at 1115 Traralgon-Maffra Road, Glengarry North is not known, but it appears to date from the late nineteenth or early twentieth century.

The property comprises three parcels of land. The homestead complex is situated on what was CA 127 A3, Parish of Toongabbie South. Adjoining allotments forming part of the property are 127C and 127B. Title records show that the Crown Grant for the homestead block, comprising just over 39 acres, was made to William and Mary O'Mara in December 1880. Several mortgages were taken out over the property before it was sold in November 1886 to Margaret Williams who in turn sold to James Cone, a farmer from Glengarry, in June, 1893 (Land Victoria 1). By 1903 Cone had also acquired the two adjoining lots CA 127C and 127B (Land Victoria 2).

Cone owned all three properties until 1912 when CA 127C and 127B were sold to Alice Timmins, a licensed victualler, of Happy Go Lucky. By 1917 she had also acquired the homestead block. In 1923 all three lots were sold to Alexander Bromfield, a farmer, of Glengarry (Land Victoria 2).

The homestead and stables on the site would appear to have been associated with the Cone ownership from 1893-1912. Reputedly, this site, on the banks of the Eaglehawk Creek, was also used as a stopping place for coaches en-route to Walhalla via Toongabbie and it is thought that the stables building is associated with that use and that there may have once been a hotel on this site. Whilst the ownership by Alice Timmins, a licensed victualler, might suggest a connection, the

dates of her ownership are probably too late - by this time the a railway had been constructed to Walhalla and the township was already in decline. If there was a hotel/stopping place on this site, it would have more likely been established in the late nineteenth century.

SOURCES

Context Pty Ltd & Dr. Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Land Victoria 1, Certificates of title Vol.1221 Fol.182, Vol.2485 Fol.847

Land Victoria 2, Certificates of title Vol.1768 Fol.506, Vol.1768 Fol.507

Creation Date c.1900

Change Dates

Associations

Local Themes

2. SETTLING THE LAND: LAYERS OF SETTLEMENT

2.2 Selection

4. TRANSPORT & COMMUNICATIONS

4.1 Developing a road network

STATEMENT OF SIGNIFICANCE

What is significant?

The house, stables and trees at 1115 Traralgon-Maffra Road, Glengarry North. The house is a typical double fronted late Victorian homestead with a M-hip corrugated iron roof and typical detailing. The front and side elevations are relatively intact, but skillion additions have been made at the rear, which are not significant. The outbuilding, thought to be a former stables, is a timber building in poor condition at the rear. Other significant features include the mature trees such as the ancient pear tree to the north-west of the stables, old Pepper trees, False Acacia or Locust trees and a domed brick well/tank to the south of the house.

To the north of the house are more recent corrugated iron farm buildings. These are not significant.

How is it significant?

The house, stables and trees at 1115 Traralgon-Maffra Road, Glengarry North are of local historic significance to Latrobe City.

Why is it significant?

Historically, it is significant as a representative example of a selector's farm complex. It is notable for retaining an early timber outbuilding, which is a rare surviving example of vernacular outbuilding construction. The old trees on the property are associated with the early development of the property as a selector's farm in the late nineteenth and early twentieth century and contribute to the historic setting of the place. (RNE criteria A.4, B.2, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO25		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research Further research is required to confirm whether or not this property was used as a stopping place as is believed and when the house and stables were built.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

SCARNE

Christensen family homestead

Place No. 397

ADDRESS 70 Christensen's Road
Glengarry West

Last Update 29/07/2009

HO No. /HO22



DESCRIPTION

The Christensen family homestead at 70 Christensen's Road, Glengarry is a substantial double fronted symmetrical Victorian era homestead. It is constructed of hand made bricks, which have now been painted, and has a M-hipped corrugated iron roof. There are three corbelled brick chimneys. The wide separate verandah with a straight profile returns on both sides - originally the verandah only returned on the east side, the return on the west side was added in the 1930s [1]. The verandah is supported on chamfered and notched posts, which appear to have once had collars to support the cast iron frieze, which only extends along the original verandah along the front and the east return. The elevation comprises a centrally located panelled door with sidelights and highlights, which is flanked by two canted bay windows. Other windows are double hung timber sash with large stone lintels.

The house is in good condition and has a relatively high degree of external integrity. The verandah floor has been replaced in concrete, and some of the posts have been replaced. The bricks have been painted, and unsuccessful attempts to remove the paint has caused damage to the bricks in some areas.

At the rear of the house is a garage building, which incorporates the remnants of part of the original kitchen wing.

The large hole marking the site of the clay pits where material was sourced to produce the bricks used in the construction of the house can still be seen in the paddocks to the south-west of the house.

SOURCES

[1] Ian and Pamela Christensen, pers. comm., July 2009

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Archaeological remains Buildings
Designer		Builder	

HISTORY

THEMATIC CONTEXT

The pastoral era began with the settlers who began flooding into the Port Phillip District after 1834. In 1836, the occupation of squatting was legalized and this encouraged a 'further wave of fortune hunters', and by 1850 all but the most uninhabited or inaccessible areas of Gippsland had been occupied.

The pastoral occupation of the central Gippsland plains was swift after 'Gipps Land', as it was originally known, was proclaimed a squatting district in 1843, which enabled the squatters to occupy large tracts of land that were called runs and pay an annual licence fee of ten pounds for each run. In 1847, new regulations gave the squatters greater security as they were able to buy up to 640 acres of their runs. Port Albert was the port of entry to Gippsland. The squatters' wool clip was shipped from the port and there was a lucrative live cattle trade across Bass Strait to Tasmania.

As the squatters occupied their runs, European names replaced Indigenous ancestral names. The Traralgon run was taken up by Edmund Hobson in 1844 and Jas Rintoul took up the Loy Yang run in 1844. In 1846, John Turnbull took up the River Tyers run, named after Gippsland's first commissioner of Crown lands, while John Reeve occupied Scarne on the north bank of the Latrobe in 1847. The Merton Rush run, which was bounded by the Latrobe and Morwell rivers and Wilderness and Narracan creeks, was taken up by Henry Scott in 1846. Maryville was taken up by Thomas Gorringer in 1845. Haselwood run was taken up by brothers-in-law Albert Brodribb and William Bennett. A smaller run near Yinnar, Scrubby Forest, was taken up in 1848.

Surveyor R.G. Shakespeare's map of pastoral properties along the Morwell River in 1864 provides an insight to how landscapes within Latrobe City had changed in 20 years of pastoral occupation. Shakespeare marked the squatters' houses (all close to the Morwell River), location of yards and the type of fencing (2 rail and dog leg fencing), as well as the nature of the soil and vegetation, such as 'rank, rotten soil' along Billys Creek, the swamps, forest and open grassy areas. While the land was still forested, the map shows how the squatters' initial isolation was diminishing. There was an inn and a bridge over the Morwell River and a stockyard to hold travelling stock. By the time the map had been drawn, the squatters' dependence on Port Albert had ended and most cattle were driven overland to Melbourne.

After the goldrushes significantly increased Victoria's population, the government introduced legislation that promoted more intensive use of the land and enabled many former gold miners to "select" land and develop farms. Under a series of land acts, the former squatting runs were thrown open for selection. Selectors began arriving in 1865, as a result of the Grant Land Act. A decade later, the railway line that was under construction provided further inducement to select in the area and a Lands Office was opened in Traralgon. As a series of land acts were passed, conditions that the selectors had to fulfil changed. For prospective selectors moving to Flynn's Creek, for example, after the lease on the Loy Yang run had been extinguished in 1877, boundaries had to be fenced, a house built and a designated proportion of the land had to be cleared and cultivated each year. Selectors had to live on their properties.

Selection has had a major impact on shaping the land in this region. It attracted large numbers of people to the area, resulted in widespread clearing of land, and was responsible for many of Latrobe City's towns and communities developing. Selection led to the foundation of institutions such as schools and churches and to new local government areas.

Although selectors faced many difficulties carrying out their schedules of improvements including floods, fires, caterpillar plagues, poor prices and limited capital, land on the plains and river flats was transformed from forest and scrub to cleared paddocks, fenced crops and pasture. Swamps were drained. In the early 1880s, selectors began penetrating the southern regions of the City, selecting land in Jumbuk, Boolarra, Budgeree and Callignee. The rainfall was higher in the densely forested Strzeleckis and it was assumed the land was fertile because of the giant trees that grew there. Ahead of them was the Herculean task of clearing the giant trees, and of trying to get their produce to market (Context, 2008:4).

PLACE HISTORY

As noted above the Scarne run was first taken up by John Reeve in 1847. In 1854 Charles Tyers granted approval for a pre-emptive right over part of the run to a consortium of men including Thomas Holt, John Croft and Arthur and Edwin Tooth. It appears that this comprised the land on what is now the east side of Christensen's Road, which is part of Crown Allotment 144.

The homestead now on the property at 70 Christensen's Road is situated on Crown Allotment 146 Parish of Toongabbie South is not associated with the early Scarne run but has a long association with the Christensen family who settled in the Glengarry area in the 1870s when it was opened up for selection.

The exact date of the construction of the homestead is not known but Christensen family history and documentary evidence suggests that it was constructed as early as c.1875. According to

research undertaken by Pamela Christensen, Christian Christensen applied at Sale in April 1872 to lease Allot. 146, which was approved conditionally with no objections. By August 1875 he was residing on the allotment and had made improvements to the property to the value of 330 pounds including fencing, cultivation, and buildings. The buildings were described as a house (28' x 24') and kitchen (20' x 14'), both of 'stone and lime' construction valued at 160 pounds and 50 pounds, respectively (Christensen). Despite the fact it is described as stone and not brick, this would appear to describe the homestead that still exists today.

The homestead was constructed from bricks made on the property using clay sourced from a large pit in the south-west of Allot. 146. According to Pamela Christensen, Zachaus Christensen worked in the lime-making industry in Denmark prior to emigrating to Australia and prior to coming to Glengarry was associated with lime kilns at Longford near Sale and this skill was evidently put to use in the construction of the house. Another unusual material, given the remoteness of the area, was the use of steel for lintels - reputedly this material was available because of the proximity of the house to the main transport route to Walhalla (Christensen).

By 1876 Zachaus was residing on Allot. 146 and Christian transferred the lease to him. The first title for this property, comprising just over 123 acres was issued to Zachaus Christensen in March 1883. The cost of the land was about £1 per acre (Land Victoria 1). In 1885 Adolph Christensen acquired the adjoining lot to the north, CA145, from Denis O'Brien. O'Brien had purchased CA145 in 1876 from George Anstey who had acquired it four years earlier from Alexander Pearson, John English, and James Peek who had obtained the Crown Grant in 1871. In 1889 Adolph transferred CA145 to property to Zachaus Christensen (Land Victoria 2).

Zachaus Christensen owned both properties until his death in 1910. Probate of his will was granted to Mary Ann Christensen and Niels John Christensen. The land remained in Christensen family ownership until it was sold in the 1950s. Members of the Christensen family re-acquired the property in 2000.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Land Victoria 1, Certificate of title Vol.1468 Fol.503

Land Victoria 2, Certificates of title Vol.442 Fol.377, V.540 F.915, V.831 F.150, V.1769 F.796
Christensen, Pamela cites Public Records of Victoria (PROV) files for C.A.146 Series 625/P Unit 193 File 11942/19.20; C.A. 144 Series 625 Unit 146 File 25491/19.20

Creation Date c.1875

Change Dates

Associations

Local Themes

Christensen family

2. SETTLING THE LAND: LAYERS OF SETTLEMENT
2.2 Selection

STATEMENT OF SIGNIFICANCE

What is significant?

The homestead on the property at 70 Christensen's Road, Glengarry is situated on Crown Allotment 146, Parish of Toongabbie South and was constructed c.1875 for Christian Christensen. The homestead is a substantial double fronted symmetrical Victorian era house. It is constructed of hand made bricks, which have now been painted, and has a M-hipped corrugated iron roof. There are three corbelled brick chimneys. The wide separate verandah with a straight profile returns on both sides. It is supported on chamfered and notched posts, which appear to have once had collars to support the cast iron frieze. The elevation comprises a centrally located panelled door with sidelights and highlights, which is flanked by two canted bay windows. Other windows are double hung timber sash with large stone lintels. The house is in good condition and has a relatively high degree of external integrity. The verandah floor has been replaced in concrete, some of the posts have been replaced and some of the cast iron frieze has been removed. The bricks have been painted, and unsuccessful attempts to remove the paint has caused damaged the bricks in some areas. The former clay pit is situated in the south-west corner of the property.

Although the rear garage contains remnants of the original kitchen it has been significantly altered and is not significant.

How is it significant?

The Christensen family homestead at 70 Christensen's Road, Glengarry also known as 'Scarne' is of local historic, architectural and archaeological significance to Latrobe City.

Why is it significant?

The Christensen family homestead is historically significant as a representative example of a house that is associated with the first phase of selection of land in the mid to late nineteenth century. It is one of the few pre-1880 homesteads to survive and provides tangible evidence of the development of farms in Latrobe City and is also significant for its long association with Christensen family. The nearby clay pit is historically important as evidence of how early settlers took advantage of locally available building materials and has archaeological significance as it may contain evidence of the process of brickmaking (RNE criteria A.4, D.2, H.1)

The Christensen family homestead is architecturally significant as a representative example of a substantial Victorian era rural homestead constructed in brick. The significance of the place is enhanced by the relatively high external integrity of the homestead and the rarity values as one of relatively small number of surviving selection era homesteads in Latrobe City (RNE criteria B.2, D.2).

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO22		Recommended

Extent To the extent of the homestead and surrounding land to a minimum extent of 10m.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

GLENGARRY WEST STATE SCHOOL NO. 4426 (FORMER)

Place No. 264

ADDRESS 305 Glengarry West Road
 Glengarry West
 Lot 1, TP230895

Last Update 17/07/2010
HO No. /HO26



DESCRIPTION The former Glengarry West State School is a typical timber inter-war primary school, one room with an entrance porch. It has a corrugated iron gabled roof with louvred roof vents in the gable end. The entrance porch has a skillion roof. The red brick chimney has a brown brick cap. The building has typical tripartite multi-pane double-hung sash windows with hopper uppers in the main elevation and small square windows in the north elevation.

The building is now abandoned. There is small mid-twentieth century timber building (shelter shed?) with a corrugated iron skillion roof at the rear of the school. The extent of the school yard is defined by steel pipe and mesh fencing, and there are some remnant mature trees in the grounds.

Condition	Fair	Integrity	High
Threats	Neglect Vandalism	Key elements	Buildings Tree/s
Designer	Public Works Department	Builder	

HISTORY THEMATIC CONTEXT

Although the State took over responsibility for primary education following the passing of the Free, Compulsory and Secular Education Act 1872, and subsequently began building State schools throughout Victoria, parents often had to lobby hard to persuade the Education Department that a school was urgently needed in their area. This was the case at Tyers. Although parents first requested a school in 1875, one was not established until 1879. Parents often had to provide a venue, as at Traralgon South, or classes were held in community buildings such as churches or halls before a school was built. For many parents getting a school and keeping it open was a continuous struggle with the Education Department, as the history of the Driffield School illustrates. Driffield parents were anxious to have a school on their side of the Morwell river because of the dangers children faced crossing it. The first school was a portable building, opened in 1881, with a two roomed teacher's residence - quite useless in this case as the first teacher had 10 children. When it was burnt in bushfires in 1905, the Department decided not to rebuild and the school was effectively closed. Eventually, a teacher was appointed in the 1920s but classes had to take place in the church. Driffield did not get a new school until 1946.

The one-room rural schools that still dot the landscape of the study area illustrate how quickly communities formed in the wake of the selection era. For example, in the Morwell district a total of 12 schools were opened in the 1880s alone, with a further three in the 1890s. Many schools did not survive for long and increasingly they were centralised on a single site. Few nineteenth century schools remain and most of the one-room rural schools in the study area are the result of the massive building program undertaken by the Education Department in the inter-war period when

over 700 rural schools were built. [Context, 2008:54]

PLACE HISTORY

Glengarry West State School No. 4426 was opened on 29 September 1929 by Mr William A. Moncur, MLA for Gippsland Central. The school building formed part of the school relocated from Outtrim in South Gippsland. The school was opened following a petition brought by four locals W.H. Paulet, B. Christensen, H.W. Rawson and W. Leviston. These people later formed the nucleus of the School Committee. The initial enrolment was 24 pupils and a teacher's residence was added by 1952. [Blake, 1973]

By the 1980s when enrolments had dwindled to less than 10 the decision was made by the local school committee to close the school. It was decided that most of the materials (library etc.) would go to the school at Tyers, as did most of the children. Honour boards were sent to the Glengarry Mechanics' Institute Hall, while surplus funds in the school account were distributed between the local fire brigade and the Tyers School. Unfortunately, the school records - minute books etc. since the opening of the school, were sent to the regional Education office in Moe where they were inadvertently destroyed (Christensen).

Like many other rural schools successive generations of the same families attended the school from the time of its opening until its closure. Ian Christensen attended the school as a boy and at the time of closure one of his children was a student (Christensen).

SOURCES

L.J. Blake (General Editor), 'Vision and Realisation' Vol 3, Melbourne, Education Department of Victoria, 1973

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Ian & Pamela Christensen, pers. comm., July 2009

Creation Date 1929

Change Dates

Associations

Local Themes

Education Department

8. GOVERNING & ADMINISTERING

8.4 Educating

STATEMENT OF SIGNIFICANCE

What is significant?

Glengarry West Primary School No. 4426 opened in 1929 as a response to closer settlement in this area and closed in the 1970s. It is an Inter-War one room weatherboard school of typical design. It has a corrugated iron gabled roof with louvred roof vents in the gable end. The projecting entrance porch has a skillion roof. The red brick chimney has a brown brick cap. The building has typical tripartite multi-pane double-hung sash windows with hopper uppers in the main elevation and small square windows in the north elevation. Other features include a shelter shed, cyclone wire boundary fence defining the school yard and some remnant mature trees.

How is it significant?

Glengarry West Primary School No. 4426 is of local historic and social significance to Latrobe City.

Why is it significant?

Glengarry West Primary School No. 4426 is of historical and social significance as a representative example of an early twentieth century one-room rural school in a typical setting surrounded by mature trees. It demonstrates the development of Glengarry West in the early twentieth century as a result of closer settlement. It has social significance as a school that was opened in response to demands by local families and played an important role in the development of the Glengarry West community. (RNE criterion A.4, D.2, G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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Latrobe Planning Scheme	HO26		Recommended
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Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	Yes	Incorporated Plan:	-	Incorporated Plan Details	
Description:	boundary fence			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HAZELWOOD HOMESTEAD (SITE)

Place No. 230

ADDRESS Brodribb Road
Hazelwood

Last Update 6/03/2005

HO No.



DESCRIPTION The site of the Hazelwood homestead is situated on a prominent crest that now overlooks the Morwell Open Cut Mine. The site is marked by several mature exotic trees (mostly conifers) in good condition. No other visible remains are immediately evident, however, archaeological remains may be present.

Condition	Ruinous	Integrity	Demolished
Threats	Neglect Redevelopment	Key elements	Ruins/remnants Tree/s
Designer		Builder	

HISTORY

The Haslewood (later Hazelwood) cattle run of 16,000 acres, three miles south of Morwell was originally taken up by Albert Brodribb and William Bennett in 1844 and is thought to have been the first squatting run in the Morwell district. Albert's sister married William Bennett and together they retained ownership of the run until 1852. It was later transferred to John McMillan in September, 1860.

It is believed the original Hazelwood homestead was built c.1850 by the Bennett family on the western boundary of the run near the Morwell River on or near this site. This remained the main homestead on the property until 1881 when John McMillan gained a pre-emptive right to the homestead block. Once he gained this security of tenure, it is thought that he built a substantial new homestead near the site of the original homestead. This building was reputedly built by tradesmen and materials brought from England. The trees still extant on the site date from this period.

John McMillan managed to consolidate a considerable amount of freehold land during the selection years. He developed a renowned herd of shorthorn cattle there and also bred horses for the Indian Army. After World War I, the Soldier Settlement Board bought part of the estate and subdivided the land into 45 soldier settlement allotments. The homestead block including the original Bennett & McMillan homesteads was bought and farmed by WP Sweeney, while the adjoining block was allotted to Jim Lawless (who operated a sawmill elsewhere). In c.1921 another soldier settler, Charles Hatfield, bought what was thought to be the c.1850s Bennett home and moved it by sledge to his nearby block. In 1937 this house was moved by sledge to Morwell where its eventual fate is unknown. Meanwhile, the c.1880s McMillan homestead remained on this site until the 1970s when land around the homestead was bought by the SEC. It was dismantled and sold, the parts 'not affected by borer' were reputedly used by the Lawless family in a building on their property.

SOURCES

Context Pty Ltd & Dr. Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008, pp. 3-4

Dr. Meredith Fletcher, Linda Kennett, 'Changing Landscapes. A History of Settlement and Land Use at Driffield', 2003, p.26.

Creation Date c.1850, c.1880

Change Dates

Associations

Local Themes

Albert Brodribb, William Bennett, John

2. SETTLING THE LAND: LAYERS OF SETTLEMENT

2.1 Squatters and the pastoral era

2.2 Selection

2.3 Closer settlement in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Hazelwood homestead site at Brodribb Road, Morwell contains mature trees and potential archaeological remains that are believed to be associated with the construction of the Hazelwood homesteads on this site in c.1844 (removed c.1920s) and c.1880 (demolished removed c.1970s).

How is it significant?

The Hazelwood homestead site is of local historic and scientific significance to Latrobe City.

Why is it significant?

The Hazelwood homestead site is of historical significance for its associations with the Hazelwood cattle run, one of the first runs to be established in this area, which led to the opening up of the land for selection. The trees and potential archaeological remains are thought to be the only elements associated with the former homestead to remain and therefore provide valuable

evidence of this important chapter in the history of the area. (RNE criteria A.4, B.2, C.2, D.2, H.1)

The Hazelwood homestead site is of scientific (archaeological) significance as it may provide further evidence about the early settlement and development of this area during the Bennett and McMillan ownerships in the nineteenth and early twentieth centuries. (RNE criteria A.3, E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended
Victorian Heritage Inventory	H		Listed

Extent To the extent of the group of trees identified by this study and surrounding land to a minimum extent of 10m including all land between the trees.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in

revealing the significance of the place, or

- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research It would be desirable to investigate what became of the parts of the c.1880 homestead reputedly moved to a property owned by the Lawless family in the 1970s.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HAZELWOOD CEMETERY & MEMORIAL GATES

Place No. 223

ADDRESS Brodribb Road & Yinnar Road
Hazelwood

Last Update 6/03/2005

HO No. /HO, HO28



DESCRIPTION

The Hazelwood Cemetery covers several acres, perched on the ridge of a small hill north of Yinnar (now called Anzac Hill), with views to the surrounding country to the West and Hazelwood to the South-East. Its boundaries are marked by a chain-wire fence and regularly spaced Italian Cypress (*Cypessus semperivens*) at approximately 7m intervals. The plantings vary in age. The paths run at right angles forming a cross through the cemetery and the graves are predominantly East and West facing. The older graves are mostly within the Northern part of the cemetery with clear groupings distinguishing the denominations reflected in the local community (e.g. Catholic section at top of hill). It now includes a lawn cemetery.

The memorial gates at the entrance to the cemetery comprise four square profile granite pillars (two smaller outer pillars and two larger inner pillars) with pyramidal caps separated by wrought iron gates. The large inner pillar to the right contains lead lettering with the words 'Bush Fire 14th Feb 1944' with the names of those lost in the fires and 'Erected by District Residents'.

Condition Good

Integrity Intact

Threats None apparent

Key elements Monument/memorial
Tree/s

Designer

Builder

HISTORY

THEMATIC HISTORY

Cemeteries provide a commentary on the local area, with insights to how people have lived and died. They provide an important record of the development of communities and are sometimes the only tangible evidence of the existence of a settlement.

Before the establishment of cemeteries, or in places remote from cemeteries, burials were in single, isolated graves in the bush or beside roads and the Gippsland region has a number of these 'lone' graves. After burying a friend on the banks of the Latrobe River near Traralgon in 1846, squatter Henry Meyrick bitterly reflected on the lack of cemeteries and cultural institutions in the newly settled region. He felt despair at leaving his friend in an isolated grave. Another 'lone' grave was that of Edward 'Ned' Stringer who died in September 1863 at Toongabbie and is thought to have been buried on one of the surveyed allotments on the south side of what would later become the railway reserve. The remains of a child, Edwin Cowan, were buried nearby in 1873. The remains of both were later interred in the Toongabbie cemetery.

Once cemetery trusts were formed, settlers had the solace of burying their families and friends in a designated burial area, rather than a lonely grave. One of the first cemeteries in the study area was established at Traralgon in 1869 on land that now forms part of the railway reserve and up to 12 burials were made before the site of the present cemetery was acquired in about 1872. Land for the Hazelwood cemetery was gazetted in 1879 and served the Morwell district. The first recorded burial was for Grace Donaldson, who died as a result of a horse accident as she rode to a New Years Day picnic at the ridge. [Context, 2008:63-4]

PLACE HISTORY

Hazelwood Cemetery is traditionally Morwell's main cemetery - at the time the cemetery was established Hazelwood was the centre of pastoral settlement in the area. On 21 August 1878 the residents of Hazelwood, Maryvale and Morwell appeared before the local lands board sitting in Traralgon and applied for a cemetery site to be set aside. The site was surveyed by James Robinson in December 1878 and it was gazetted on 7 April 1879. Letters held in Health Department files indicate that a child was buried in Hazelwood Cemetery in September 1878 and it is likely that other burials took place before it was officially declared a cemetery [1].

The first trustees are listed in the Government Gazette of 11 February 1881. A Sexton was employed by 1888 to look after grave digging and general maintenance and by 1890 the cemetery had been divided into denominational sections with a section marked 'Free Ground' [2].

Many headstones date from the 1880s and the names on headstones include many of the well-known families from the area - e.g. Lawless, Quigley, Heesion etc.

In February of 1944 a bushfire started near Yallourn. Fanned by strong winds the fire eventually destroyed over 100 houses with the loss of 13 lives, as well as thousands of head of stock. The 13 people who died were mostly from the Hazelwood-Jeeralang area, 4 of them from one farm. Memorial gates, funded entirely by local subscriptions, were erected by local volunteer labour under the direction of a local stone mason [3].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] 'Dead men do tell tales' - on line article from 29 July 2004 edition of 'Latrobe City Link' cites research by historian Claire Wood - http://www.latrobe.vic.gov.au/webfiles/media/link/july04/link_jul_04_page_23.pdf (viewed 1 January 2008)

[2] *ibid*

[3] *ibid*

Creation Date 1879

Change Dates

Associations

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.4 Cemeteries

STATEMENT OF SIGNIFICANCE	What is significant? Hazelwood cemetery was gazetted in 1879, and was the first cemetery serving Morwell, Hazelwood and Jeeralang. In 1944, memorial gates were erected to commemorate local people who lost their lives in the devastating bushfires of that year. The cemetery is laid out in denominational sections and plantings of Italian Cypress are an important landscape feature.
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How is it significant?

Hazelwood Cemetery is of local historic, social and aesthetic significance to Latrobe City.

Why is it significant?

Historically and socially, it is significant as the first cemetery established in the Morwell and Hazelwood districts and is a representative example of an early rural cemetery in the area. As many of the settlements surrounding the cemetery have been lost to the Morwell open cut, the cemetery now provides an important tangible record of the early settlement of this area. The cemetery is also significant for the memorial gates - while a number of major bushfires have devastated the Gippsland area in post-contact times this is one of the few permanent memorials to the impacts of the fires upon communities. (RNE criteria A.4, D.2 & G.1)

Aesthetically, it is significant as a most picturesque example of a small rural cemetery, which is enhanced by its plantings of Italian Cypress and elevated setting overlooking the surrounding countryside. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO28		Recommended

Extent To the extent of the whole cemetery.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or

- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

MORWELL (BILLY'S CREEK) WATER SUPPLY SYSTEM

Place No. 414

ADDRESS Braniff's Road
Jeeralang Junction

Last Update 1/01/2008

HO No. HO/HO29



DESCRIPTION The remains of Billy's Creek Weir is situated within Morwell National Park about 14 km south of Morwell. Access to the park is via the main entrance, which is at the south end of Braniff's Road. The weir is accessible by a walking track (Weir Track) leading from the main car park and picnic area. All that remains of the weir is the concrete wall and end supports across Billys Creek, though sections of the pipeline can also be seen.

The ruins of the Billy's Creek weir compares with the original Traralgon Water supply system which includes a weir across the Tyers River above Wirilda and a pipeline, much of it once again made from timber slats bound with wire and coated in tar, revealed at several locations along its route. While a walking track follows the banks of the Tyers River upstream from Wirilda, there is no path or road into the site of the old weir itself, which still stands.

Condition	Fair	Integrity	Low
Threats	weathering	Key elements	Dam/reservoir
Designer		Builder	Ike Billingsley (Weir)

HISTORY

THEMATIC CONTEXT

Local governments had the responsibility of supplying water for domestic use, in a response to public health issues and creating a water supply for fighting town fires. In Traralgon, for example, the first public water supply was a pump installed on the Traralgon Creek in 1877. In 1880 the Victorian Railways constructed a reservoir in Hickox Street for the supply of water to the railway station only, but in 1884 the Shire of Traralgon obtained permission to tap into the railway pipeline for fire-fighting purposes. By the following February, pipes had been laid to Franklin Street. Eventually, a Water Trust was formed in 1907 to provide Traralgon with a domestic water supply from the Tyers River. As the township of Traralgon grew a water tower was built in 1928 on high ground in Henry Street to provide increased water pressure to the town and in 1933 the Hilltop reservoir was constructed to provide a reserve supply.

At Morwell, two disastrous fires in 1912 demonstrated the need for a reticulated township supply, which was completed one year too late in 1913. The second of the two fires destroyed shops that replaced buildings lost in a previous conflagration in 1890. Morwell Shire Council considered two schemes and eventually decided upon a scheme proposed by Traralgon Shire Engineer, Mr Sambell, to pipe water through a six inch main from Billy's Creek to a concrete reservoir situated on the Ridge, where the Powerworks complex is now situated. From there it was reticulated by gravity to the town. The weir served Morwell until the construction of the Moondarra Dam as noted below.

When the Moe Water Trust was formed in 1933, it organised a water supply for the town from a small dam on the Narracan Creek at Coalville. A pipe connected the dam to a small holding reservoir close to Moe where the water was fed into the town system by gravity. After the Second World War faced with the huge increase in population, the Trust sought additional supply from the Narracan Creek and later from the Tanjil River.

With post war expansion in the Latrobe Valley, existing water supplies were soon inadequate. The Latrobe Valley Water and Sewerage Board (LVWSB) was established in 1954 with a mandate to oversee the water supply for towns and industries of the Latrobe Valley, as well as waste disposal. Plans were drawn to build a large reservoir on the Tyers River that could meet much of the Latrobe Valley's domestic needs and those of industry. Building the Moondarra Reservoir involved drowning the town of Gould. The reservoir and its pipeline system were built between 1959 and 1962 and now the majority of towns in Latrobe City receive their water from the Moondarra Reservoir (Context, 2008:15-6).

PLACE HISTORY [1]

As noted above Morwell suffered disastrous fires in 1890 and 1912, which destroyed buildings in the commercial area. By the time of the second fires in 1912 Morwell Shire Council had decided upon a reticulated water supply scheme for the town. From July 1910 to May 1912, Morwell Shire Council considered two competing water supply schemes for Morwell. The first scheme proposed by Traralgon Shire Engineer, Mr Sambell, involved piping water north through a six-inch main from Billys Creek. The estimated cost of the project was £10,000. The second scheme, proposed a few months later by John Hoyle involved a cheaper method of piping water east from the Morwell River. In May, 1912 a report recommended the Sambell scheme and this was finally approved by the Morwell Shire Council after it ran a ratepayers' poll. The Morwell Waterworks Trust was established in September 1912 to oversee the work.

The contractor in charge of construction of the Billy's Creek Weir was Ike Billingsley. A 6-inch cast-iron pipe was laid from the weir to Morwell and Les Hare had the contract to cart the pipes from the Morwell Railway Station to Jeeralang using a dray and bullock team. The depth of water at the Weir's barricade was 12 feet and the water was conveyed to a small concrete holding

reservoir, known as the Basin, situated on the Ridge above Morwell, which provided the necessary height for gravity pressure and thus eliminated the need (at least initially) for a water tower. More than a year later in December, 1913, the water was turned on. At the official opening ceremony, the hydrant supplied sufficient pressure to shoot the water 40 feet into the air in front of the Post Office in Commercial Road, Morwell.

As the demand for water increased, a 9-inch wooden pipeline made from wooden staves (timber slats bound with wire and coated in tar) replaced the original cast-iron pipeline. The Weir supplied water to Morwell until 1954 when Moondarra Reservoir took over. In 1962 the Latrobe Valley Water & Sewerage Board took over some sections of the Trust's pipelines and the Ridge Reservoir when the Trust started purchasing Moondarra water out of the Morwell Reservoir via the Tolmie Street Pumping Station.

After the construction of the Weir it became a popular picnic spot with visitors driving in by horse and buggy. It is said that during a particularly dry spell the local farmers downstream from the Weir were not thrilled about all the water going to Morwell. They took matters into their own hands and drilled a hole through the main Weir wall below the overflow so that water would be released into the creek. This hole can still be seen today.

Morwell National Park was originally declared on November 26, 1966 to become Victoria's 20th National Park. Since then, there have been a number of additions made to increase the size of the park to over 500 ha. The most important addition was the Billys Creek Valley extension in 1989. This included land bounded by Junction Road, Jumbuk Road and Reidy's Road towards the east.

SOURCES

Context Pty Ltd & Dr. Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] Sources for the Place History are:

Article about Morwell town water supply 'Quest for water follows disastrous town fires' in Latrobe Valley Link, July 2004, p.3 - article cites the 'Brief History of Billy's Creek' by Friends of Morwell National Park historian, Hilmar Batza

Prue McGoldrick, 'Steamhorse to power. A centenary history of Morwell town', Morwell Shire Council, 1979, pp.58-9

Creation Date 1912-3

Change Dates

Associations

Local Themes

Morwell Shire Council

3. UTILISING NATURAL RESOURCES

3.4 Providing a water supply for towns and industry

STATEMENT OF SIGNIFICANCE

What is significant?

The ruins of the weir constructed c.1912, which is now situated within Morwell National Park and other surviving early infrastructure that forms part of the Billy's Creek Water Supply system including any remnants of the cast iron or wood stave pipes.

How is it significant?

The Billy's Creek Water Supply System is of local historic and technical significance to Latrobe City.

Why is it significant?

The Billy's Creek Water Supply system is of historic significance for its associations with the development of services within local townships during the early twentieth century. The provision of water was essential in order to allow townships to grow and the Billy's Creek system is among the earliest surviving example of a municipal water supply in Latrobe City. It provides tangible evidence of the growth of Morwell in the early twentieth century. (RNE criteria A.4, B.2, D.2, H.1)

The Billy's Creek Water Supply System is technically significant as an example of an early gravity-fed engineered water system. The remnants of the cast iron or wood stave pipes are of particular significance as rare surviving examples of this type of pipe technology. (RNE criteria B.2, F.1).

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO29		Recommended

Extent To the extent of the weir structure and any associated infrastructure including remnant pipes.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

MOE STATE SCHOOL NO. 2142

Place No. 202

ADDRESS 40 - 42 Albert Street
Moe

Last Update 18/07/2010
HO No. /HO32



DESCRIPTION The Moe State School No. 2142 building, constructed in 1926, is a single storey red brick building with a hipped concrete tile (reclad) roof. It has a horizontal form with projecting wings at each end. The symmetrical layout and external detailing are typical of primary school buildings of the Inter-War period, including plain painted rendered chimneys and double triple panel multi-pane windows with double-hung sash uppers and hopper lowers. The building has been altered, including a modern glass entrance. An original rendered panel centrally located on the wall bears the words 'MOE SCHOOL 2142'.

The school is set within grounds that are bounded by Albert, Kirk and Haigh streets and Anzac Road. The 1926 building faces Albert Street and is setback behind a garden and lawn area. Along the boundaries are mature trees that are remnants of past Arbor Day plantings and may also include some of the trees planted as the World War I memorial. They include Oaks (*Quercus robur*?) and Monterey Pines along the Anzac Road boundary and a variety of exotic trees and some mature Eucalypts along the Albert Road and Kirks Road boundaries.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Buildings Tree/s
Designer	Public Works Department	Builder	

HISTORY THEMATIC CONTEXT
Although the State took over responsibility for primary education following the passing of the Free, Compulsory and Secular Education Act 1872, and subsequently began building State schools throughout Victoria, parents often had to lobby hard to persuade the Education Department that a school was urgently needed in their area. This was the case at Tyers. Although parents first requested a school in 1875, one was not established until 1879. Parents often had to provide a venue, as at Traralgon South, or classes were held in community buildings such as churches or halls before a school was built. For many parents getting a school and keeping it open was a continuous struggle with the Education Department, as the history of the Driffield School illustrates. Driffield parents were anxious to have a school on their side of the Morwell river because of the dangers children faced crossing it. The first school was a portable building, opened in 1881, with a two roomed teacher's residence - quite useless in this case as the first teacher had 10 children. When it was burnt in bushfires in 1905, the Department decided not to rebuild and the school was effectively closed. Eventually, a teacher was appointed in the 1920s but classes had to take place in the church. Driffield did not get a new school until 1946.

The one-room rural schools that still dot the landscape of the study area illustrate how quickly

communities formed in the wake of the selection era. For example, in the Morwell district a total of 12 schools were opened in the 1880s alone, with a further three in the 1890s. Many schools did not survive for long and increasingly they were centralised on a single site. Few nineteenth century schools remain and most of the one-room rural schools in the study area are the result of the massive building program undertaken by the Education Department in the inter-war period when over 700 rural schools were built.

After opening in portable or rented buildings and changing sites several times, substantial brick schools were eventually built in central locations in the main towns. In Morwell, teacher John Irving stepped off the first through train from Melbourne to Sale to open a school in a former butcher's shop in 1879. The school moved to its present site in Commercial Road in 1881, and gradually brick classrooms were built. The main section of the Commercial Road Primary School was designed by chief architect of the Public Works Department, Percy Everitt, who had also designed the impressive Yallourn Technical School in the 1930s. In Moe, a brick school was built in 1926, after its timber building was destroyed in a fire. At Traralgon 'All things come to those who wait', said Councillor Pettit, president of the school council, when Traralgon's Grey Street Primary School, with its substantial brick buildings, was finally opened in 1912 after much community lobbying [Context, 2008:54-5].

PLACE HISTORY

A state school was first established in Moe in 1879, and moved to a site in Moore Street in 1882. After moving to Anzac Street in 1887, it was moved to present site in 1924. This land had been purchased in 1911, originally as a school recreation ground. The old timber school burnt down in August 1926 and was replaced by a four room brick building, which survives today along with a number of other classrooms added during the postwar period. Pines and other trees including Oaks were planted on the site to commemorate Arbor Day and in remembrance of World War I soldiers. Charles Kilpatrick, well-known Moe arborist, responsible for many plantings in the town, was Head Teacher of the school between 1929-36 and is given credit for encouraging the planting of trees within the school grounds. [Blake, 1973:1210-11; Albert Street School, Moe history]

The 1926 school includes many of the typical characteristics of schools constructed under the direction of E. Evan Smith, who was Chief Architect of the Public Works Department between 1922 and 1929. They were usually in a Free Classical style, with a symmetrical plan, using corridors, courtyard or verandahs for access to classrooms.

Examples included University High School (1929), the Swan Hill High School (1927) (later rebuilt after a fire), Hampton High School (first built as an infants school with a second floor added later, now demolished), Ouyen High School (1928), Kyneton High School (1927-28) and the Elsternwick Primary School (1929 building constructed as an Infants School).

SOURCES

L.J. Blake (General Editor). Vision and Realisation Vol 3, Melbourne, Education Department of Victoria 1973

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Albert Street School, Moe - undated history in Moe History Folder No.2, held at Moe City Library reference collection

Creation Date 1926

Change Dates

Associations

Local Themes

8. GOVERNING & ADMINISTERING
8.4 Educating

STATEMENT OF SIGNIFICANCE

What is significant?

Moe State School No. 2142 was opened on this site in 1924 and in 1926 a new brick school was erected to replace the old timber school, which burnt down. The Moe State School No. 2142 building, constructed in 1926, is a single storey red brick building with a hipped concrete tile (reclad) roof. It has a horizontal form with projecting wings at each end. The symmetrical layout and external detailing are typical of primary school buildings of the Inter-War period, which were designed under the supervision of E. Evan Smith, Chief Architect of the Public Works Department. An original rendered panel centrally located on the wall bears the words 'MOE SCHOOL 2142'. The mature trees including Oaks and Pines around the site were planted by former students, some said to be in honour of World War I soldiers.

How is it significant?

Moe State School No. 2142 is of local historic, architectural and social significance to Latrobe City.

Why is it significant?

Moe State School No. 2142 is of historical and architectural significance as a representative example of an Inter-War school, which demonstrates the improvements that were made to schools as towns developed in the first half of the twentieth century. The symmetrical plan and detailing is typical of the inter-war State schools designed under the supervision of E. Evan Smith. It is now the earliest surviving school building in Moe and one of the few surviving early twentieth century public buildings in the town. The mature trees are of historic significance as evidence of Arbor Day activities and as a memorial to students who served in wartime and provide an appropriate setting for the school. (RNE criteria A.4, D.2, H.1)

Socially, it is significant for its continuous use as a school for over eighty years. (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO32		Recommended

Extent To the extent of the whole site as defined by the property boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

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6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

MOE WORLD WAR I MEMORIAL

Place No. 401

ADDRESS 63 - 67 Albert Street
Moe

Last Update 1/01/2008

HO No. HO



DESCRIPTION The Moe World War I Memorial is a granite cenotaph. It comprises a tapered smooth granite column set on a rough-hewn base. At the top is a stepped capital and the column is surmounted by a ball. The column is divided in two sections by a rough-hewn ledge. Above the ledge and facing the front (North) is a bronze wreath. Below this is a bronze insignia of the Commonwealth military forces above the words:

'Erected by the residents of Moe and district in memory of the Hereon named soldiers who made the supreme sacrifice in the Great War 1914-1919 World War II 1939-1945'.

Australia and France are listed below this inscription, while the names of those who made the supreme sacrifice are listed on the other faces along with the names of key places of battle during the War.

Bronze plaques have been added to the base.

It is surrounded by what appears to be the original fence comprising rough-hewn granite posts connected a single chain link.

The memorial is now situated in front of the Moe RSL building in Albert Street, centrally placed in front of the entrance surrounded by a formal hedged garden. It was originally situated within the Anzac Road median.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Monument/memorial
Designer	H.B. Corben & Son	Builder	H.B. Corben & Son

HISTORY THEMATIC CONTEXT

Memorials may be placed in prominent sites in towns or they may mark a site of significance where an incident took place. They may celebrate or mourn, but they act as a way of infusing remembrance into the landscape. The memorials document what people feel should be remembered and marked on the landscape.

In common with other communities throughout Australia, memorials have been erected in small and large towns in the study area to remember and honour those who died in the First World War and other conflicts. At Yinnar, a soldier blows a bugle; at Morwell the memorial, now relocated to a roundabout in Elgin Street, is surmounted by a soldier in a slouch hat holding a rifle. When the town of Yallourn was destroyed the memorial was moved to Newborough. APM erected memorial

gates at the entrance to the Maryvale mill.

Besides the stone obelisks, statues and pillars erected on prominent sites, there are many other ways that soldiers have been commemorated. In Boolarra, a recreation reserve, Memorial Park, was opened in 1924 with First World War memorial gates at the entrance. Victory Park in Traralgon commemorates the Second World War. In schools, churches and halls throughout the study area are honour boards that commemorate those who served. On an honour board at Toongabbie are the names of the three Hilsley brothers who enlisted in the First World War and did not return. In Traralgon, there are street names in the APM subdivisions that commemorate employees who were killed in the Second World War. The avenue of honour is a uniquely Australian tradition and citizens in Traralgon South planted trees to honour the dead. After the township was acquired for the Loy Yang development, ten trees were planted at the new township site, ensuring that the men were not forgotten. At Glengarry schoolchildren planted pines and cypresses at the recreation reserve after the First World War and an avenue of honour was established along Cairnbrook Road after the Second World War. Sixteen flowering gums were planted in July 1918 opposite the Yinnar South State School, but it is not known whether they survived (Context, 2008:62).

PLACE HISTORY

The Moe World War I memorial was unveiled in 1921 on a site in the median strip at the southern end of Anzac Road. Two machine guns captured during WWI were placed nearby. It was later moved to its present site in the forecourt of the RSL club. The memorial was designed and built by H.B. Corben & Son of Clifton Hill at a cost of £350, which was raised by the local community (Gippsland Independent).

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
 Gippsland Independent 9 June, 1920

Creation Date 1921

Change Dates

Associations

Local Themes

9. COMMUNITY & CULTURAL LIFE
 9.2 Memorials and remembering

STATEMENT OF SIGNIFICANCE

What is significant?

The Moe World War I memorial was constructed in 1921 and originally located in the Anzac Road median before being re-located to its present site. It comprises a tall granite cenotaph on a rough hewn granite base. It is surrounded by rough hewn granite piers connected by a single link of chain.

How is it significant?

The Moe World War I memorial is of local historic and social significance to Latrobe City.

Why is it significant?

The Moe World War I memorial is historically and socially significant as the memorial to locals who enlisted in the World Wars. It demonstrates the impact of the conflicts upon the district. (RNE criteria A.4 and G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the memorial and surrounding land within the area defined by the low fence.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

BOFORS ANTI-AIRCRAFT GUN

Moe War Memorial

Place No. 211

ADDRESS Anzac Road
Moe

Last Update 1/01/2008

HO No. /HO



DESCRIPTION This is a Bofors anti-aircraft gun mounted on a round concrete plinth and situated in the median strip in Anzac Street. The gun is beside a semi-mature 'Lone Pine' tree, circumference at chest height - 1.87 m. Canopy diameter - 1.15 m.

Condition Good

Integrity Not known

Threats

Key elements Monument/memorial

Designer

Builder

HISTORY

In Anzac Parade Moe, a Bofors gun mounted on the median strip is one of the few tangible reminders in Latrobe City of the measures taken by the Commonwealth Government to defend Australia during World War II. According to former Moe RSL President, Ernie Seaborne, in the mid-1970s the Defence Department offered surplus military hardware to RSL clubs as part of their war memorials, and the Moe Branch installed the Bofors gun. This gun is thought to be similar to the guns that were installed around the Latrobe Valley during World War II as part of Australia's military defence.

During World War II the old Yallourn Power Station made a significant contribution to the war by ensuring a constant supply of power to heavy industry that kept the war machine turning. Between 1940 and 1942, Yallourn Power Station was responsible for generating more than two-thirds of Victoria's electricity, and logically it would have been a major target if the Japanese forces, rapidly moving south through Asia by the end of that period, had attacked.

For this reason, the governments of the day set about shoring up Yallourn's defences. About £30,000 was spent on additional fire protection at principal SEC sites at Yallourn, while many precautions were taken to protect buildings and workers in case of an enemy air attack. These included the construction of earth walls, blacking out windows, protective casings for vital plant equipment, air raid shelters for key personnel and the construction of walls made from brick and concrete. These walls were designed to withstand the impact of a high explosive 500 pound (227 kilogram) bomb detonating at 16 metres.

By the middle of 1941, the 11th Australian Heavy Anti-Aircraft Battery unit began its protection of Yallourn Power Station and the project area. Four guns, three inch 30 cwt mobile units, were initially provided to guards against air raids while gun crews, headquarters personnel and machine gun units were allocated to the works area. The Old Brown Coal Mine and the south west end of the Yallourn ovals were selected as sites for 3.7 inch guns. Each round for one of these guns weighed 49 pounds (22 kilograms), and to operate the gun took 11 men.

Bofors guns were later placed behind the briquette factory, near the open cut office, on the far side of the Latrobe River on the hill opposite the power station and between the screen house and the open cut. An extensive network of volunteers, were the eyes and ears of the formidable range of 'AckAck' guns around the works area. Aircraft were prohibited from air space within eight kilometres of the open cut. Fortunately, the guns were only fired once in anger; a night in December 1941 when a large Melbourne-bound plane strayed into the prohibited area. The plane was not, as suspected, a Japanese bomber.

(Note: This scope of the study did not allow for investigation into whether any of the other infrastructure described above survives. Further research and site inspections would be required, however, it is possible that some sites have been subsumed into the open cut)

SOURCE

Article - July 2004 edition of Latrobe City Link 'Bofors gun a reminder of war years' - viewed on line (1 January 2008) http://www.latrobe.vic.gov.au/webfiles/media/link/july04/link_jul_04_page_22.pdf

Creation Date c.1940s

Change Dates c.1970s

Associations

Commonwealth Department of Defence

Local Themes

- 8. GOVERNING & ADMINISTERING
- 8.2 Defending Australia
- 9. COMMUNITY & CULTURAL LIFE
- 9.2 Memorials and remembering

STATEMENT OF SIGNIFICANCE

What is significant?

The Bofors anti-aircraft gun now mounted on a plinth and situated within the median strip in Anzac Road, Moe is thought to be similar to those installed by the Commonwealth Government around Yallourn Power Station as part of defence measures during World War II. It was declared surplus and installed on this site in the 1970s and was originally adjacent to the World War I memorial, which has since been relocated to another site. A tree using a seed from the 'Lone Pine' has been planted nearby.

How is it significant?

The Bofors anti-aircraft gun is of local historic significance to Latrobe City.

Why is it significant?

Historically, although it is no longer on its original site the Bofors Gun is significant as an object that provides a tangible reminder of the measures that were taken to defend Victoria's power supplies during World War II. As many of the physical reminders of the defence measures have now been demolished or removed, the Bofors gun provides an opportunity for this little-known but very important story to be more widely known and understood. (RNE criteria A.4, C.2 and D.2).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the gun and surrounding land within the median strip to a minimum extent of 2m either side.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	

Description:

None specified

None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and

improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research Research would be desirable to confirm whether this is one of the guns used at Yallourn and whether any of the other infrastructure survives.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Traralgon

ST ANDREW'S PRESBYTERIAN CHURCH

Place No. 444

ADDRESS 34 Fowler Street
Moe

Last Update 29/02/2008

HO No.



DESCRIPTION

St Andrew's Presbyterian Church at Moe is a fine example of a Modernist church. The form of steeply pitched roof culminating in a high point near the altar is one that was adopted as an almost universal style of church building from the 1960s onward. The soaring roof form for churches became as ubiquitous in the later decades of the 20th century as the steeply pitched gable roof was in the 19th century. The symmetrical floor plan associated with churches of this type was dictated largely by the angled walls with the narrowing to the altar and widening to where the congregation is seated.

St Andrew's follows this pattern and is built of a predominantly grey-brown, multi-coloured brick blend with a tiled roof. The brick colouring is unusual and would have probably been a special blend. Window detailing and porches are of concrete and the large concrete elongated Latin cross dominates the front of the church. The architect, Keith Reid, has controlled where light enters the building through full length windows at the low points of the roof at the sides, long narrow windows at the altar and small openings above the side doors.

The church is situated on a large site and there are two additional buildings on the north side. One is a former SECV building of gabled roof form with metal deck cladding to the walls. A series of regularly spaced multi-paned windows are placed along both elevations. The entry is from a porch formed by the overhang of the gable at one end. It is possible that this was once used as workers' accommodation and moved to this site.

The other building is a fibro cement sheet and weatherboard hall with gabled roof and timber framed windows. It appears to date from c.1940 and may also have been moved to the site. It contains a kitchen, toilets and hall. The roof has been replaced with metal decking. The walls have weatherboard cladding to window sill level and fibro above.

There are several trees on site including three large specimens at the front of the church. At the front of the site are three mature trees; An Italian Cypress, a Liquidamber and a Flowering Gum. These trees complement the scale and setting of the church and are landmarks in the street.

The front fence is a low brick wall of non matching colour and is likely to be a later addition to the site. The manse is built of the same brickwork with a tiled roof and aluminium windows.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Buildings Tree/s
Designer	Keith Reid (Church)	Builder	N.L. Robinson (Church)

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques (Context, 2008:59)

PLACE HISTORY

The first Presbyterian Church in Moe was erected in Kirk Street in 1911 and dedicated on 17 December of that year. It served for almost fifty years until it was destroyed by fire in 1961 (MDHS, 1988:31).

As noted above the post-war era was a time of significant growth in Moe and all of the major religions erected new places of worship. The site for the new church in Fowler Street, comprising 3.5 acres of land was donated by Mr. Reg Adamson and he had the honour of laying the foundation stone on 3 March 1963 in the presence of Minister J.J. Den-Houting and Session Clerk, W. Wybenga. The architect was Keith Reid and the builder, N.L. Robinson (MDHS, 1988:31, Foundation stone).

After the church was built, the church hall, which had been built in 1955 in South Street, was moved to the site (MDHS, 1988:31).

When the Uniting Church of Australia, comprising Congregational, Methodist and Presbyterian congregations came into being in 1977 the Moe Presbyterian Church voted to be part of a continuing Presbyterian Church (MDHS, 1988:31).

KEITH REID, ARCHITECT

For 50 years Keith Reid designed a large number of predominantly Presbyterian churches, halls and manses in Victoria. From 1933 to 1939 he practised with John Pearson and one of their notable commissions in association with Stuart Calder was the McPherson's Building at 566 Collins Street, Melbourne, in 1934-37, one of the city's earliest examples of architecture influenced by the European Modern Movement. From 1939 to 1948 he practised alone, then between 1941-43 he worked in the Commonwealth Department of Munitions followed by a stint in the Army Engineers. K Murray Forster became a partner in 1949-51, and in 1967 Keith's son John joined his father as a partner creating the practice of Keith Reid and John R. Reid (Coleman, 1996:58). Their office designed a number of modernist houses in the suburbs of Templestowe and Warrandyte (Context). In 1978 Graham Reid joined his father, thus forming the practice Reid Partnership Pty Ltd. Keith Reid retired from full-time practice in 1983 (Coleman, 1996:58).

Keith Reid designed churches predominantly for the Presbyterian Church although he also did design at least two Anglican and three Baptist churches (Coleman, 1996:58). His first commission was a Presbyterian church in Mooroolbark in 1940. Other examples include the Templestowe Presbyterian Church (1967), the Regent Baptist Church (1964), The Avenue Uniting Church at Blackburn (1960), and St John's Anglican at Croydon (1956). In Gippsland Reid is known to have designed the Uniting Church at Trafalgar in 1958 (Context, 2006).

SOURCES

Foundation stone

Coleman, Ian & Roslyn et al, 'Twentieth century churches in Victoria, A study for the Historic Buildings Council', HBC, 1996

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Context Pty Ltd, 'Baw Baw Shire Heritage Study Stage 1', Baw Baw Shire Council, 2006
Moe & District Historical Society (MDHS), 'A pictorial history of Moe', Moe, 1988

Creation Date 1963

Change Dates

Associations

Presbyterian Church, Keith Reid

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

Moe experienced significant growth in the post-Second World War. St Andrew's Presbyterian Church, Moe was constructed in 1963. It was the second Presbyterian Church in Moe and was built to serving the growing congregation. It was designed by the notable Modernist architect, Keith Reid and is a fine example of a Modernist church. The form of steeply pitched roof culminating in a high point near the altar is one that was adopted as an almost universal style of church building from the 1960s onward. The soaring roof form for churches became as ubiquitous in the later decades of the 20th century as the steeply pitched gable roof was in the 19th century. The symmetrical floor plan associated with churches of this type was dictated largely by the angled walls with the narrowing to the altar and widening to where the congregation is seated. St Andrew's follows this pattern and is built of a predominantly grey-brown, multi-coloured brick blend with a tiled roof. The brick colouring is unusual and would have probably been a special blend. Window detailing and porches are of concrete and the large concrete elongated Latin cross dominates the front of the church. The architect, Keith Reid, has controlled where light enters the building through full length windows at the low points of the roof at the sides, long narrow windows at the altar and small openings above the side doors.

The church is situated on a large site and there are two additional buildings on the north side. One is a former SECV building of gabled roof form with metal deck cladding to the walls. A series of regularly spaced multi-paned windows are placed along both elevations. The entry is from a porch formed by the overhang of the gable at one end. It is possible that this was once used as workers' accommodation and moved to this site. The other building is a fibro cement sheet and weatherboard hall with gabled roof and timber framed windows. It was moved to the site. It contains a kitchen, toilets and hall. The roof has been replaced with metal decking. The walls have weatherboard cladding to window sill level and fibro above.

There are several trees on site including three large specimens at the front of the church. At the front of the site are three mature trees; An Italian Cypress, a Liquidamber and a Flowering Gum. These trees complement the scale and setting of the church and are landmarks in the street.

The low front fence and the manse are not significant.

How is it significant?

St Andrew's Presbyterian Church, Moe is of local historic, social, and aesthetic significance to Latrobe City.

Why is it significant?

St Andrew's Presbyterian Church, Moe is of historical significance as a representative example of a community building that is associated with an important phase of development of Moe in the post-Second World War era. It provides tangible evidence of the new community facilities that were built to serve the needs of the growing population. It is also significant as a rare example of a church that continued as a Presbyterian church after the creation of the Uniting Church in 1977. It is also significant as an example of the work of notable Modernist architect, Keith Reid, which illustrates the influence of Modernism upon church design in the post-war era. (RNE criteria A.4, D.2, H.1)

St Andrew's Presbyterian Church, Moe is of social significance as a building that has been used by the community for over 50 years. (RNE criterion G.1)

St Andrew's Presbyterian Church, Moe is of architectural significance as a fine example of a Modernist church, which is the best example of this style in Latrobe City and one of the best in the Gippsland region. The intactness of the church, including its interior, which demonstrates the skill of the architect, contributes to its significance. It has aesthetic qualities as a landmark building, and the mature trees at the front of the site contribute to its setting (RNE criteria E.1, F.1)

LEVELLocal significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the whole property as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

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3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

MOE MASONIC LODGE NO. 210 (FORMER)

Place No. 209

ADDRESS 04 High Street
Moe

Last Update 21/03/2005
HO No.



DESCRIPTION The Moe Masonic Lodge No.210 hall is a single storey painted stucco building, L-shaped in plan, with a corrugated steel gabled roof. The building is plain, with rendered buttresses on each primary elevation. The front entrance is marked by a square columned portico. The Freemasons' symbol is above this entrance in the gable end. There is some remnant half-timbering in the gable end and a smaller entrance to the side elevation, which has been covered up. There is a small addition to the rear of the building.

Condition Good

Integrity High

Threats Redevelopment

Key elements Building

Designer

Builder

HISTORY The Temple of the Moe Masonic Lodge No. 210 was dedicated for use late in 1939 after the foundation stone was laid on 11 February 1939 by Wor. Bro. John H.W. Pruden P G St Wd. Others mentioned on the foundation stone include W.M. Wor. Bro. Wilford J Johnson S.W. Bro. W.A. Andrews, J.W. Bro. H.W. Macrae.

The building is no longer used for Masonic purposes.

SOURCES

Creation Date 1939

Change Dates

Associations

Local Themes

Moe Masonic Lodge No. 210.

9. COMMUNITY & CULTURAL LIFE
9.5 Recreation and forming associations

STATEMENT OF SIGNIFICANCE

What is significant?

The former Moe Masonic Lodge No. 210 at 4 High Street, Moe is a classically inspired Inter-War gabled hall, constructed in 1939. It is substantially intact with minor modifications.

How is it significant?

The former Moe Masonic Lodge No. 210 is of local historic and social significance to Latrobe City.

Why is it significant?

The former Moe Masonic Lodge No. 210 is of historical and social significance as a representative example of a Masonic Temple, which illustrates the importance of Masonic Lodges during the Inter-War years. (RNE criteria A.4, D.2, G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE

Place No. 293

ADDRESS 09 High Street
Moe

Last Update 17/07/2010

HO No. /HO37



DESCRIPTION The house at 9 High Street, Moe is a double fronted Victorian weatherboard villa with a hipped corrugated iron roof. Two symmetrical chimneys have decorative corbelling and have a rendered finished with jointing to give an appearance of stonework. The full-width front verandah is also hipped but unfortunately the original verandah posts have been replaced with tapered, fluted concrete columns. The northern end of the front verandah has been enclosed to provide additional accommodation. The house has a projecting gabled wing at the rear and a hipped skillion verandah similar to that on the front elevation. The rear boundary of the property fronts onto Langford Street and it is from here that access is gained to a later double garage and other shedding. The High Street frontage has a low, patterned concrete block fence and wrought iron gate, both from a later period. The property features a mature garden with many large trees including a Pin Oak, Catalpa, and a Water Gum.

Condition	Fair	Integrity	Altered
Threats	Redevelopment	Key elements	Building Fence/Gate/Wall Tree/s
Designer		Builder	

HISTORY The exact date of the house at 9 High Street, Moe is not known, however title information suggests that it was constructed c.1895 for Benjamin Langford. A Certificate of Title names Benjamin Langford as the owner of CA 9 Section 8 in 1896. A mortgage was taken out at this time, giving a probable date for construction. [1] In 1927, the Moe police station was located at this address prior to the construction of a new station on another site. [2]

Benjamin Langford was Narracan Shire Engineer from 1885-1893 and Shire Secretary from 1889-1919. He resigned his latter post as a result of failing eyesight. It is not known whether he actually lived in this house as he is known to have built a more substantial house for himself on the south side of what is now Langford Street, which survived at least until the late 1930s. [3]

SOURCES

[1] Land Victoria Title Vol. 1933 Fol. 586

[3] Adams, John (1978) 'So Tall The Trees. A Centenary History of the Southern Districts of Narracan Shire', pp.80, 227.

[2] Moe and District Historical Society, 'A Pictorial History of Moe and District', 1988, p.21.

Creation Date c.1895

Change Dates

Associations

Benjamin Langford

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The house, constructed c.1895, at 9 High Street, Moe. It is an altered late Victorian double fronted weatherboard villa. The traditional symmetrical hipped roof form and surviving original materials, finishes and detailing contribute to the significance of the place.

Non-original alterations and additions to the house, the concrete block fence, the weatherboard outbuilding at the rear and the mature trees are not significant.

How is it significant?

The house at 9 High Street, Moe is of local historic significance to Latrobe City.

Why is it significant?

The house at 9 High Street, Moe is of historic significance as one of perhaps only two surviving nineteenth century houses in Moe. It demonstrates the development of the town when it was still the home of the Shire of Narracan, and is also of interest for its associations with Benjamin Langford, and for its use during a brief period as the Moe Police Station. (RNE criteria A.4, B.2, H.1)

LEVEL

Local significance

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO37		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management**GUIDELINES (GENERAL)**

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

The restoration/reconstruction of the verandah on the basis of historic evidence and the installation of a more appropriate style of front fence would be supported should the opportunity arise.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

HOUSE

Place No. 294

ADDRESS 21 High Street
Moe

Last Update 17/07/2010

HO No.



DESCRIPTION

The house at 21 High Street, Moe is of a simple rectangular form with a flat metal deck roof featuring very large cantilevered eaves and an attached carport. It has exposed steel post and beam framing with similarly exposed deep timber beams cantilevered to support the eaves on the north and south elevations. The frame is in-filled with floor-to-ceiling windows, reminiscent of curtain-walling. This glazing extends right around the entire north, south and east elevations, with the west elevation being clad with some sort of lightweight cladding. This cladding may be a more recent alteration. The carport is located at the east end of the house and is a continuation of the main roof but is supported only by one very slender round steel pipe post. The house is complemented by a mature although overgrown garden including a large tree and is surrounded by a high woven timber fence (c1970s-1980s), while there is an earlier steel pipe rail and post fence along the High Street boundary, which be earlier or original.

This is a very pure and uncompromising example of the International Style as applied to houses. The use of steel beams as the supporting structure is directly descended from the houses by Mies van der Rohe and other pioneers of modernism. There are no other known comparative examples of this type of house in Latrobe City or the Gippsland region.

Condition	Good	Integrity	Minor Modifications
Threats	Redevelopment	Key elements	Building Tree/s
Designer	Alexander Harris	Builder	

HISTORY

The house at 21 High Street, Moe was constructed c.1958 for Allan and Beryl Ormond. The architect was Alexander Harris (Heritage Alliance, 2008, Vol.2, p.154).

The house was constructed at a time of rapid growth in Moe, when many prefabricated houses using cheap materials were constructed by the Housing Commission of Victoria and AV Jennings as a means of solving the post-war housing shortage. This house, on the other hand, shows the influence of more innovative post-war architects such as Robin Boyd through the extensive use of glazing in window-wall arrangements, a method that Boyd pioneered in conjunction with Stegbar in the mid-1950s.

This property formed part of land owned in 1938 by Geoffrey H Langford, who was presumably related to former Shire Secretary Benjamin Langford. In that year, Mr Langford subdivided land described as Crown Allotments 6-14 (inclusive), Section 10 Township and Parish of Moe to create the lots bounded by Langford Street, High Street (then noted simply as 'Government Road') and Reservoir Road. This property was Lot 29 in that subdivision and was purchased in February 1941 by one Clarice Laidlaw. The property was sold in turn to Roland Barrett (in 1946) and later to David Phillips (1950). Finally, in 1957 it was purchased by Allan Ormond, Motor Mechanic, and his wife Beryl whose address was Kirk Street, Moe. Allan operated a local car dealership. Within a year they had taken out a mortgage over the property with the National Bank of Australasia, suggesting that the house was built soon after this.

If the building was constructed in 1958 as appears likely, it is a relatively early example of the International Style, particularly in regional Victoria.

Little is known about the architect Alexander Harris. He designed a number of houses in the eastern suburbs of Melbourne in the 1950s and 60s. Other commissions include the Modernist church at the corner of Blackburn Road and Burwood Highway in Burwood.

SOURCES

Land Victoria Titles Vol. 6234 Fol. 736, Vol. 6465 Fol. 893,
Lodged Plan No. 14834 (Notes that 'Plan may be lodged 25/10/38') (Note: it is of interest that this plan shows what is thought to be Mr Benjamin Langford's nineteenth century residence on Lot 16 facing Langford Street)

Note: Building records do not appear to exist for this property prior to 1970.

Heritage Alliance. Survey of post-war built heritage in Victoria. Stage 1. Place 027-103 cites an article in 'Australian Home Beautiful', February 1958, pp.16-21

Creation Date c.1958

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS &
TOWNS

7.3 Developing towns and regional
centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 21 High Street, Moe constructed c.1958 was designed by Alexander Harris in the International style. It is of a simple rectangular form with a flat metal deck roof featuring very large cantilevered eaves and an attached carport. It has exposed steel post and beam framing with similarly exposed deep timber beams cantilevered to support the eaves on the north and south elevations. The frame is in-filled with floor-to-ceiling windows, reminiscent of curtain-walling. This glazing extends right around the entire north, south and east elevations, with the west elevation being clad with some sort of lightweight cladding. This cladding may be a more recent alteration. The carport is located at the east end of the house and is a continuation of the main roof but is supported only by one very slender round steel pipe post. The house is complemented by early steel pipe rail and post fence along the High Street boundary.

The woven brush fence is not significant.

How is it significant?

The house at 21 High Street, Moe is of local architectural significance to Latrobe City.

Why is it significant?

The house at 21 High Street, Moe is of architectural significance as a fine example of a post-war International style house of individual design that exhibits the influence of pioneering modernist architects such as Robin Boyd and Mies Van der Rohe. This is the only known example of this style of architecture in Latrobe City and is also significant as an example of the work of architect Alexander Harris. (RNE criterion B.2, F.1 & H.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO38		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	-	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is

compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research It would be desirable to undertake further research into the provenance of this place to determine who the designer was.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE

Place No. 10

ADDRESS 19 Langford Street
Moe

Last Update 21/03/2005

HO No.



DESCRIPTION

This is a cream brick triple-fronted house and attached garage constructed in a modern style and featuring detailing not common in Latrobe City. The hipped roof is clad with red terracotta tiles and features two elaborately detailed chimneys in the waterfall style. Glazed manganese bricks have been used extensively to cap the chimneys as well as the fence and window sills etc. The northwest corners of the house, garage and front fence all feature curved brickwork, achieved through the use of half bricks. Base walling is in a contrasting red brick and there is also contrasting brickwork above each of the window openings. The front porch consists of a cantilevered, flat-roofed quadrant with decorative wrought iron parapet above and also on the low balustrade. The base of the porch is faced with crazy patterned stonework. Windows are generally timber-framed double-hung sash, however, one of the most distinguishing features of this house is the multiple use of oeil-de-boeuf windows. The small round windows are aligned vertically in banks of three and are located either side of the main entrance door as well as on the eastern side of the house which faces onto a side street (Reservoir Road). The low brick front and side fence echoes the waterfall style in the manner that it follows the natural fall of the ground. A simple gabled-roof garage sits at the rear of the property. Given the age of the house, there is a notable lack of substance to the garden plantings, however this is probably a reflection of the attitudes and style of the period.

Externally, the house is in original condition and it has been maintained to an excellent standard. The neighbouring house at No. 21 has a few similar features such as the contrasting brickwork, the use of glazed manganese bricks, chimney style, front fence, etc. and may well have been planned by the same designer as No 19. It is also in excellent and original condition, although the roof tiles appear to have either been replaced or spray-painted recently.

The house is an integral element in the Langford Street precinct, which comprises a group of Inter-War and Post-War houses with similar architectural style, siting, and scale.

Condition Excellent

Integrity High

Threats None apparent

Key elements Building
Fence/Gate/Wall

Designer

Builder

HISTORY

The south side of Langford Street forms part of land owned in 1890 by Frederick Savige, butcher, which was described as part of Allotments 5 and 6 in the Township of Moe. By 1901 he had sold it to Frances Langford, wife of Benjamin Langford. This marks the beginning of dominance in holdings of the Langford family, after whom the street is named. Mr and Mrs Langford built their house on the south side of Langford Street, which survived at least until the late 1930s when the

land began to be subdivided for residential allotments.

A certificate of title from 1938 in the name of Geoffrey Hale Langford (The son of Benjamin and Frances?), civil engineer, of Toorak, for 19 acres shows a subdivision of Crown allotments 6-14 (inclusive) of Section 10, Township of Moe comprising, in part, the south side of Langford Street, extending from High Street to Reservoir Road. This points to the start of the residential development of the street; several Certificates of Title date from the late 1930s to the early 1940s. [1]

The exact date of the house at No. 19 Langford Street, Moe is not known. It was built sometime in the decade after 1938, when it was rated as land with a value of £7. [2]

SOURCES

[1] Lodged Plan No. 14834 (Notes that 'Plan may be lodged 25/10/38') (This plan shows what is thought to be Mr Benjamin Langford's nineteenth century residence on Lot 16 facing Langford Street.)

[2] Shire of Narracan Rate Books, 1938 (No. in rate 1660) Note: Rate books between 1938 and 1942 are incomplete and no record for this property could be found during that period.

Creation Date c.1950

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The cream brick triple fronted house and attached garage with brick front fence at 19 Langford Street, Moe.

How is it significant?

The house and front fence at 19 Langford Street, Moe are of local aesthetic significance to Latrobe City.

Why is it significant?

The house at 19 Langford Street, Moe is of aesthetic significance as a fine and intact representative example of an Inter-War house with notable detailing such as to the chimneys and windows, and is complemented by a low brick front fence. It contributes to the historic residential character of Langford Street. (RNE criteria D.2 & F.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	Yes	Incorporated Plan:	No	Incorporated Plan Details	
Description:	Front fence			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

MOE UNITING CHURCH

Wesleyan Methodist Church

Place No. 204

ADDRESS 42 - 44 Langford Street
Moe

Last Update 22/06/2010
HO No. /HO39



DESCRIPTION The Moe Uniting Church is a simple Carpenter Gothic church, with gabled corrugated iron roof and a projecting gabled entrance porch. The windows are rectangular in profile and divided into four panes. The flat-roofed side entrance was probably added when the building was moved to this site in 1951.

The Wesley Hall, constructed in 1953 is a simple austere post-war gabled hall constructed of brick.

Condition	Good	Integrity	Medium
Threats		Key elements	Building
Designer		Builder	

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques [Context, 2008:59].

PLACE HISTORY

The Moe Uniting Church, now situated in Langford Street, was built in 1887 as a Wesleyan Methodist Church on a site in High Street (MDHS, 1988:28). It was the first church to be built in Moe and became the centre of the Methodist circuit that extended up the Narracan valley to Coalville, Thorpdale and Childers, which were originally served by the Home Missionary travelling from Moe and later built their own churches. The first meeting of the Narracan valley circuit was held at this church in July 1880 (Adams, 1978:66, Tilgner, 1976:55).

It was moved to the present site in 1951 and a church hall was built nearby in 1953. In 1977 it became the Moe Uniting Church. Among the objects held by the church is the bell from the Methodist church at Walhalla (MDHS, 1988:28).

The church is now thought to be the oldest surviving building in Moe.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study Volume 1: Thematic Environmental History', 2008

Adams, J. 'So tall the trees. A history of the southern districts of the Narracan Shire', Trafalgar, 1978

Moe & District Historical Society (MDHS), 'A pictorial history of Moe and district', Moe & District Historical Society, 1988

Tilgner, J., 'Recalling 100 year: A brief history of Thorpdale and district 1876-1976', Thorpdale, 1976

Creation Date 1887

Change Dates 1951

Associations

Wesleyan Methodist Church

Local Themes

9. COMMUNITY & CULTURAL LIFE
9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

The Moe Uniting Church, now situated in Langford Street, built in 1887 as a Wesleyan Methodist Church and moved to the present site in 1951. The Wesley church hall built in 1953 and the bell from the Methodist church at Walhalla also contribute to the significance of the place.

The flat-roofed side entrance to the church is not significant.

How is it significant?

Moe Uniting Church is of local historic and social significance to Latrobe City.

Why is it significant?

The Moe Uniting Church is historically and socially significant as the oldest surviving church in Moe and as a church that served the community for over 100 years and played a central role in the establishment of the Methodist faith in the region. The 1887 church provides tangible evidence of the formation of the Moe community in the nineteenth century, while the 1953 hall illustrates the buildings that were constructed to accommodate the significant population growth in Moe after the Second World War. The Walhalla bell is significant as a rare example of an object associated with the historic development of churches in that town. (RNE criteria A.4, D.2, G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO39		Recommended

Extent The whole of the property as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the

significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

RAILWAY SUB STATION

Place No. 449

ADDRESS Lloyd Street
Moe

Last Update 1/09/2008

HO No.



DESCRIPTION As noted in the History this sub station was one of 19 sub and tie stations constructed between 1952 and 1954 from Nar Nar Goon to Traralgon for the electrification of the main Gippsland line.

The sub stations were of similar designs comprising a simple red brick building of utilitarian design on a concrete foundation and slab with cement sheet roofing, which was situated adjacent to the switch yard containing the rectifier, circuit breaker, transformer and feeder equipment. Internally, the sub stations were divided by small walls housing the power generating rectifiers and transformers leading to an adjacent control room or annexe for the feeder panels and switch boards. As noted in the History, the annexe provided space for a desk, storage for the sub station plans and a small hand basin with running water.

The Moe sub-station appears to be similar in design to the sub-station in Commercial Road, Morwell. L-shaped in plan, these buildings are distinguished in elevation by the pointed parapet to accommodate the gabled roof of the section containing the power generating rectifiers and transformers. At Moe, the cyclone wire fence marks the extent of the former switch yard, but all infrastructure has been removed - when inspected in mid-2008, this still survived at Morwell.

The Moe and Morwell sub stations are slightly different in elevation and plan to other known surviving examples including the one at Bunyip (outside Latrobe City), which is included on the Victorian Heritage Register. The sub-stations at Hernes Oak and Yallourn were not inspected and it is not known whether they have survived.

Condition	Good	Integrity	Medium
Threats	Redevelopment	Key elements	Building
Designer	Victorian Railways Railway Electrical Branch	Builder	

HISTORY THEMATIC CONTEXT

Prior to World War 2, the mining operations at Yallourn had been used to produce electric power on the coalfield itself and for the local manufacture of briquettes (which were used for heating). However, when the supply of black coal from New South Wales became erratic after the war, the Victorian Government encouraged the SEC to prepare long term plans for development of the coal reserves in the Yallourn area. This enabled briquette output to be greatly increased as well as additional power generation.

The increase in briquette production raised a number of issues, which included the significant increase in the numbers of trains using the line, which was single track beyond Dandenong and the

adverse grades of up to 1 in 50 for 'Up' trains (i.e., returning to Melbourne), which required assistant engines. This was particularly significant for fully laden trains travelling from Yallourn. The SEC closely co-operated with the Victorian Railways (VR) to find a solution and an internal body named the Operation Improvement Committee was set up within VR to consider the problems. After considering a number of options including steam, diesel and electric it was decided that electric traction should be adopted as the most economical means of operation. A further recommendation was that eventually most of the line from Dandenong to Traralgon should be duplicated.

In approving the Gippsland line upgrading, the Government of the day stressed the necessity of an early completion date so that the benefits of the entire project could be realised as quickly as possible. Because of this, the VR sought and received greater than normal freedom of action from the State Government in regard to the purchase of the necessary plant and materials.

By June 1949, the V.R. Annual Report could state that a good deal of engineering work had been done. As a result of projected increases in brown coal production, proposals were brought forward for duplicating the entire route from Dandenong to Morwell, rather than carrying out these improvements only between Longwarry and Yarragon as originally envisaged.

The duplication works were completed in stages between 1950 and 1953 and although the construction schedule for the Gippsland electrification was continually upset during the early 1950s by the Government's inability to make sufficient funds available for capital, the project was sufficiently complete for the first section to be officially opened as far as Warragul on 21 July 1954. This marked the opening of the first non-suburban electrified rail service in Australia and the completion of the initial stage of the of the first main line electrification project to be undertaken by an Australian railway.

Electrification works continued and by September 1955 had been extended to Moe and Yallourn. The latter works were along a new direct line to from Moe to Yallourn that was constructed in 1953. Then, on 15 March 1956 the final stage of electrification was completed between Moe and Traralgon thus completing this component of the project. To provide power, sub-stations were built at various places including Moe, Yallourn, Hernes Oak, Morwell and Traralgon.

The construction of the new direct line from Moe to Yallourn in 1953 reduced the journey of loaded trains from Yallourn by 5km and eliminated the steep grades that existed on the old line. The old line was retained for a time so that a circular one-way route was created; however, it fell into disuse and was eventually closed in 1957 after a new signal box was opened in 1953, which allowed the new line to be operated in both directions. Part of the route of the old line was eventually subsumed by the open-cut mine.

Expansion of the open-cut coal mine resulted in a deviation of the main line between Moe and Morwell in 1963, which was later provided with automatic signalling in 1966. Associated with this work was the construction of a remotely controlled crossing loop, which became known as Hernes Oak.

Although the principal reason for electrification and duplication of the Gippsland line to Traralgon was to expedite the haulage of brown coal to Melbourne, this traffic declined considerably due to brown coal becoming a less popular source of energy for industrial and domestic purposes. The remaining line to Yallourn was closed as a result.

The Gippsland line between Traralgon and Melbourne remains a busy line and was further upgraded between 2004 and 2007 to provide a fast rail link between the two centres. As part of this project most of the infrastructure associated with electrification was removed with the exception of the sub-stations (Context, 2008:25-6).

PLACE HISTORY

As noted above the Moe Sub Station was one of 19 sub and tie stations constructed between 1952 and 1954 from Nar Nar Goon to Traralgon for the electrification of the main Gippsland line, the first main line in Australia to be electrified. The others in the study area were located at Hernes Oak, Yallourn and Morwell. As noted above all were decommissioned by 2007.

The sub station comprising a simple red brick building of utilitarian design on a concrete foundation and slab with cement sheet roofing and an adjacent switch yard for the rectifier, circuit breaker, transformer and feeder equipment was designed to the specification of the Chief Electrical Engineer of the Railway Electrical Branch of the Victorian Railways. Most sub stations

were divided by small walls housing the power generating rectifiers and transformers from an adjacent control room or annexe for the feeder panels and switch boards. As the sub stations were unmanned (They were initially controlled from a central control room at Warragul - where an overhead and substation maintenance depot was also located - later they were controlled from Jolimont) there was no requirement for office and staff facilities, though some of these annexes provided space for a desk, storage for the sub station plans and a small hand basin with running water.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History, 2008

S.E. Dornan & R.G. Henderson, 'The Electric Railways of Victoria', 1979, pp. 88-91
Heritage Victoria, Bunyip Railway Sub Station, VHR H2025

Creation Date c.1955

Change Dates

Associations

Local Themes

Victorian Railways

4. TRANSPORT & COMMUNICATIONS
4.2 Creating a railway network

STATEMENT OF SIGNIFICANCE

What is significant?

The Railway Sub Station at Moe was one of 19 sub and tie stations constructed between 1952 and 1954 from Nar Nar Goon to Traralgon for the electrification of the main Gippsland line, the first main line in Australia to be electrified. The sub station comprises a simple red brick building of utilitarian design on a concrete foundation and slab with cement sheet roofing, which is adjacent to the switch yard, which once contained the rectifier, circuit breaker, transformer and feeder equipment, but is now vacant. The sub station was designed to the specification of the Chief Electrical Engineer of the Railway Electrical Branch of the Victorian Railways.

How is it significant?

The Moe Railway Sub Station is of local historical and technical significance to Latrobe City.

Why is it significant?

The Moe Railway Sub Station is historically significant as it serves as an important tangible reminder of the electrification of the first main line in Australia and as evidence of one of the largest projects undertaken by the Victorian Railways. The Morwell Railway Sub Station is historically significant for its association with the rapid development of the Latrobe Valley and the related coal and briquette industry located at Latrobe Valley which was central to the economy and economic development of the State of Victoria particularly in the 1950s. (RNE criteria A.4, D.2 & H.1).

The Moe Railway Sub Station is technically significant as part of the technology that was developed by the Victorian Railways of the electrification of the first main line in Australia and the system of electric locomotives associated with the transportation of briquettes and the industrial growth in the Latrobe Valley. (RNE criterion F.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
None Specified			

Extent None specified

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		

Tree Controls:	No	Aboriginal Heritage Place:	No
Outbuildings or Fences:	No	Incorporated Plan:	No
Description:	None specified	Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

MOE RAILWAY STATION OAK (QUERCUS SP.)

Place No. 450

ADDRESS Lloyd Street
Moe

Last Update 20/08/2008

HO No.



DESCRIPTION A mature Oak tree (*Quercus* sp.) situated on the north side of Lloyd Street within the Moe Railway Station reserve. The tree has a height of 10-15 metres and a canopy width of about 20m. It is in good condition and is well formed.

Condition Good

Integrity

Threats

Key elements Tree/s

Designer

Builder

HISTORY

THEMATIC CONTEXT

Initial surveys for a railway from Melbourne to Sale began in the early 1870s. One survey party started from Sale and another from the west. Crossing the Moe Swamp was an obstacle, and routes to the north and south were proposed before a more direct route to the south was adopted. Despite the survey being carried out, debates continued about other route options. One was a Sale-Port Welshpool link combined with the sea route from Port Albert. Another was a northern route via Heyfield and Toongabbie, making easier the connection to Walhalla. In 1873 the matter was decided. The Gippsland Railway Construction Act was passed and further survey work proceeded from the Haunted Hills (near Moe) to Bunyip.

The Gippsland Railway to Sale was constructed by the Victorian Government and opened for traffic in a series of unconnected stages, which in chronological order were:

- Morwell to Sale - 1 June 1877
- Oakleigh to Bunyp - 8 October 1877
- Moe to Morwell - 1 December 1877
- Bunyip to Moe - 1 March 1878

The last section to be completed was in the Melbourne suburban area between South Yarra and Oakleigh. Once this section was opened on 2 April 1879 trains could proceed direct from Melbourne to Sale.

The opening of the railway brought great economic and social benefits to Gippsland by facilitating the opening up the land for selection, and improving the transportation of farming produce from the region to the markets and vice-versa. Townships grew around the main stations established along the route while some existing settlements declined after being bypassed by the new line. One example was Morwell Bridge, which was replaced by a new town - Morwell - that sprang up close to the railway.

The first station buildings were established soon after at stopping points along the route. Many of these were simple, temporary structures that were opened as construction was completed and eventually replaced as demand increased. More substantial stations were constructed at main towns such as Warragul, Traralgon and Bairnsdale by the 1880s; however, the onset of the 1890s Depression saw a cessation of building activity until the early 1900s when new stations were erected at towns including Traralgon (1901), and Moe (1909).

First as stations on the main Gippsland lines, and then as junctions for branch lines, Moe, Morwell and Traralgon developed as busy railway towns. Depots were established at key points along the line and intense lobbying by locals led to Traralgon being established as a depot in 1903, replacing Sale. This necessitated the construction of a large engine shed in 1902 and a turntable in 1910-11. The establishment of the Depot at Traralgon stimulated its development in the early twentieth century (Context, 2008:22).

PLACE HISTORY

As noted above a station was established at Moe by 1878 and a new station building was erected in 1909. The exact date of this Oak is not known, though from its size it would appear to date from early in the twentieth century. The Moe & District Historical Society believes that it was planted by one of the stationmasters and was once situated within the 'corner of the back garden' of the stationmaster's residence (MDHS:5).

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Moe & District Historical Society (MDHS), 'Moe & Newborough Heritage Walks', Moe & District Historical Society, 2006

Creation Date c.1920

Change Dates

Associations

Local Themes

4. TRANSPORT & COMMUNICATIONS
4.2 Creating a railway network

STATEMENT OF SIGNIFICANCE

What is significant?

The mature Oak (*Quercus* sp.) situated within the railway reserve on the north side of Lloyd Street in Moe.

How is it significant?

The mature Oak situated within the railway reserve on the north side of Lloyd Street in Moe is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant as a feature that is associated with the early development of the Moe railway station. As all the early station buildings and infrastructure have been removed this tree provides rare tangible evidence of the development of the station and its grounds in the early twentieth century. (RNE criteria A.4, B.2)

The Oak has aesthetic significance as a large and well-formed example of its type that is a local landmark within Moe. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The tree and surrounding land extending 5m from the edge of the canopy.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
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 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

ENGLISH, SCOTTISH & AUSTRALIAN BANK LTD (FORMER)

ANZ Bank (former)

Place No. 431

ADDRESS 037 Lloyd Street
Moe
TP 659584

Last Update 17/02/2008
HO No.



DESCRIPTION

The former Moe branch of the English, Scottish & Australian Bank at 37 Lloyd Street is a striking example of a Modernist bank. In this case the adoption of the strongroom as the dominant feature of the façade provides an ordering of the elevation into solid and void. Glazing in large panels abuts the concrete lozenge shape of the strongroom on both sides from ceiling to ground level. The roof cantilevers to form a massive canopy to the street at first floor level and the edges of this are ‘folded’ downwards. The soffit of the roof is lined with timber boards that flow through into the interior and form the ceiling lining of the banking chamber. Recessed lights are set into the ceiling in the interior and exterior. The timber lining wraps around a mezzanine office level that extends for the full width of the building. At ground floor ceiling level another roof canopy cantilevers into the street providing a shelter for the entry. A full glass wall at the rear of the banking chamber shows views of the landscaped courtyard and a decorative concrete hollow block wall screens the staff amenities from the banking chamber. The bank has a high level of integrity both internally and externally apart from the removal of the banking counters.

There is a former E.S&A bank at 13 Church Street, Morwell where the same device of the strong room is used at the front of the building. In this case it is a rectangular shape with rounded corners clad in mosaic tiles. The building, however, has a lower degree of integrity - it been altered at first floor level and the tiles have been painted.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Building
Designer	Stuart McIntosh	Builder	

HISTORY

THEMATIC CONTEXT

Apart from Traralgon, which was boosted by the opening of the railway depot in 1903, and Morwell, which was boosted by closer settlement of its hinterland, Moe and the other smaller towns in the study area grew slowly in the first decades of the twentieth century or began to decline in population. As noted above much of the growth in the inter-war period was concentrated in the new town of Yallourn. However, after a period of dormancy following the Great Depression the opening of the APM mill complex in 1937 and massive expansion of the SEC after the Second World War had a profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres, which began to rival Sale for the role of ‘Capital of Gippsland’. After experiencing years of decline, many of the smaller rural towns were also to find new life as dormitory suburbs serving the employment centres in the main townships (Context, 2008:47).

During the inter-war years, Moe was the smallest of the three main towns in the study area with a population of 750 just before the Second World War. Moe's focus changed after the Second World War when the SEC transformed the Latrobe Valley into an industrial region and designated that Moe would become a dormitory suburb for the SEC. From 1947 to the mid 1950s, the Housing Commission of Victoria built 1,500 homes in Moe, mainly south of the railway line, to house people coming to work at the rapidly expanding Yallourn power station, while another 71 houses were constructed by A.V. Jennings. The town's population increased from 2,811 in 1947 to 13,500 in 1955 and then to 15,555 by 1961. There were corresponding changes in local government. Moe was excised from the Shire of Narracan, and became a borough in 1955 and a city in 1963. New secondary industries were established in the town, including textile and clothing mills, concrete pipe manufacturing, engineering works and photographic processing. Dairy processing and timber milling also continued (Context, 2008:47).

In Moe as in other towns the commercial centre expanded on both sides of the railway line. The English Scottish & Australian Bank, which in 1962 opened a branch in a striking modern style in Lloyd Street, was one of a number of banks that opened new or expanded premises in the town. Purvis Stores, which had its origins in Moe, provides an example of how retail facilities developed from a small general store to the largest retail chain in Gippsland. Begun as a general store on the banks of Narracan Creek before Moe developed around its present site, the Purvis family bought the business in 1910. Eventually there were 20 stores spread throughout Gippsland. Purvis Plaza in Moe has been built on the site of the former Purvis department store (Context, 2008:47).

PLACE HISTORY

This branch of the English, Scottish & Australian Bank Ltd (later Australia New Zealand Bank) was constructed in 1962-3 (Building register). It is believed that it was designed by the E.S.&A Bank's in-house architectural department, headed by Stuart McIntosh who designed many branches for the bank in the post-war era (HV). The builder was D. Jennings of Bayswater and the cost was £17,000 (Building register). It replaced the old branch building that was located to the west of the Moe Hotel.

The English, Scottish and Australian Bank was established in 1852. In 1970 it merged with the ANZ Bank to form the Australia and New Zealand Banking Group Ltd. It is not known when this branch ceased to be a bank. It is presently (2008) used as a shop.

SOURCES

Moe Building Register, Permit No. B2258, issued 31 October 1962

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Heritage Victoria (HV), File No.604026

State Library of Victoria website picture catalogue (www.slv.vic.gov.au, viewed 16 February 2008) 'E.S. & A. Bank Princes H'way Moe. Victoria Stuart McIntosh 1962-63' Accession No. H91.244/3515. Image No: a22198

Land Victoria, TP 659584

Creation Date 1962-3

Change Dates

Associations

Local Themes

ANZ Bank

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

Moe experienced significant growth in the post-Second World War and the E.S.&A Bank at 37 Lloyd Street, constructed in 1962, was one of several new branches that were opened by major banks to serving the growing population. The bank was designed in striking Modernist style, presumably by the bank's own in-house architectural department, headed by Stuart McIntosh. In this case the adoption of the strongroom as the dominant feature of the façade provides an ordering of the elevation into solid and void. Glazing in large panels abuts the concrete lozenge shape of the strongroom on both sides from ceiling to ground level. The roof cantilevers to form a massive canopy to the street at first floor level and the edges of this are 'folded' downwards. The soffit of the roof is lined with timber boards that flow through into the interior and form the ceiling lining of the banking chamber. Recessed lights are set into the ceiling in the interior and exterior. The timber lining wraps around a mezzanine office level that extends for the full width

of the building. At ground floor ceiling level another roof canopy cantilevers into the street providing a shelter for the entry. A full glass wall at the rear of the banking chamber shows views of the landscaped courtyard and a decorative concrete hollow block wall screens the staff amenities from the banking chamber. Today, the bank has a high level of integrity both internally and externally apart from the removal of the banking counters.

How is it significant?

The former E.S.&A Bank, Moe is of local historic and architectural significance to Latrobe City.

Why is it significant?

The former E.S.&A Bank, Moe is of historical significance as a representative example of bank that is associated with an important phase of development of Moe in the post-Second World War era. It illustrates the new commercial facilities that were built to serve the needs of the growing population. It is also significant as a notable example of the work of the E.S.&A's in-house architectural department, headed by Stuart McIntosh (RNE criteria A.4, D.2, H.1)

The former E.S.&A Bank, Moe is of architectural significance as a fine example of a Modernist bank, which is the best example of this style in Latrobe City and one of the best in the Gippsland region. (RNE criterion F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the whole property as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

MOE MAGISTRATES COURT

Place No. 445

ADDRESS 059 Lloyd Street
Moe

Last Update 22/06/2008

HO No.



DESCRIPTION

Moe Magistrates Court is built from a combination of concrete and face brick in a modified Brutalist style. Brick is used to soften the entry, whilst concrete is used for the courts and stairwells. The marks of the timber formwork are clearly visible in the concrete and there is no attempt to 'finish' the building by applying render or paint. The stairwells are expressed at the corners of the building as half cylinders with sloping roofs. Instead of downpipes water runs down a chain into a stormwater inlet. Large areas of glass windows appear frameless and are set in concrete walls that are moulded in heavy, angular shapes.

The building is in good condition and has a high degree of external integrity.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer	PWD & Peter Tsitsas	Builder	

HISTORY

THEMATIC CONTEXT

An early function of the Public Works Department was to design and maintain public buildings such as post offices, court houses, schools, police stations, gaols, lighthouses, customs houses and bridges. These buildings and structures document the impact of government policy on local areas and were prominent features in the streetscapes. Schools are discussed later in this chapter. The Traralgon post office and court house, built in 1886, was one of the first major public buildings in

the study area. Designed by J.R. Brown of the Public Works Department, the building's grandeur emphasises government authority, the importance of its functions - justice, law and order and communications - and Traralgon's prominence as a regional centre. Its clock tower continues to be a landmark in Traralgon through sight and sound (Context, 2008:53-4).

After much lobbying, a fine new brick post office was constructed at Morwell in 1892. However, the onset of the 1890s Depression meant that few other public buildings (apart from schools as described below) were constructed in the study area in the nineteenth century.

With the growth of Morwell in the 1950s many public buildings became inadequate. The need for a courthouse, which at that time was housed in the Council offices, became so acute that in August 1952 the Law Department requested the use of the Council Chamber for court proceedings. Council refused this request.

In September 1953 Sir Herbert Hyland M.L.A. for Gippsland South inspected the court on one of his regular visits to Morwell. He was extremely critical of what he found and with his assistance plans and specifications for a new courthouse were drawn up. The new purpose built Courthouse was opened on Thursday, 7 March 1957. Mr. A. G. Rylah, Victorian Chief Secretary, performed the ceremony. The building, situated behind the Police Station (built in 1953) in Commercial Road was constructed at a cost of £30,000. The courthouse and police station were demolished and replaced in 2007 by a new justice complex (Context, 2008:53-4).

PLACE HISTORY

The growth of Moe after the Second World War also led to the construction of new public buildings. The new Moe Magistrates Court, designed in the Brutalist style by the Public Works Department in association with Peter Tsitsas, was opened by the Hon. Haddon Storey, Attorney General of Victoria on 16 November, 1979. It replaced the old court building in High Street.

The term 'Brutalism' was first used in the early 1950s to describe the simple concrete buildings designed by Le Corbusier. The name is derived from the French for raw concrete 'Beton Brut'. Brutalism grew out of the International Style, but quickly became more expressive in form due to the infinite possibilities available in shaping concrete.

Brutalist architecture has the following features:

- 'Off form' concrete, frequently with the marks of the board formwork imprinted into the concrete
- Rough, unfinished surfaces; and
- Massive, sculptural shapes, particularly for stairs which frequently protruded from the building footprint

Brutalism was considered to be an appropriate style for many public buildings during the 1970s as it was thought to be relatively economical to construct, an advantage where the expenditure of public money was concerned. Many well known architects practising in the 1960s to the 80s worked in this style, including Kevin Borland, Graeme Gunn and Daryl Jackson.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date 1980

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

8. GOVERNING & ADMINISTERING

8.3 Public buildings and public works

STATEMENT OF SIGNIFICANCE What is significant?
 The growth of Moe after the Second World War led to the construction of new public buildings. The new Moe Magistrates Court, designed in the Brutalist style by the Public Works Department in association with Peter Tsitsas, was opened by the Hon. Haddon Storey, Attorney General of

Victoria on 16 November, 1979. It replaced the old court building in High Street. The Moe Magistrates Court is built from a combination of concrete and face brick in a modified Brutalist style. Brick is used to soften the entry, whilst concrete is used for the courts and stairwells. The marks of the timber formwork are clearly visible in the concrete and there is no attempt to 'finish' the building by applying render or paint. The stairwells are expressed at the corners of the building as half cylinders with sloping roofs. Instead of downpipes water runs down a chain into a stormwater inlet. Large areas of glass windows appear frameless and are set in concrete walls that are moulded in heavy, angular shapes.

How is it significant?

Moe Magistrates Court is of local historic and architectural significance to Latrobe City.

Why is it significant?

Moe Magistrates Court is of historical significance as a representative example of a community building that is associated with an important phase of development of Moe in the post-Second World War era. It illustrates the new community facilities that were built to serve the needs of the growing population and reflects the status of Moe as an important regional centre. It is also significant as an example of the work of the architect, Peter Tsitsas (RNE criteria A.4, D.2, H.1)

Moe Magistrate's Court is of architectural significance as a representative example of a public building in the Brutalist style which is the best example of this style in Latrobe City and one of the best in the Gippsland region. It has aesthetic qualities as a landmark building, and the significance of the building is enhanced by its high degree of external integrity. (RNE criteria E.1, F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

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2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

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4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings, and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

OLD GIPPSTOWN

Gippsland Heritage Park

Place No. 448

ADDRESS 211 Lloyd Street
Moe

Last Update 5/08/2008
HO No.



DESCRIPTION Old Gippstown comprises a collection of buildings and other objects and artefacts such as early farm machinery. The buildings are a mixture of early buildings relocated from elsewhere and ones that have been constructed on the site. The relocated buildings are:

No. 1 SHELTER SHED

This is an octagonal-shaped school shelter shed in the form of a rotunda with a cone-shaped, corrugated-iron roof, timber frame and weatherboard walls. It has an earth floor.

This building arrived at old Gippstown in April 1972, after having been in service at Grey Street Primary School in Traralgon. Grey Street Primary School was opened in 1912 and this shelter shed appears to date from the early to mid-twentieth century.

No. 2 - SUNNY CREEK STATE SCHOOL No.2903 (Formerly Yarragon East)

This is a single-classroom State School of typical design. It is a rectangular-shaped timber building with weatherboard walls, timber frame and corrugated iron roof. An outside verandah is situated along the side of the building. Inside there is a small entry porch, a blackboard the length of the room (with fireplace) and a small store-room/cloak room.

Sunny Creek State School No.2903, first called Yarragon East, first opened in 1888 and was situated on Sunny Creek Road, between Yarragon and Trafalgar. Sunny Creek Road is now known as School Road. It was generally served by two teachers or a Head Teacher assisted by a Sewing Mistress. Edwin Mann taught there for 35 years, with his wife, Mrs Mann, as the Sewing Mistress for some years. The school building at Old Gippstown dates from the 1920s. The last enrollment in the Register is in 1965, and the school appears to have closed around that time. It was moved to Old Gippstown in 1970.

[Source: Vision and Realisation: A Centenary History of State Education in Victoria, Vol. 3, 1973]

No. 3 - MOE ANGLICAN CHURCH

This is a small timber Carpenter Gothic church, containing an entrance area, congregation area, vestry and a small store room. The main part of the church is rectangular, but the smaller rooms give the building a 'T' shape. The roof is 'A' framed and is corrugated iron. There are three crosses on the roof; one on the entrance and two on the main building; one on the front and one at the rear. There is a bell on a stand in the yard, which is fenced with a picket fence.

The church was built in 1895 for the Church of England, and was situated near the road over rail bridge, at the eastern end of Moe, until 1968, when it was brought to Old Gippstown. The church was dedicated on the third of December 1895 by Archdeacon Langley. The first vicar was Rev. C.J. Chambers from 1893. The church bell was donated by the Presbyterian church committee, Boolarra. Many items within the building were donated by Mrs. Wines.

No. 4 - SLAB KITCHEN

A small building of horizontal timber slabs. It has a verandah over the front entrance and the front porch. There is a stone chimney on the back wall and the roof is shingled.

Originally a cottage in its own right, the slab kitchen is now a part of the Bushy Park display. Originally built at Ripplebrook in the 1880s by Ada Donaldson of Deniliquin, it was removed to Labertouche. In 1970 it was offered by Mr. & Mrs. Mason to old Gippstown. It finally arrived at old Gippstown in May 1974.

No.5 - BUSHY PARK

Please refer to the individual citation in this Study.

No.7 - MINER'S HUT

A small, rectangular bark hut with a bark roof. The fireplace and chimney are made of corrugated iron with stone base. It has a timber framework.

From the Moe River / Tanjil goldfields, believed to have been the home of two miners around 1900. Donated by Mr. A.J. Jay of Moe.

No.8 - COACH HOUSE

A large square-shaped shed with walls of split timber. It has a gabled roof of corrugated iron, while the floor is made up of wooden cobbles. The roofs of the side extensions are made of wood with the inside ceilings covered with hessian.

This was built in the 1920s on Tom Fowler's farm at Willow Grove. Used there as a shed.

No.10 - LIVERY STABLE

A large, two-storey stables of timber with a corrugated iron roof. The roof of the attached vehicle shed is flat and made of corrugated iron, while there is a roof on the main building. Internally

there are four horse stalls on the ground floor and a loft above. The loft is accessed via steep internal stairs and a trapdoor, with an outside door and hoist point.

This was used by general carriers in Warragul from the late 1880s. It was donated in 1974 by Charles H. Williams. In September 2006 a skillion was added at the side to the left of front entrance, and another at the rear.

No.11 - BOOTMAKER & SADDLER

A small rectangular timber shop. The front has a gabled corrugated iron roof, while the workshop at the rear of the shop is not as high as the front and has a flat corrugated iron roof.

This building was relocated from Moe.

No.16 - MAFFRA POLICE STATION

A small timber building, rectangular in shape with a gabled corrugated iron roof. There is a small hood over the rear entrance of the station.

Copies of plans held by Old Gipps town indicate that a police residence was built on Johnson Street in Maffra in 1883, and that included one front room as a "Mess Room and Office". Entry was only via the main front door of the residence.

It then appears a very small office was built at the side, with access off a back verandah that was also added after 1883. Public access was then via a pathway through the yard of the residence. In 1937 this small office was extended to almost double the size, and the current counter added. That created the building that is on site today.

It was moved to Old Gipps town in 1972 by Cox Brothers of Bairnsdale.

No.17 - POLICE STATION LOCK-UP

A small square shaped timber building with a gabled corrugated iron roof. The door is not original, and has been roughly made of pallet boards.

It has not been possible to verify if this is the actual early Rosedale Lock Up. However it was moved from Maffra in 1972 by Cox Brothers of Bairnsdale.

No.18 - COLONIAL BANK OF AUSTRALASIA (MEENIYAN BANK)

Please refer to individual citation in this Study.

No.20 - LOREN (IRON HOUSE)

Please refer to the Victorian Heritage Register citation

No.21 - CALEGERO

A small, square log-and-mud-wall cabin with a bark roof, and a timber and bark roofed front verandah. There is a log chimney on one wall with a stone base.

The land on which Calegero originally stood was first selected about March 1877 by Michael Richardson of Bacchus Marsh. In December 1877 John Caughey of Grant applied for and was granted the selection when Richardson defaulted on the selection conditions. Caughey and his family probably lived first in the log hut that is now at the museum at Bairnsdale. This building was probably constructed by Caughey about 1880, and ultimately became the kitchen and laundry in a much larger complex as more and more sections were built on. Annie Caughey died at the property in 1895 following the birth of her ninth son, and John Caughey sold the property in 1897.

The building was donated to Old Gipps town in 1977 by APM Forests Pty Ltd, who assisted with the cost of having it relocated.

No.25 - ASHDALE FARM HOUSE

A large square timber dwelling with a gabled and hipped corrugated iron roof. There is a verandah around three walls of the house with a brick chimney on the back wall. See also No.40 Shearing Shed.

Used as a farming residence, "Ashdale" was originally located on the Mardan property of Benjamin and Elizabeth Ashendon from 1894. The "Ashdale" name was derived from B. Ashendon and E. Dale. Benjamin Ashendon lived from 1863 to 1932, whilst Elizabeth Ashendon lived from 1871 to 1955. The last owners of the building, Mr. & Mrs. Inglis, had offered materials

to Old Gipps town in 1973, but when they had taken boards away from the house, they had discovered the original farm house building. The farm house was transported to Old Gipps town between March and June 1974. The original roof was shingled. All the timber used in the original construction came from the "Ashdale" property.

No.26 - TYNONG HALL

A rectangular, timber hall with a gabled corrugated iron roof, with adjoining timber shed, that has a flat corrugated iron roof. Internally it consists of a small hall refurbished by Old Gipps town as a cinema, with an adjoining store room and an extension. The original bio-box remains with a folding staircase with storage beneath.

In August 1974 Old Gipps town was offered the hall for a second time, and advised that unless it was removed within days, it would be demolished. It was collected within days and relocated to Old Gipps town. The skillon at the side replicates one believed to have been there previously.

No.28 - NARRACAN GENERAL STORE

A rectangular, timber store with two gabled, corrugated iron roofs, that form a 'M' shape. Verandah along the length of the front.

First section built 1889 by Herbert Bernicke and later extended in 1900. In 1894 it was sold to Wilfred Cox, and shortly afterwards to a chain of Chancellor and Son and in approximately 1908 it was sold to John Fyffe. Purchased about 1918 by Trafalgar Co-operative Dairying Co. In 1928 the Ransome family, then managers, purchased the store and conducted it for fifteen years. There were a number of owners until 1974, when the store closed when the post office was closed down. [Robert Auchterlonie in *Coach News*, Volume 2, No. 3 (March 1975), pp 4-6.]

It was moved to old Gipps town in late 1972 by Cox Brothers of Bairnsdale

No.29 - SOLICITOR'S OFFICE

A small, rectangular, timber office, with corrugated iron roof.

Building originally from Langford Street in Moe. Original use not at this stage known.

No.30 - YALLOURN HOUSE

Please refer to individual citation in this Study.

No.31 - FIRE STATION

A rectangular building with a gabled, corrugated iron roof.

Believed to be a tennis club pavilion from Moe. In 2007 large doors were added across the front.

No.32 - NEERIM POST OFFICE

A small, rectangular, timber building, with a gabled, corrugated iron roof. Verandah running along the front.

Originally from Neerim. Operated by a couple where the wife had the post office and "lolly shop" at the front, while the husband had a blacksmith shop behind. By the time it was acquired by Old Gipps town the blacksmith shop was gone.

No.35 - COBB & CO. COACH INN

A rectangular, timber and plaster building. A gabled, wooden shingle roof, There is a chimney of bricks on each end of the building and one at the back.

Built in 1863 by David Connor on the north side of the road between Pakenham and Nar-Nar-Goon, a short distance west of Abrehart Road. It served as a refreshment stop and horse change on the coach road from Dandenong to Sale until it was delicensed in 1899. The one of the last licensees was William Rhoden, who then moved to a hotel in Warragul. It had again returned to the Connor family when it ceased to be a hotel. It was used as a private dwelling, in turn by W. Ritchie, F. Gorwell and G. MacDonald. It was finally a playroom/storage area in 1969, when it became subject to a demolition order. By that time there was corrugated iron covering the shingles.

The main (and probably earliest) section was re-erected at Old Gipps town over the period of 1970-1971.

Licensing Court records show the following Licensees:

1890 Patrick Kennedy Renewal
 1891 Samuel Crocket Transfer
 1892 " Renewal
 1892 William Richards Transfer
 1892 " Renewal
 1893 " Renewal
 1894 Kate Staveley
 1895 " Renewal
 1895 William Rhoden Transfer
 1896 " Renewal
 1897 David Connor Jr
 1897 Honnora Connor Renewal
 1898 "
 1899 " Licence not filed

Families: Honora Connor, dau of William Connor and Unk. Died at Pakenham in 1899 aged 89. She is probably the wife or widow of David Connor, m.1843 in Melb)

No.38 - RAILWAY GOODS SHED

A corrugated iron, rectangular shed, with a gabled roof. Along the front is a wooden platform.

Possibly from the now-demolished railway station at Kilmany.

No.40 - SHEARING SHED

A large, timber, slab shed with gabled, corrugated iron roof. There is also an extension along each side of the building, with flat sloping corrugated iron roof.

Part of the Ashdale property from Dumbalk North. See also No. 25 Ashdale

No.41 - NARRACAN MECHANICS' INSTITUTE

Please refer to individual citation in this Study.

Condition	Varies	Integrity	
Threats		Key elements	Buildings Collection
Designer		Builder	

HISTORY

Old Gipps town was established c.1970. According to research undertaken by Linda Barraclough it is believed that in about 1968 or 1969 the Town Clerk of the City of Moe, Ron Pugsley, contacted the National Gallery and asked for assistance in establishing the Museum, particularly in relation to its layout. It is understood that the Gallery recommended its own architect, Roy Grounds, who was responsible for the layout concept that was eventually realised by a landscape architect, thought to be Fritz Sundermann. The concept envisaged buildings grouped around a large central area that was 'large enough for a bullock team to turn around'. Careful thought was given to the placement of buildings - for example, Bushy Park, was placed on the 'outskirts' of the site to give the impression of being in a more rural area. Originally, mainly nineteenth century and early twentieth century buildings were chosen and reputedly the relocation of the c.1930 Yallourn house in 1976 was initially opposed because it did not fit the concept.

About 15 buildings from all over Gippsland were moved to the site, mostly during the 1970s. The Museum has also obtained various collections and artefacts. Some of these are directly associated with the relocated buildings - for example, the extensive library of the Narracan East Mechanics' Institute was donated to the Museum in 1973 before the building was moved there in 1978. The original 'heritage' buildings are supplemented by a number of buildings that were constructed on the site.

Old Gipps town is one of two 'folk' museums in Gippsland. The other is Coal Creek at Korumburra, which was developed from 1969 and officially opened in 1974. It contains about 11 relocated buildings.

SOURCES

Information supplied by Linda Barraclough, Team Leader - Cataloguing, Old Gipps town, August & September, 2008

Creation Date c.1970

Change Dates

Associations

Local Themes

2. SETTLING THE LAND: LAYERS OF SETTLEMENT
 3. UTILISING NATURAL RESOURCES
 4. TRANSPORT & COMMUNICATIONS
 5. INDUSTRIALISATION & MAKING A REGION
 7. BUILDING SETTLEMENTS & TOWNS
 8. GOVERNING & ADMINISTERING
 9. COMMUNITY & CULTURAL LIFE
-

STATEMENT OF SIGNIFICANCE What is significant?
Old Gippsdown, comprising the following buildings that contribute to its significance:

- No. 1 SHELTER SHED
- No. 2 - SUNNY CREEK STATE SCHOOL No.2903 (Formerly Yarragon East)
- No. 3 - MOE ANGLICAN CHURCH
- No. 4 - SLAB KITCHEN
- No.5 - BUSHY PARK
- No.7 - MINER'S HUT
- No.8 - COACH HOUSE
- No.10 - LIVERY STABLE
- No.11 - BOOTMAKER & SADDLER
- No.16 - MAFFRA POLICE STATION
- No.17 - POLICE STATION LOCK-UP
- No.18 - COLONIAL BANK OF AUSTRALASIA (MEENIYAN BANK)
- No.20 - LOREN (IRON HOUSE)
- No.21 - CALEGERO
- No.25 - ASHDALE FARM HOUSE
- No.26 - TYNONG HALL
- No.28 - NARRACAN GENERAL STORE
- No.29 - SOLICITOR'S OFFICE
- No.30 - YALLOURN HOUSE
- No.32 - NEERIM POST OFFICE
- No.35 - COBB & CO. COACH INN
- No.38 - RAILWAY GOODS SHED
- No.40 - SHEARING SHED
- No.41 - NARRACAN MECHANICS' INSTITUTE

Bushy Park, the Colonial Bank of Australasia, the Yallourn House and the Narracan Mechanics' Institute are also of individual significance and have a separate citation in this Study.

Loren is of State significance and is included on the Victorian Heritage Register.

How is it significant?
Old Gippsdown is of local historic and social significance to Latrobe City.

Why is it significant?
Historically and socially, Old Gippsdown is significant as one of two collections of early Gippsland buildings in the region that are associated with a growing awareness and appreciation of the heritage of the area in the mid to late twentieth century. It contains a number of representative examples of early and vernacular buildings, including some that are very rare or no longer found on the sites where they were originally constructed and together with the associated collections provides important insights into the historic settlement of Gippsland. (RNE criteria A.4, B.2, C.2, D.2 & G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the whole of the property as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	Yes	Incorporated Plan Details	
Description:	None specified			Latrobe City HO Permit Exemptions	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.

4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Allow the demolition or removal of buildings or features on places identified as Non-contributory

on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).

6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
8. Conserve or reveal views that contribute to the significance of the precinct.
9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

BUSHY PARK

Gippsland Heritage Park, Old Gipps town

Place No. 242

ADDRESS 211 Lloyd Street
Moe

Last Update 31/03/2008

HO No.



DESCRIPTION

The Bushy Park homestead now situated at Gippsland Heritage Park is a rectangular timber building, built of pit sawn red gum timber and surrounded on three sides by verandahs. The roof shingles are clearly visible under the later corrugated iron roofing. The front door leads directly into the sitting room. The main portion of the house is lined with hessian and paper, probably covering rough lining boards. The rear rooms are lined with split boards with some bead-edged boards lining the ceiling. The windows are multi-pane double-hung sashes with two flanking the central four-panel front door. There is a timber verandah with chamfered verandah posts.

The homestead has since been conserved, with some additional old material salvaged from the homestead complex used in the reconstruction. It contains artefacts associated with McMillan, such as his writing case, and his original 'NR' cattle brand (purchased from Roy Nicholson), which was found under the floor of the building during its removal to Moe.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Building
Designer		Builder	Andrew Martin & Matt McCraw

HISTORY

THEMATIC CONTEXT

For European settlers in the Port Phillip District, Gippsland was a little known region until the steamer 'Clonmel', en route from Sydney to Melbourne, was wrecked at the entrance to Corner Inlet, near Port Albert, in January 1841. The rescued passengers and crew publicised the region. The mountains, forests and swamps that surrounded Gippsland had formed a barrier to settlement. From the mid 1830s, there had been several forays into Gippsland from the Monaro in New South Wales by pastoralists looking for grazing areas. Angus McMillan was one of these. After establishing a station on the Avon River, he mounted another expedition to find a port from where he could ship his stock to markets. He reached the coast at Port Albert in February 1841, a month after the 'Clonmel' had been wrecked.

Explorer and scientist Paul de Strzelecki followed a similar route to McMillan. After crossing the Latrobe River he followed the Traralgon Creek, intending to reach Corner Inlet but after an exhausting trek and close to starvation, his party reached Westernport Bay.

With favourable reports from Strzelecki and the passengers on the 'Clonmel', a group of Melbourne citizens formed the Gipps Land Company (inspired by the name that Strzelecki had given to the region) and sailed to Port Albert to investigate its grazing potential. Several of the party, guided by Aboriginal, Charlie Tarra and led by William Brodrigg, travelled back overland to Melbourne to look for a stock route. They followed the Latrobe westward, and encountered

extremely difficult country before they reached Melbourne. In 1842, another small party set off from Melbourne to look for a stock route. They went to the north of the Moe swamp, along the Latrobe River and across to Port Albert, also unsuccessful in the hunt for a good route (Context, 2008:1-2).

The pastoral era began with the settlers who began flooding into the Port Phillip District after 1834. In 1836, the occupation of squatting was legalized and this encouraged a 'further wave of fortune hunters' and by 1850 all but the most uninviting or inaccessible areas of Gippsland had been occupied.

The pastoral occupation of the central Gippsland plains was swift after 'Gipps Land', as it was originally known, was proclaimed a squatting district in 1843, which enabled the squatters to occupy large tracts of land that were called runs and pay an annual licence fee of ten pounds for each run. In 1847, new regulations gave the squatters greater security as they were able to buy up to 640 acres of their runs. Port Albert was the port of entry to Gippsland. The squatters' wool clip was shipped from the port and there was a lucrative live cattle trade across Bass Strait to Tasmania.

As the squatters occupied their runs, European names replaced Indigenous ancestral names. The Traralgon run was taken up by Edmund Hobson in 1844 and Jas Rintoul took up the Loy Yang run in 1844. In 1846, John Turnbull took up the River Tyers run, named after Gippsland's first commissioner of Crown lands, while John Reeve occupied Scarne on the north bank of the Latrobe in 1847. The Merton Rush run, which was bounded by the Latrobe and Morwell rivers and Wilderness and Narracan creeks, was taken up by Henry Scott in 1846. Maryville was taken up by Thomas Gorringer in 1845. Haselwood run was taken up by brothers-in-law Albert Brodribb and William Bennett. A smaller run near Yinnar, Scrubby Forest, was taken up in 1848.

Surveyor R.G. Shakespeare's map of pastoral properties along the Morwell River in 1864 provides an insight to how landscapes within Latrobe City had changed in 20 years of pastoral occupation. Shakespeare marked the squatters' houses (all close to the Morwell River), location of yards and the type of fencing (Two rail and dog leg fencing), as well as the nature of the soil and vegetation, such as 'rank, rotten soil' along Billy's Creek, the swamps, forest and open grassy areas. While the land was still forested, the map shows how the squatters' initial isolation was diminishing. There was an inn and a bridge over the Morwell River and a stockyard to hold travelling stock. By the time the map had been drawn, the squatters' dependence on Port Albert had ended and most cattle were driven overland to Melbourne.

Place names are the main survivors of the pastoral era. A portion of Angus McMillan's homestead, moved from Bushy Park on the Avon River, is on display at Old Gippstown and provides an insight to the squatters' way of life (Context, 2008:3-4).

PLACE HISTORY

This homestead was constructed c.1850 for Angus McMillan on the banks of the Avon River on his 'Bushy Park' pastoral run. McMillan's first house at 'Bushy Park' was a small wattle and daub building and this more substantial building was apparently built to accommodate his common law wife, Christina MacNaughton. A room was added probably after the birth of one of their two sons (1858 and 1861) and was later enlarged and used as a billiard room. Angus and Christina were married at 'Bushy Park' in 1861. Another building was constructed in 1868 at the rear of the homestead and is apparently now located at Metung.

McMillan had sought out the Gippsland plains and a port for Macalister to enable the continued expansion of the pastoral industry into new pastures. His explorations opened up much of Gippsland to grazing, and he established his own share of the pastoral riches first at Bushy Park and then at Cungmundie, Tabberabbera, Sandy Creek, and Stratford.

McMillan was one of the many Scots who held the pastoral runs of Gippsland. His fortune advanced and declined rapidly; by his death in 1865 at age 53 his fortune was gone and his wife was left to raise their sons on charity and domestic labour. She died in 1884, drowning herself in the Latrobe River.

McMillan forfeited ownership of 'Bushy Park' in 1861 and died four years later. The homestead then passed through several owners including Murdock Macintosh and The Gilder Bros. Subdivision in the late nineteenth century reduced the size of the original holding. In 1916 the homestead and remaining land was purchased by the Lee family and it remained in their ownership until part of it was removed to Old Gippstown in 1969. Another part of the building

was removed to Metung, while there is said to be a derelict section that still survives on the original site on the banks of the Avon.

The following is a timeline of 'Bushy Park':

13 August 1843: First application for the Bushy Park run appeared in the 'Port Phillip Gazette'. It was taken up by Angus McMillan, who took up the Boisdale run across the Avon River at the same time, for his employer Lachlan Macalister.

March 1844: Licence to Bushy Park granted to McMillan. It consisted of 16,000 acres.

Late 1840s: Bushy Park homestead built for McMillan by Andrew Martin and Matt McCraw.

By 1854 Bushy Park was like a small village, with McMillan also working a number of other runs. A census around this time counts 58 European adults - 34 males and 24 females.

McMillan obtains the Pre-emptive right to Bushy Park and freehold ownership of a square mile of land around the homestead. Using loopholes in the law, he also obtains pre-emptive rights on the best land along the river, in the name of his more distant runs.

1856: McMillan is one of Gippsland's largest landowners, with 2,400 cattle, 9,000 sheep and 50 horses and five different runs.

1860: Through drought and 'unfortunate investment in cattle by an agent' McMillan falls on hard time.

February 1861: Bushy Park devastated by bushfire.

November 1861: With debts of £31,000, Bushy Park and four of McMillan's five stations (he only retained Dargo), were offered for sale in Melbourne by his mortgagees, Kaye and Butchart. It did not sell, and they took over ownership and operation.

1865: Angus McMillan dies at Iguana Creek, after an accident while track-cutting in the ranges.

1869: Butchart died, and most of the property, including the homestead, was sold to Murdock Macintosh. A bachelor, Macintosh lived there with his three nieces and produced large numbers of horses for the Indian Army.

Macintosh experienced financial difficulties over much of his time at Bushy Park, and although he remained there for some time, he may not have always been the owner.

December 1872: The licence for the run is forfeited, and from then on it consists only of the freehold from the pre-emptive rights, with other land being obtained through the selection process happening all around Bushy park at that time.

About 1887: The main homestead area was bought by H.P. Keogh, for £51,000, and sold again within the year for £61,000 to The Land Company of Australasia. When that company became insolvent a short time later, local businessmen obtained the property and continued a subdivision process begun earlier by Macintosh.

16 February 1888: A large subdivisional sale was held for the Bushy Park Estate.

1895: The homestead area was probably included in the parcel of 809 acres listed as belonging to the Bank of New South Wales.

1902: The Gilder brothers (associated with at various times with Powerscourt and Mewburn Park near Maffra and Glenfalloch near Licola), purchased the bulk of the property.

1916: John Lee bought the property, including the homestead, and used it as a base for a successful racing stable. His son Greg then operated the property until his death.

1969: The original homestead section was moved to Old Gippstown, and another section to Metung. One derelict section of the extended homestead still remains on the bank of the Avon River.

1990s: The property was sold by the Lee family.

SOURCES

Timeline compiled by Linda Barraclough, cites Lee, Timothy. 'The Centenary of the Bushy Park Estate' (n.d.).

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date c.1850

Change Dates 1969

Associations

Angus McMillan

Local Themes

2. SETTLING THE LAND: LAYERS OF SETTLEMENT

2.1 Squatters and the pastoral era

STATEMENT OF SIGNIFICANCE

What is significant?

'Bushy Park', which comprises part of the homestead constructed c.1850 for Angus McMillan on his property near the Avon River. McMillan's first house at 'Bushy Park' was a small wattle and daub building and this more substantial building was apparently built to accommodate his common law wife, Christina MacNaughton. McMillan had sought out the Gippsland plains and a port for Macalister to enable the continued expansion of the pastoral industry into new pastures. His explorations opened up much of Gippsland to grazing, and he established his own share of the pastoral riches first at Bushy Park and then at Cungmundie, Tabberabbera, Sandy Creek, and Stratford. This part of the homestead was relocated Old Gippstown, Moe in 1969, while another section went to Metung and another section, now derelict, is thought to survive on the original site. The homestead section at Old Gippstown is a rectangular timber building, built of pit sawn red gum timber and surrounded on three sides by verandahs. The roof shingles are clearly visible under the later corrugated iron roofing. The front door leads directly into the sitting room and the main portion of the house is lined with hessian and paper, probably covering rough lining boards. The rear rooms are lined with split boards with some bead-edged boards lining the ceiling. The windows are multi-pane double-hung sashes with two flanking the central four-panel front door. There is a timber verandah with chamfered verandah posts. The homestead contains artefacts associated with McMillan, such as his writing case, and his original 'NR' cattle brand, which was found under the floor of the building during its removal to Moe.

How is it significant?

The 'Bushy Park' homestead is of local historic and architectural significance to Latrobe City.

Why is it significant?

'Bushy Park' homestead is of outstanding historical significance as the only known remaining example of a homestead built during the early years of a pastoral run in central Gippsland that remains substantially intact. Its direct association with Angus McMillan and the surviving artefacts associated with him adds substantially to its significance. Angus McMillan was responsible for seeking out the plains of Gippsland, the opening up of Gippsland for pastoral runs, and ensuring their success through the location of a suitable deep sea port site at Port Albert. (RNE criteria A.4, B.2, C.2, H.1)

'Bushy Park' is of architectural significance as a representative example of an early vernacular homestead, of a type that is now rare within the region. (RNE criteria B.2 & D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent This building should be included within the HO for the Old Gippstown precinct.

Heritage Schedule

External Paint Controls: No On VHR: No VHR Ref No: No

Internal Alteration Controls:	Yes	Prohibited Uses:	No
Tree Controls:	No	Aboriginal Heritage Place:	No
Outbuildings or Fences:	No	Incorporated Plan:	-
Description:	None specified	Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest

and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

COLONIAL BANK OF AUSTRALASIA (FORMER)

Gippsland Heritage Park, Old Gippsstown Folk Museum

Place No. 270

ADDRESS 211 Lloyd Street
Moe

Last Update 8/02/2005
HO No.



DESCRIPTION The former Colonial Bank of Australasia is a single storey timber ashlar and weatherboard building with a hipped painted corrugated iron roof. Roof finials and cast iron roof capping decorate the roof ridge. Windows are double-hung sashes with round arched uppers. There is decorative stucco pressed metal under the eave line. Doors are double pannelled with round arched highlight.

The bank is intact internally including a range of pressed metal to the walls and ceiling, as well as all the timber joinery.

Condition Good	Integrity High
Threats	Key elements Building
Designer	Builder

HISTORY Built in 1889 at Meeniyah, in South Gippsland for the Colonial Bank of Australasia. This became the National Bank in 1914. First manager was H.D.McKay [1].

When a new branch building was built at Meeniyah this building was relocated to Old Gippsstown in the 1970s.

SOURCE
[1] Linda Barraclough, Team Leader - Cataloguing, Old Gippsstown, 2008

Creation Date 1889	Change Dates
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Associations	Local Themes
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7. BUILDING SETTLEMENTS & TOWNS
7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE What is significant?
The former Colonial Bank of Australasia, erected c.1889 at Meeniyah, and now situated at the Gippsland Heritage Park, 211 Lloyd Street, Moe.

How is it significant?
The former National Bank of Australasia is of local historic and architectural significance to Latrobe City.

Why is it Significant?

Historically, it is significant as a representative example of a late nineteenth century bank building. It illustrates the smaller, timber banks that were erected in smaller townships in the Gippsland region. (RNE criteria A.4 and B.2)

It is architecturally significant as a representative example of a Victorian timber bank with fine detailing, which is notable for its high degree of intactness both internally and externally. (RNE criterion D.2, F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

YALLOURN HOUSE

Old Gipps town, Gippsland Heritage Park

Place No. 272

ADDRESS 211 Lloyd Street
Moe

Last Update 5/08/2008

HO No.



DESCRIPTION The 'Yallourn House' at Old Gippsland Heritage Park is an American-style single storey weatherboard house with a steep pitched gabled terracotta tiled roof. The red brick chimney has a decorative terracotta chimney pot. The front door is within a recessed porch, as is the rear door. Windows are double-hung sashes with multi-pane uppers.

Internally, the house retains original finishes and detailing including timber strapping and the timber stairwell.

Condition Good

Integrity Intact

Threats

Key elements Building

Designer

Builder

HISTORY

THEMATIC CONTEXT

As the SEC was making plans to develop the major industrial complex on the banks of the Latrobe River and provide Victoria with an electricity supply, it also drew up plans for a model garden city to house the new SEC employees. Designed by SEC architect A.R. La Gerche in 1921, the plan was anchored by a town square with streets that radiated from the town centre and followed the topography of the site. Parks, gardens and extensive street plantings were designed by landscape gardener Hugh Linaker. Visually, Yallourn was a model of town planning. The houses and public buildings were also designed by La Gerche, giving the town architectural cohesion. Yallourn quickly became the largest town in Morwell with a population of over 3,000 by 1940.

The SEC aimed to provide model housing for its employees and much time was devoted to planning ideal worker housing. Despite this aim to give its workers ideal living conditions, the SEC instituted tight control over the town and its residents. There was no private ownership or local government at Yallourn. The SEC was employer, shopkeeper, landlord and town governor. Residence was mostly restricted to SEC employees, who were expected to live in the town. A tight-knit community developed. Despite the residence requirement, many workers earning the basic wage left Yallourn and established shanty towns nearby as they couldn't afford to pay the rents for the model houses. In 1928, the SEC discovered that there was easily winnable coal under the town and future plans for extending the town were compromised.

After the open cut caught alight in 1944, a royal commission was held to investigate the disaster. Judge Stretton's criticisms that residents lacked 'freedom, fresh air and independence' paved the way for a loosening of SEC control of the town in the post war years.

As the SEC began transforming the Latrobe Valley into an industrial region with workers living

throughout the Valley and the Housing Commission taking responsibility for providing new houses, a company town became less of a necessity for the SEC. With its beautiful parks and gardens and extensive sporting ovals, Yallourn was expensive to maintain. Houses were in need of renovation and the town had reached its limits of expansion. In 1961, the SEC announced that the town would be dug up for the coal that lay underneath. Although this was first mooted to take place in the 1990s, the demolition date was brought forward and destruction of the town began in the 1970s. Little remained after 1980.

Yallourn houses have been moved throughout the study area and remain identifiably 'Yallourn' because of their distinctive style. Avon Court in Newborough is one example of a street with many relocated Yallourn houses. The general superintendent's house has been moved to Toongabbie, one of 24 houses moved to that town between 1976 and 1981. As part of the resettlement process, the SEC established comparable facilities in many Latrobe Valley towns, to compensate for the loss of facilities in Yallourn. Kernot Hall in Morwell is an example of this.

For visitors standing at the lookout of the Yallourn open cut today, there is no plaque or sign to tell them that a town - one of the most comprehensively planned in Australia and perhaps the nation's best evocation of the garden city movement - has disappeared into the blackness of the open cut (Context, 2008:44)

PLACE HISTORY

This house was built in Yallourn and was completed on 31 March, 1930. According to Linda Barraclough 'These two-storey Yallourn houses were constructed only on corner blocks'. As noted above Yallourn was destroyed to make way for the open cut and this house was relocated to Old Gippsdown in 1976. It now contains a collection, which is substantially from the Estate of Dr James Moore Andrew who was GP at Yallourn from 1926 until his death in 1972; however, this was not the house in which he lived.

The collection of Dr Andrew has been augmented with other medical items. The ground floor front bedroom is displayed as a doctor's office, where he saw patients, with the former bathroom displayed as a Waiting Room.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Information about the Yallourn House and collection provided by Linda Barraclough, Team Leader-Cataloguing, Old Gippsdown, in August 2008

Creation Date 1930

Change Dates

Associations

Local Themes

- 7. BUILDING SETTLEMENTS & TOWNS
- 7.2 The SEC towns

STATEMENT OF SIGNIFICANCE What is significant?
The 'Yallourn House', constructed c.1930 at Yallourn and now situated at Gippsland Heritage Park, 211 Lloyd Street, Moe.

How is it significant?
The Yallourn House is of local historical and architectural significance to Latrobe City.

Why is it significant?
The Yallourn House is of historical significance as a tangible reminder of the now destroyed town of Yallourn. The significance of the place is enhanced by its relatively high degree of intactness when compared to other surviving Yallourn houses, which have often been modified, and for the collection belonging to Dr. James Moore Andrew. (RNE criteria A.4, B.2, D.2)

The Yallourn house is of architectural significance as an intact representative example of an inter-war house that illustrates the picturesque architecture employed in the houses designed for the township of Yallourn. (RNE criterion D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

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 - 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
 - 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
 5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
 6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
-

7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

NARRACAN MECHANICS' INSTITUTE & FREE LIBRARY (FORMER)

Old Gipps town, Gippsland Heritage Park

Place No. 269

ADDRESS 211 Lloyd Street
Moe

Last Update 31/03/2008

HO No.



DESCRIPTION The Narracan Mechanics' Institute and Free Library is a single storey weatherboard building with a gabled corrugated iron roof with turned timber finials to the gable ends. The front entrance has panelled timber doors. There are also small addition(s?) to the rear. Windows are bi-pane double hung sashes.

The Hall is intact internally including beaded lining boards to the wall and shellaced threaded lining boards to the ceiling and ceiling vents. There are four lights to the ceilings which may be the original gas lamps. The stage has a round proscenium arch with carved timber brackets.

The extensive library collection associated with the Narracan Mechanics' Institute is held by Old Gipps town and in 2008 this was stored in the Sunny Creek State School. The management of Old Gipps town is investigating options for returning the Library to the Hall (Linda Barraclough, pers. comm. 2008).

Condition Good

Integrity High

Threats

Key elements Building

Designer

Builder Hawley & Sons

HISTORY

According to Adams, the most substantial building in the Narracan district for many years was its Mechanics' Institute, built in 1877. By the turn of the century it had a substantial library, specialising in books on agriculture, which was a 'matter of pride' to the district and by 1916 numbered over 2000 volumes. The hall was used as a school and church, and also for the meeting that proposed the formation of the Shire of Narracan (Adams, 1978:61, 78, 143).

With the opening of the railway to Thorpdale by 1888 a new township grew up around the station, about 2km to the north of the old settlement, which was centred on the Mechanics' Institute. This became known as Narracan, while the old settlement became Narracan East. In 1903 there was discussion on building a new hall to serve both townships but eventually two halls were built. The tender for £297.3.0 by Hawley & Sons for the new hall at Narracan East was accepted and in September 1904 the old hall was removed and construction of the new building commenced. The opening celebration on 22 February 1905 took the form of a concert followed by a ball.

The Mechanics' Institute continued to serve the district until 1978 when it was moved to the Gippsland Folk Museum at Moe along with its fine library (Adams, 1978:192).

SOURCES

Adams, John 'So Tall the Trees; A centenary history of Narracan Shire', 1978

Creation Date 1905

Change Dates 1978

Associations

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.3 Mechanics' institutes and public halls

STATEMENT OF SIGNIFICANCE

What is significant?

The Narracan East Mechanics' Institute & Free Library, constructed 1905 at Narracan East, and relocated in 1978 to the Gippsland Heritage Park, 211 Lloyd Street, Moe.

The library collection, presently stored (2008) at the former Sunny Creek State School building at Old Gippsdown contributes to the significance.

How is it significant?

The Narracan East Mechanics' Institute & Free Library is of local historic and social significance to Latrobe City.

Why is it significant?

Historically, it is significant as a representative example of small early twentieth century Mechanics' Institute, which is notable for retaining its original library collection. (RNE criteria A.4 and D.2)

Socially, it is significant for its strong associations with the Narracan district community where it was an important community meeting place for over 70 years. Despite being removed from the site it is still remembered fondly and with pride by residents of the Narracan district (RNE criterion G.1)

NOTE: the former Narracan Mechanics' Institute & Free Library and its collection is of potential State significance as a rare example of an intact building and library collection.

LEVEL

State significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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None Specified

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as Significant or Contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the Significant or Contributory building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element in the precinct as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the Significant or Contributory building/s.
- 4a. Discourage the demolition of significant buildings or features such as fences on places shown as Significant or Contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.
- 4b. Demolition of part of a Significant or Contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Allow the demolition or removal of buildings or features on places identified as Non-contributory on the relevant precinct map, or are situated on a Significant or Contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: For a Significant place you should first consider the individual citation and then the precinct citation).
6. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
7. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
8. Conserve or reveal views that contribute to the significance of the precinct.
9. In the case of subdivision of Significant or Contributory places within the precinct, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

MOE BUSH NURSING HOSPITAL (FORMER)

St Helen's Private Hospital

Place No. 200

ADDRESS 070 Moore Street
Moe

Last Update 8/02/2005
HO No.



DESCRIPTION The former Moe Bush Nursing Hospital is a single-storey rendered building dating from c. 1922 with a low hipped corrugated metal roof, which forms a continuous line over the verandah. A plain brick chimney projects from the roof. The front verandah is enclosed by small wings at either end, which are also covered by the main roof. The windows are double-hung sashes, except for later single-pane windows in the small wings at either end of the front verandah.

There have been many minor alterations to the hospital, including a new front door, new Colourbond roof, new verandah posts and installation of inoperable 'shutters' on the front windows. The verandah wings have also been modified.

Condition	Good	Integrity	Minor Modifications
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY The region that is now Latrobe City did not have a large public hospital until 1956. Patients requiring intensive hospital care had to travel to Sale (from the 1860s) or Warragul. The region's earliest hospitals were private hospitals and bush nursing hospitals. The Moe Bush Nursing Hospital began as a private venture when it was built in 1922 as the St Helen's Private Hospital on land purchased for this purpose by Leon Wuttrich, Henry Robinson and Edward Hunter, becoming a bush nursing hospital in 1933. At that time, it was registered as a nine bed hospital. The majority of cases were maternity patients but people with injuries from timber mill accidents in the Erica district were also frequent patients. In 1933 it was taken over by the Central Council in Melbourne and became the Moe Bush Nursing Hospital. The Moe Red Cross Ladies' Auxiliary formed the basis of a committee that ran the hospital between 1933 and 1952, when it was bought for Yallourn Hospital and became known as the Moe Annexe. The SEC had founded the Yallourn Hospital and Medical Society and built the Yallourn Hospital in the 1920s, which was used by many Latrobe Valley residents. The Moe Annexe continued to operate until the new Latrobe Valley Community Hospital opened in Moe in 1972. The building is now a private home (Context, 2008:56).

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Moe and District Historical Society, 'A Pictorial History of Moe and District', 1988, p.23.

Creation Date 1922

Change Dates

STATEMENT OF SIGNIFICANCE What is significant?
The building at 70 Moore Street, Moe is a large Inter-War rendered bungalow, which was erected in 1922 as St Helen's Private Hospital, which was the first hospital in Moe. It became the Moe Bush Nursing Hospital in 1933, and was an annexe of the Yallourn Hospital between 1952 and 1972. It is now a private home.

How is it significant?
Moe Bush Nursing Hospital is of local historic and social significance to Latrobe City.

Why is it significant?
Moe Bush Nursing Hospital (former) is of historic and social significance for its use as Moe's first hospital between 1922 and 1972. It demonstrates how communities developed their own health facilities in the years before the development of public hospitals. (RNE criteria A.4, D.2, G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

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- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

STANLEIGH

Place No. 148

ADDRESS 074 Moore Street
Moe

Last Update 6/03/2008

HO No. /HO46



DESCRIPTION Stanleigh, at 74 Moore Street, Moe is an interwar, double-fronted brick house with a ceramic-tiled hipped roof. The house is an amalgamation of a traditional hipped-roof house with evidence of the Streamlined Moderne style in the portico.

The façade is flat with three sets of tripartite windows: two on either end and one under the portico. They consist of a fixed centre pane flanked by smaller sash windows, with a strong cement lintel and sill. The upper halves are ornamented by a continuous curved line crossing them. The front door is off centre, located under the portico.

The curved portico projects from the centre half of the façade. It has a heavy parapet top, which is slightly taller than the eaves line, two rendered piers and an engaged pier on either side where the portico meets the house. The name 'Stanleigh' is written in raised letters on the rendered portico and there are decorative areas of brick 'showing through' the render.

The house is complemented by a low brick front fence and a well-maintained (though mostly recent) garden. Notable plantings within the garden include the pair of Canary Island Palms (*Phoenix canariensis*) near the front fence.

Condition	Excellent	Integrity	High
Threats	None apparent	Key elements	Building Fence/Gate/Wall Garden
Designer		Builder	

HISTORY The house at 70 Moore Street, Moe known as 'Stanleigh' was built for local farmer Claude Stanley Staff and his wife Margaret Lillian by 1942 (when rate records show that the property value increased from £2 to £70) on land originally purchased in October 1937.

Claude Staff farmed along the Latrobe River and was prominent in local affairs.

SOURCES

Narracan Shire Rate Books (North Riding): 1938 (Rate Number 868), 1939 (931), 1942 (3421)
Personal communication, Moe & District Historical Society, January 2005

Creation Date	1938	Change Dates	
Associations		Local Themes	

STATEMENT OF SIGNIFICANCE	<p>What is significant? Stanleigh was constructed c.1942 for Claude Stanley and Margaret Lillian Staff. The significant elements include the house, constructed of brick with a hipped tile roof with a prominent front that demonstrates influences of the Streamlined Moderne style, the low brick fence at the frontage and the pair of Canary Island Palms (<i>Phoenix canariensis</i>).</p> <p>How is it significant? Stanleigh is of local historic and aesthetic (architectural) significance to Latrobe City.</p> <p>Why is it Significant? Stanleigh is historically significant as a representative example of a house that is associated with an important phase of development of Moe during the Inter-War period. It provides tangible evidence of the more substantial residences that were erected as Moe developed into an important district centre serving the expanding Latrobe valley region. It is also significant for its association with locally known individuals, Claude and Margaret Staff. (RNE criteria A.4, D.2, H.1)</p> <p>Stanleigh is architecturally and aesthetically significant as a representative example of an Inter-War house, which is notable for its porch, which illustrates the influence of the Streamlined Moderne style. The aesthetic qualities of the house are complemented by the front fence and mature palms, which provide an appropriate setting. It is an important contributory element within the Moore Street heritage precinct. (RNE criteria D.2, E.1)</p>
LEVEL	Local significance

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO46		Recommended

Extent Add to HO either individually (whole of property as defined by Title) or as part of the Moore Street precinct.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	Yes	Incorporated Plan:	No	Incorporated Plan Details	
Description:	Front fence			None specified	

Conservation Management**GUIDELINES (GENERAL)**

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale, detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
- the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

ADDRESS 121 Moore Street
Moe**Last Update** 6/03/2005**HO No.****DESCRIPTION**

Bailluel at 121 Moore Street, Moe is a single-storey interwar California Bungalow with a corrugated metal roof (which is new) and fibro panel sheets in the gables. Below the gable level, the walls are coated in a rough-cast render accented by smooth render bands. The façade is articulated by two large gables, one over the bulk of the house, the other protruding forward on one side to cover the front porch and a room. The gables are clad in fibro panels, above a row of dentils, and have an area of timber shingles at the apex. The porch is supported by two short, angular and chunky piers, typical of the California Bungalow style. The name of the house, 'Bailluel' is spelt out in raised rendered letters above the arch, framed in curlicues. The front door has a transom window and sidelights, all executed in leaded glass with a geometricised rose motif. On either side of the façade is a shallow, curved bay window. They comprise five narrow casement windows with a rose lead-light transom above each. The house has three tall and narrow brick chimneys with a small area of render decoration at the top.

There is a porte-cochere on one side of the house, supported on the same short piers as the front porch. There is an analogous structure on the other side of the house which is enclosed, and may have served as a sun porch. On this same side of the house is a recent single-storey building which houses a commercial car repair garage.

There are several large shrubs in front of the house and a fruit tree. At the front edge of the property is a large pine tree.

Bailluel is one of the best examples of an inter-war bungalow in Latrobe City. It compares with other examples such as 13 and 21 Bridges Avenue, and 86 Church Street all in Traralgon.

Condition Excellent**Integrity** Intact**Threats** Redevelopment**Key elements** Building**Designer****Builder****HISTORY**

The exact date of 'Bailluel' at 121 Moore Street, Moe is not known but it is thought to have been built c.1934 for local farmer Tom Robinson. Rate books for the period are incomplete but a concrete house and six acres, valued at £50 is listed in 1934. The name, although spelt in a different form, is reputed to refer to Bailleul, a small town in Northern France near the Somme, which saw heavy fighting in World War I and was the headquarters of General Sir John Monash.

This property once formed part of a large parcel of land that was purchased in 1928 by Henry Robinson of Moe, farmer, which extended from what is now Moore Street to Bowman Street. In 1930 he sold a triangular-shaped portion of the land between the Moe-Walhalla Railway line and

Moore Street to Thomas John Robinson (who may have been his son).

SOURCES

Land Victoria Titles Vol. 5502 Fol. 213, Vol. 5705 Fol. 969
 Narracan Shire rate book (North Riding) 1934 (rate number 731).
 C.E.W. Bean The A.I.F. in France, multiple parts, St Lucia, University of Queensland Press, 1982.
 Personal communication, December 2004.

Creation Date c.1934

Change Dates

Associations

Local Themes

Tom Robinson

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

Bailluel at 121 Moore Street, Moe, comprising the house constructed c.1934 for Tom Robinson. The form and original detailing of the house, which is typical of the inter-war bungalow style, and its siting contributes to significance of the place.

The building which houses a commercial car repair garage on the south side of the house is not significant.

How is it significant?

Bailluel is of local architectural significance to Latrobe City.

Why is it significant?

Bailluel is of architectural significance as a fine and intact example of a transitional Inter-War bungalow with many features not found elsewhere in the municipality including the porte-cochere at the side. The significance of the house is enhanced by its relatively high degree of external integrity. (RNE criteria D.2 & F.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	Yes		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

New development

The conservation of the existing house is encouraged as part of any future redevelopment and while this imposes some constraints it does not mean that no development can occur. There is already an existing industrial building on the site and there is a large rear yard area with potential for development. The existing house also has a very large roof and a very large front setback. This means that any development behind the house will not be highly visible from the street. On this basis, the following specific development guidelines are suggested:

- New development may occupy the footprint of the existing industrial building on the site and/or the rear yard area and may be freestanding or attached to the rear of the existing dwelling.
- The height of the building should not exceed the maximum height of the house measured to the top of the roof gable.
- Any wall behind the house facing the street should have minimal detailing and openings and use materials and colours that are compatible with the house.
- No buildings should be located in the front setback area, which should continue to be used for carparking and landscaping. Wherever possible, the existing U-shaped driveway arrangement should be retained.

Use

The continued use of a building is an integral part of conserving its heritage significance and one of the most effective strategies for conservation of heritage assets is to ensure that they remain in use,

preferably for the purpose that they were designed and built for. However, in this case the Industrial 3 zoning of the land means that residential use may not be a feasible option in the longer term.

In considering adaptive re-use options, preference should be given to uses that:

- .
- enable the conservation of culturally significant fabric, and cause the minimum degree of change to it;
- ensure that the building is continually occupied, or has a continuity of occupation that will ensure its security and maintenance.
- will not result in conflicts with surrounding land uses allowed by the Industrial 3 zoning of the land

While the Industrial 3 zoning allows some uses subject to a permit that may fit these criteria such as office (which has a 500 sq m floorspace limit) and restaurant, it prohibits most retail uses or places restrictions on others. Accordingly, it is considered appropriate to enable prohibited uses to be considered if they will demonstrably support the conservation of the place by enabling a viable use that fits the above criteria.

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

TYRONE (FORMER)

Place No. 13

ADDRESS 64B, 64C - 64 Moore Street
Moe

Last Update 14/04/2010

HO No.



DESCRIPTION This property, situated at the corner of Moore and Westbury streets, comprises part of the large lot owned by the Purvis family from 1920 until the 1980s. Following a 1985 subdivision (see History) it is now spread across three separate lots numbered 64, 64B and 64C Moore Street.

The house, situated within 64 Moore Street, is a large interwar, single-storey stucco and clinker-brick bungalow with a ceramic-tiled hipped roof. The house incorporates many aspects of the Streamlined Moderne style, namely curved walls around the front door, and a horizontal emphasis created by the strong brick base and brick stringcourses above and below the windows. This is combined with a decidedly un-horizontal hipped roof - which was a common combination in the domestic architecture of both Australia and England at the time.

The entrance porch is supported by massive, square brick piers with unusual niches in them. Most of the windows are grouped in tripartite banks: a large, fixed pane at the centre, flanked by smaller sash windows. There is a sunroom on one side of the house. The two tall and narrow chimneys continue the palette of materials - rendered with a brick cap (which has projecting horizontal bands) and several bricks 'protruding' through the render on the corners.

The house is situated at the end of a curving concrete drive leading from the entrance gate at the corner of Westbury Street within an established garden, which extends across all three lots indicating the original extent of the allotment. It is hidden from the street behind a mature Cypress Hedge that extends along almost the whole of the front and side boundaries. Part of the hedge facing Moore Street has been shaped to produce a castellated effect. Beneath the hedge a low

fendered fence with clinker-brick borders and posts, probably contemporary with the date of the house, extends along part of the Moore Street frontage and returns along part of Westbury Street. Hedgerows. Other mature trees include a Canary Island Palm (*Phoenix Canariensis*). There are outbuildings including an old garage, as well as a former tennis court.

The house is in good condition and has a high degree of external integrity. The fence has high integrity, but is in fair to poor condition and is being damaged by the Cypress hedge. The wrought iron gates are in fair condition. The condition of the hedge itself varies - some of the plants have died or are in decline and according to the present owner there is evidence of dieback on the internal parts of the hedge.

The house and garden forms part of the Moore Street precinct, which comprises predominantly mid-twentieth century houses on garden allotments on both sides between Westbury Street and Hennessy Street (Refer to separate citation in this Study).

Condition	Good	Integrity	Intact
Threats	Redevelopment	Key elements	Building Fence/Gate/Wall Garden
Designer	Ireland Brothers	Builder	Ireland Brothers

HISTORY

This house, situated on the corner of Moore and Westbury streets in Moe, was built by 1942 by Ireland Brothers for the prominent regional retailer George Clifton (Jack) Purvis and his family. Reputedly, it was called 'Tyrone' to commemorate the family's origins in Ireland. At the time of its construction the house was situated on a large allotment of just over 2 acres in area and the Purvis family established an extensive garden, including a Cypress hedge that extended along Moore Street frontage and returned along part of the Westbury Street boundary.

The Purvis family owned the property until 1985 when two lots containing the house and part of the once extensive garden (the present day Nos. 64 and 64B) were sold together, while members of the Purvis family retained ownership of the northern part of the garden, now No.64C Moore Street. Parts of the original property now facing Westbury Street and Saxton's Drive had previously been sold off in the 1950s.

The properties now numbered 64, 64B and 64C Moore Street are part of C.A.43, Section 1, Township of Moe for which Alice Purvis obtained the Crown Grant in February 1920. The land extended westward from Moore Street to what was then the Walhalla railway, which generally followed the route of the present day Saxton's Drive. After Alice's death in 1930, the title was eventually transferred by May 1936 to the sole ownership of George Clifton Purvis and rate records show that the land was rated to 'Purvis Stores and Family' by 1939. The change in ownership corresponded with a substantial increase in valuation from £48 in 1938 to £110 in 1942. This indicates the date of construction of the new house. George had previously owned a house further to south in Moore Street, situated on part of C.A.44.

In 1950 George began to subdivide and sell off parts of CA43, retaining ownership of the part of the allotment containing the house and garden facing Moore Street. After his death in 1962, the remaining land was transferred to members of the Purvis family, who in 1985 (as noted above) eventually sold all but one of the remaining lots, now numbered 64C Moore Street.

Moe experienced significant growth in the late 1930s through to the 1960s as the SEC expanded operations and this house was one of several constructed on both sides of Moore Street as Moe rapidly expanded (Please refer to the Moore Street precinct citation for further information).

George C. Purvis was part of the Purvis family retail dynasty and is credited with developing the family business into the largest retail chain in Gippsland, which at its peak had 20 'thriving stores, a fleet of motor transport, its own garage, maintenance department, etc.' He took over the running of a general store in Moe from his father William Alexander. This origins of this first store could be traced back to a store trading under the name of Hampton & Brooks at first settlement near the Narracan Creek in 1870. In about 1879 the store along with the town was moved 2km south to the new railway station, and went through a succession of owners before it was purchased by WA Purvis in 1910.

Over the years, the stores diversified from groceries into furniture and drapery, but following

increased competition they were gradually closed and the last food outlet closed in Moe in 1987. The Purvis family is also known for establishing the 'Aussie Disposals' chain of stores, opening their first in Moe before expanding throughout Victoria. [2]

SOURCES

Narracan Shire Rate Book (North Riding), 1938 (745); 1939 (794); 1941/2 (2629)
[George C. Purvis is previously rated for a house on CA44 Sec 1 1932 (728), 1933 (705), 1935 (747), 1936 (760)]

Land Victoria, Certificates of title, Vol.4367 Fol.276 (Crown Grant 1920), Vol.5739 Fol.657 (1936)

Moe & District Historical Society, 'A Pictorial History of Moe and District', 1988, p.47

Personal communication, Moe & District Historical Society, January 2005

Creation Date c.1942

Change Dates

Associations

Local Themes

George Purvis and family

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The house formerly known as 'Tyrone', constructed by 1942 by the Ireland Brothers for George C. Purvis, at 64 Moore Street, Moe, and other features associated with period of ownership by the Purvis family including the original front fence and mature garden plantings including the Cypress hedge along the boundary, a Canary Island Palm (*Phoenix canariensis*), other mature exotic trees, the garage and the tennis court.

How is it significant?

'Tyrone' at 64 Moore Street, Moe is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

'Tyrone' at 64 Moore Street, Moe is of historic significance as a representative example of a place that is associated with the development of Moe during the Inter-War period. It provides tangible evidence of the more substantial residences that were erected as Moe developed into an important district centre serving the expanding Latrobe Valley region. It is also significant for its strong associations with the locally important Purvis family. (RNE criteria A.4, D.2, H.1)

The house at 64 Moore Street, Moe is of architectural significance as an intact, representative example of an Inter-War house that exhibits the influence of the Streamlined Moderne style. The aesthetic qualities of the house are complemented by an original fence and remnants of a once extensive garden that provide an appropriate and related setting to the house. The house, fence and garden as a whole are important contributory elements within the Moore Street precinct. (RNE criteria D.2, E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent Add to HO as an individual place with tree and fence controls.
The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		

Outbuildings or Fences:	Yes	Incorporated Plan:	No	Incorporated Plan Details
Description:		Front fence, hedge and mature trees in garden.		None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

Hedge

The hedge contributes to the setting of the house and is also an important landscape element in Moore Street. However, the hedge is now quite large and difficult to manage because of its size, while some of the plants have died or are in decline and there is evidence of dieback on the internal parts of the hedge. The hedge is also causing damage to the adjacent front fence (see below). On this basis, although the conservation and maintenance of the hedge is encouraged, it is recognised that it may require replacement in the future. When the hedge requires replacement, the options are:

- Replanting in a similar or different species. It is recognised that the type of cypress used for the original hedge may not have been appropriate given the size to which it grows. Accordingly, a different cypress species with a more compact growth habit could be considered as an alternative, or a completely different hedging plant. Some examples include Lilly Pilly, Photinia 'Red Robin', or Portuguese Laurel.
- Not replanting – while the loss of the hedge would change the character of Moore Street it would also allow the house to be a more visible part of the streetscape along with other mature garden trees.

Fence

The fence is in fair to poor condition and, as noted above, is being damaged by the roots of the adjacent hedge, which is causing major cracking. As such the fence may require either significant repair or complete replacement. However, it would be impractical to undertake any work until the issue of the hedge is resolved as it will continue to cause problems for any fence adjacent to it. At such time that the hedge requires replacement due to decline or for other reasons it is likely that its removal will result in significant damage or possible destruction of the fence. On this basis the following approach is suggested:

- Stabilise the fence as far as possible.
- Where sections cannot feasibly be repaired due to root damage or otherwise, or are causing a safety/liability issue due to potential collapse onto footpath remove sections as required – Note: sections removed should be the minimum required to repair damage and should be done in such a way that it does not damage or undermine adjoining sections of the fence.

When the fence ultimately requires replacement, the options are:

- Reconstruct a fence that is identical or similar to the existing fence.
- Construct a new fence that is of a typical inter-war character (e.g. woven wire or simple picket).
- Construct a simple contemporary style fence.

As a general rule the height of any new front fence should not exceed 1.5 metres along the Moore Street frontage. If additional privacy is required then a suitable hedging plant (see above) may be used in conjunction with the fence

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

HOUSE

Place No. 302

ADDRESS 09 Railway Crescent
Moe

Last Update 21/03/2005
HO No.



DESCRIPTION A large Inter-War house with a hipped, terracotta tile roof, it sits prominently on the high side of the road commanding extensive views to the north. A central, forward projecting hip contains a room with a bay window as well as the front entry porch. The porch is supported by two red brick piers topped with tapered concrete pylons and slab cappings. A low red brick balustrade wall sits between the two piers. External walls are clad with fibro cement sheet and timber cover battens with a timber weatherboard skirt. There are double front doors with decorative timber detailing. Windows are projecting timber-framed double-hung sashes with wide timber architraves and mouldings. A large bungalow style addition lies to the southeast of the main building and has been constructed in a sympathetic manner. The front fence would appear to be original and is constructed from timber posts and rails with woven wire. The large garden of mature plantings is dominated by two landmark Canary Island palm trees (Phoenix Canariensis)

Condition Good

Integrity High

Threats Redevelopment

Key elements Building
Fence/Gate/Wall
Garden
Tree/s

Designer

Builder

HISTORY The house at 9 Railway Crescent, Moe was built in 1933. Thomas Bezer Drew, managing clerk of Moe acquired lots 12 and 13 of CA 10 section 7 in July 1931. Lots 12 and 13 correspond to today's number 9. Rate records show that the plot had increased in value from £6 in 1932 to £35, with the addition of a house, in 1933.

SOURCES

Narracan Shire Rate Books, East Riding: 1932 (rate number 1297); 1933 (1219)
Land Victoria Title Information, LP 8267 (lots 12 & 13)

Creation Date 1933

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF What is significant?

SIGNIFICANCE The house at 9 Railway Crescent, Moe is a large California Bungalow style house sited prominently with extensive views to the north. It has a hipped, terracotta tile roof and is clad in fibro cement sheet with timber battens, and a weatherboard skirt. The tapered piers typical of this style are brick and concrete. There is a sympathetically designed extension on the southeast side. The front fence appears to be original and the house is surrounded by an extensive garden of mature plantings dominated by two landmark Canary Island palms.

How is it significant?

The house at 9 Railway Crescent, Moe is of local aesthetic significance to Latrobe City.

Why is it Significant?

Aesthetically, it is significant as a representative example of an Inter-War house in the California Bungalow style, which is related to the contemporary house at No. 7. It is notable as fine and large example of the style and is complemented by an original fence and a large garden of mature plantings, dominated by two landmark Canary Island palms, which provide an appropriate and related setting to the house and contribute to its aesthetic values. (RNE criteria D.2 & E.1)

LEVEL Local significance

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	Yes	Incorporated Plan:	No	Incorporated Plan Details	
Description:	Front woven wire fence			None specified	

Conservation Management**GUIDELINES (GENERAL)**

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE

Place No. 304

ADDRESS 26 Railway Crescent
Moe

Last Update 20/08/2008

HO No.



DESCRIPTION This timber weatherboard house is located on the corner of Railway Crescent and High Street, Moe having a very long frontage to the latter. It is largely obscured by the front fence, a high hedge and other shrubbery in the lush garden. The visible components of the house would suggest a style from the Federation/Edwardian era, although the complex of roofs would suggest that the house was built in stages, which perhaps reflect the various changes in ownership described in the History.

The front section of the house is asymmetrical in plan, with a long traverse gable roof and a projecting gable at one end. There is a relatively plain chimney at one end. The gable ends on the front wing of the house have cladding with stucco finish and timber battens fixed in a vertical pattern. The gables are completed with timber finials, although it is not apparent if these are original. This section of the house would appear to date from the early twentieth century and is possibly associated with the ownership of Dr and Sarah Phelps.

To the rear can be seen a higher hip roof with a painted brick chimney with decorative corbelling that would appear to be earlier and date from the late nineteenth century. This may be associated with the one of the owners in the late nineteenth century.

Condition	Good	Integrity	Medium
Threats	Redevelopment	Key elements	Building Garden
Designer		Builder	

HISTORY

THEMATIC CONTEXT

The pastoral era attracted small numbers of people to the study area and it was only after the opening up of land of land for selection that permanent townships were to develop. However, it was the opening of the Gippsland railway in 1879 and the consequent expansion of branch lines that was to have the most profound and lasting influence upon the pattern of settlement in the study area. As the population increased with selection and the arrival of the railway lines Moe, Morwell and Traralgon developed as the main commercial centres and shops, hotels, banks, solicitors' rooms and newspaper offices were built to cater for local and regional needs (Context, 2008:37).

By the early 1860s, a small settlement developed to the north of the Moe Swamp at Westbury as a staging post on the coach route to Gippsland. When the railway line between Sale and Melbourne was constructed, the new railway station to the south east became the focus of activity, and the town of Moe was surveyed in 1879. The new town soon had hotels, banks, churches, a school and

a mechanics' institute and became a centre for the surrounding farming community and the timber industry. A co-operative butter factory began operating in the town in 1906. Moe's importance as a railway centre increased when branch lines were built to Thorpdale in 1888 and Walhalla in 1910, and, as a result of SEC operations, to Yallourn (Context, 2008:40).

PLACE HISTORY

The exact date of the house at 26 Railway Crescent, Moe is not known, but it could have been built in stages from as early as c.1892. Rate books are missing for the period prior to 1932, but title information shows that it was built on land originally owned by James Holbrook Attwood, who acquired 12 acres in 1892, being lots 18 and 19 of Crown allotment 7 in the Parish of Moe. All or part of the land then changed hands several times over the subsequent years. The owner by July 1896 was Rosanna Maffey who sold one year later to Ernest Perry. Perry owned it until May 1901 when it was sold to Octavius Lawrence. In January 1904 Sarah Phelps became the owner.

Sarah is presumed to be the wife of Dr. Phelps, who according to local history was the first medical practitioner to live in Moe. Until the arrival of Dr Phelps Moe was served by visiting doctors who lived in neighbouring towns. Dr Phelps, who had been based in nearby Coalville from 1897 came to Moe in 1900 and stayed until 1909. As well as running his own practice Dr Phelps (and other doctors that followed) acted as the local health officer for the council. In 1905 following cases of typhoid, Dr Phelps made a report to Narracan Shire Council that highlighted the problem of townpeople depositing nightsoil just outside the boundaries of the town, which when dry would turn to dust and be blown into open wells causing disease. This report resulted in the appointment of Mr Joe Smith as Nightman for Moe (MDHS, 2005:7)

In March 1919 John Pruden became the owner [Land Victoria] and the earliest surviving rate book shows that Pruden was still living in the house in 1933, had acquired lot 16 as well, and that it had a rateable value of £40. [RB] John Pruden was a member of the Moe Masonic Lodge No. 210 and laid the foundation stone for the new temple at the opposite end of High Street in 1939.

SOURCES

Land Victoria Certificate of Title
Narracan Shire Rate Books [RB]: 1933 (rate number 1603)

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
Moe & District Historical Society (MDHS), 'A short history of Moe & Newborough', 2005
Moe & District Historical Society (MDHS), 'Moe & Newborough Heritage Walks', 2006

Creation Date c.1895

Change Dates c.1915

Associations

Dr. Phelps, John Pruden

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 26 Railway Crescent, Moe appears to have been constructed in stages with the earliest section possibly dating from late nineteenth or early twentieth century. Although altered, the house retains the characteristic form of an early timber house and the stages of development can be interpreted. It is one of only a small number (two or perhaps three) late nineteenth century houses to survive in Moe.

How is it significant?

The house at 26 Railway Crescent, Moe is of local historic significance to Latrobe City.

Why is it significant?

The house at 26 Railway Crescent, Moe is of historical significance as a rare example of a residence associated with the selection of land around Moe township in the late nineteenth

century. Evidently constructed in stages, it is now one of a small number of buildings in Moe that date from the late nineteenth or early twentieth century. It is also significant for its associations with Dr Phelps and John Pruden. (RNE criteria A.4, B.2, D.2, H.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy

efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE

Place No. 75

ADDRESS 30 Ann Street
Morwell

Last Update 6/03/2005
HO No.



DESCRIPTION The house at 30 Ann Street, Morwell is a single fronted gable roof weatherboard cottage. There is one brick chimney with corbelling, new corrugated iron roof, timber finial (new?) skillion verandah with turned timber verandah posts. The central front door is flanked by double hung timber sash windows (window in side walls not original), and there is a new cast iron lace frieze and balustrade on verandah. At the rear there is a skillion addition plus a very recent parallel gable addition and a new weatherboard dwelling at rear of property.

The early part of this dwelling at the front is the most intact surviving Victorian era gabled cottage in Morwell and compares with similar cottages in Traralgon including 10 and 11-13 Janette Street, and 14 and 16 Roseneath Avenue.

Condition	Good	Integrity	Medium
Threats	Redevelopment	Key elements	Building
Designer		Builder	

HISTORY The house at 30 Ann Street, Morwell was built on land owned by Mary Ann Keegan from the 1890s until 1917. A house is listed from 1894 and valued at £8. Its value had risen to £12 by 1895-6 and was re-valued at £9 in 1901-2. In 1917 it is rated at £11. A Certificate of title exists for John Curtain, farmer, from 1920, for a land parcel of 60 foot frontage, double the later width. Walter Handley bought it from Curtain in 1923 and in 1924 it was owned by John Chester, and an easement created. There is a gap in the rate books until 1927 when John Ronald McPhee is the owner and the house is valued at £23. Improvements and additions could have been made at this time, as the frontage is now only 28 feet. Chester continued to be his neighbour until he died in 1935, when Robert McPhee bought Chester's house.

SOURCES
Morwell Rate Books: 1893 (Rate number 316); 1894-5 (387); 1899-1900 (405); 1917-18 (239); 1927-8 (410); 1928-29 (412)
Land Victoria Certificate of Title

Creation Date c.1894

Change Dates

Associations

Local Themes

Mary Ann Keegan

7. BUILDING SETTLEMENTS & TOWNS
7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE What is significant?
 The house at 30 Ann Street, Morwell is a weatherboard gabled cottage with a rear skillion and a simple straight front verandah. The additions to the rear of the skillion are not significant.

How is it significant?
 The house at 30 Ann Street, Morwell is of local historic significance to Latrobe City.

Why is it significant?
 The house at 30 Ann Street, Morwell is of historical significance as one of a small number of surviving late nineteenth century houses that demonstrate the early development of Morwell following the opening of the railway and the land subdivision that occurred in the 1880s. It is also important for its associations with Mary Ann Keegan, an early landowner who undertook some of the first major private subdivisions in Morwell. (RNE criteria A.4, D.2, H.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

ST MARY'S CHURCH OF ENGLAND (FORMER)

Place No. 357

ADDRESS Chapel Street
Morwell

Last Update 4/12/2008

HO No.



DESCRIPTION The former St Mary's Church of England, Morwell is a Victorian Gothic brick church (now painted) with a weatherboard front elevation and entrance porch. There are brick buttresses to the side elevations and pointed plain glass windows. The steeply pitched corrugated steel (new) gabled roof has vents to both sides.

The church was originally sited at the corner of Chapel Street and George Street and now forms part of the Commercial Road State School complex, which has incorporated part of George Street into the school grounds. The church is located just to the south of the school buildings that date from the early to mid-twentieth century (refer to separate citation in this Study).

Condition Excellent

Integrity Minor Modifications

Threats None apparent

Key elements Building

Designer

Builder

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region.. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques. [Context, 2008:59]

PLACE HISTORY

As noted above the first Anglican services in the Morwell area was conducted by Francis Hales in the Bennett homestead at Hazelwood Station in 1848. The first church in Morwell was constructed in 1881 to serve the Catholic congregation. In 1883 the Methodists built their own church and this was also used by the Anglicans and Presbyterians until their built their own places of worship.

In the second plan of Morwell, dated October 1878, the north-west corner of Block 4, bounded by George, Elgin, Chapel and White streets was shown as allotted to the trustees of the Church of England. However, it would not be until 1884 that the Anglican church began planning the

building of the church. According to McGoldrick (1979:44) 'little was done in the first twelve months' until a railway employee, John Robb, donated £25 and some foundation material. The church was opened on 7 February 1886 by Bishop Moorhouse of Melbourne. The cost was £330 of which £100 was still owing at the time it was opened.

The church constructed in 1886 served the congregation for over 50 years when planning for a new church began. The present St Mary's site in Latrobe Road, Morwell was purchased in 1931, but plans for its development were delayed by the depression and the Second World War. Ex-RAAF barracks that served as a church, hall and meeting rooms were opened in 1947. A church was built on the site in 1958 with the intention of converting it to a hall and building a new church in the future. The 1958 church was eventually replaced by new church and office complex on the Latrobe Road site, which was dedicated by Bishop Delbridge in 1980. [Context, 2008:60]

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Dr Meredith Fletcher (ed.) et al, 'Gippsland Heritage Journal No. 19 (March 1996)' article 'The Moving Ascension' by Ian Huguenin, pp.47-48

Prue McGoldrick, 'Steamhorse to power. A history of Morwell town', Morwell Shire Council, 1979

Creation Date 1886

Change Dates 1958

Associations

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

St Mary's Church of England (former), Morwell was constructed in 1886 at the time that Morwell became a separate parish and was used until a new church was constructed on another site in Latrobe Road in 1958. It was then incorporated into the Commercial Road State School and is currently used as a Library. It is a Victorian Gothic brick church (now painted) with a weatherboard front elevation and entrance porch. There are brick buttresses to the side elevations and pointed plain glass windows. The steeply pitched corrugated steel (new) gabled roof has vents to both sides.

How is it significant?

St Mary's Church of England (former), Morwell is of local historic, social, and aesthetic significance to Latrobe City.

Why is it significant?

St Mary's Church of England (former), Morwell is of historical significance for its strong associations with the Anglican Church in Morwell and the creation of Morwell as a separate parish in 1886. It demonstrates the development of Morwell after the opening of the railway and is now the oldest surviving church in Morwell and the only one to date from the nineteenth century. (RNE criteria A.4, B.2, C.2, D.2)

St Mary's Church of England (former), Morwell is of social significance as a building that has been used continuously by the community for over 100 years first as a church and now as part of the Commercial Road school. (RNE criterion G.1)

St Mary's Church of England (former), Morwell is of architectural significance as a representative example of a simple late nineteenth century brick Gothic church. (RNE criterion D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the church and surrounding land to a minimum extent of 2m including all land between the church and Chapel Street.
The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

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 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

LA MODE FACTORY & GARDEN (FORMER)

L.M. Ericsson factory

Place No. 182

ADDRESS 073 - 83 Church Street
Morwell

Last Update 20/08/2008

HO No.



DESCRIPTION

The former La Mode factory is a post-war industrial complex. The factory comprises a saw-tooth factory building with smaller gabled buildings adjoining, which is attached to an office and administration wing. The factory building is clad in corrugated iron with brick to the lower walls. The office is 'T' shaped in plan and has a gabled roof with prominent eaves and extensive glazing in the walls, which are otherwise constructed of brick. There is a small gatehouse with skillion

roof near the Church Street entrance. The factory and office buildings have a relatively high degree of external integrity and appear to be in fair to good condition.

The factory and office complex is set at an angle within the extensive landscaped grounds. The site contain many remnants of the original landscaping, which comprises semi-mature native trees (Eucalypt sp.) in a woodland planting along the northern and western boundaries and a mixture of exotics including Conifers (Cupressus sp.), Plane trees and others around the Church Street entrance and adjacent to the office and administration section. The planting along the Collins Street boundary includes approximately 11 mature Swamp Mahogany. Trees along the Church Street frontage include mature Oaks, Bhutan Cypress. Lilly Pillys, a Weeping Elm, about four Liquid Ambers, a Silky Oak, Cypresses (Cupressus macrocarpa), Coprosma, Cottoniasta, a large Plane tree, an Italian Cypress (Cupressus sempervirens) at front gate (hedge?) and other small exotic trees and shrubs.

Condition	Fair	Integrity	Medium
Threats	Redevelopment	Key elements	Buildings Landscape Tree/s
Designer	Edna Walling (Landscape)	Builder	

HISTORY

THEMATIC CONTEXT

When the SEC began its operations at Yallourn in the 1920s, very few women were employed. This left a surplus female labour force and many young women had to leave the district to gain employment elsewhere. Aided by local government encouragement, new textile industries that would provide opportunities for female school leavers were attracted to the Latrobe Valley in the post war years. Kaysers glove factory, locally known as 'Glovers', opened in Moe in 1943 and was significant as an early decentralisation initiative. Many Moe women have fond memories of working at Glovers. The La Mode factory, making 'fashion foundations for comfort and grace', was built in Morwell in Church Street in 1945 and later opened another branch in Traralgon. La Mode employed women from throughout Latrobe City, and the company's closure in the 1960s had a significant impact on the area. By this time, the workforce had changed from consisting of predominantly school leavers to married women. Other clothing manufacturers to operate in the Latrobe Valley included Givoni (1968) and Valentine Lee (1971) and the Rocklea Spinning Mills (Context, 2008:32).

PLACE HISTORY

Construction of the La Mode factory in Church Street, Morwell began in July 1944 and the official opening was conducted exactly one year later with the Victorian Premier, Albert Dunstan, officiating. The factory was of a modern design and occupied a large allotment on what was then the northern fringe of the Morwell township (Legg, 1992:210). The extensive grounds were reputedly laid out by the noted Australian landscape gardener, Edna Walling.

Initially the factory produced pullovers and underwear for both the Australian and American armed forces. The staff initially comprised 20 young women, but grew rapidly. La Mode attracted women from around the Latrobe Valley - it advertised in Moe papers offering subsidised transport, no Saturdays, and a trained nurse (Proctor, 1997:14). However, wartime restrictions on production limited the range, style and price of the garments until 1949. The first manager of the factory, Jim Bush, later became prominent in the community as a Morwell Shire Councillor, and was a long serving member of many organizations. The factory closed in the 1965 and was vacant until 1967 when it was occupied by the electronics firm L.M. Ericsson (Legg, 1992:210, 265).

L.M. Ericsson manufactured components for telephone switch systems and during the peak of operations in the early 1970s employed 700 staff, many of whom were women as had been the case at La Mode. It was described as being 'vital to the regional economy for twenty years' until its closure in 1987 (Legg, 1992:295).

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Stephen Legg, 'Heart of the valley. A history of the Morwell municipality', Melbourne, City of Morwell, 1992

Lorraine Proctor, 'Moe in 1950: Growing pains and civic affairs', in Gippsland Heritage Journal No.21, March 1997

Creation Date 1944-5

Change Dates

Associations

Local Themes

La Mode industries

5. INDUSTRIALISATION & MAKING
A REGION

5.3 Clothing and textile manufacturing

**STATEMENT OF
SIGNIFICANCE**

What is significant?

Construction of the La Mode factory in Church Street, Morwell began in July 1944 and the official opening was conducted exactly one year later with the Victorian Premier, Albert Dunstan, officiating. The factory was of a modern design and occupied a large landscaped allotment on what was then the northern fringe of the Morwell township. The factory closed in the 1965 and the building was used from 1967-87 by L.M. Ericsson. The former La Mode factory is a post-war industrial complex. The factory comprises a saw-tooth factory building with smaller gabled buildings adjoining, which is attached to an office and administration wing. The factory building is clad in corrugated iron with brick to the lower walls. The office is 'T' shaped in plan and has a gabled roof with prominent eaves and extensive glazing in the walls, which are otherwise constructed of brick. There is a small gatehouse with skillion roof near the Church Street entrance. The factory and office buildings have a relatively high degree of external integrity and appear to be in fair to good condition. The factory and office complex is set at an angle within the extensive landscaped grounds. The site contain many remnants of the original landscaping, which comprises semi-mature native trees (Eucalypt sp.) along the northern and western boundaries and a mixture of exotics including Conifers (Cupressus sp.), Plane trees and others around the Church Street entrance and adjacent to the office and administration section.

How is it significant?

The former La Mode factory complex at 79-83 Church Street, Morwell is of local historic, aesthetic and architectural significance to Latrobe City.

Why is it significant?

The former La Mode factory is historically significant as a representative example of a place that is associated with the industrial development that occurred in the Latrobe Valley after the Second World War. It provides tangible evidence of the factories built specifically to employ the surplus female workforce in the Latrobe Valley and is also significant as a factory that played a role in the war effort. (RNE criteria A.4, D.2)

The former La Mode Factory is architecturally significant as a representative example of a post-war factory complex set within landscaped grounds. The siting of the factory set back within now mature trees contributes to the aesthetic qualities of the place. The significance of the place is enhanced by the relatively high external integrity of the factory buildings and its rarity value as one of the few surviving post-war garment manufacturing complexes in Latrobe City (RNE criteria B.2, D.2, E.1).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

RAILWAY SUB STATION

Place No. 451

ADDRESS Commercial Road
Morwell

Last Update 1/09/2008

HO No.



DESCRIPTION

As noted in the History this sub station was one of 19 sub and tie stations constructed between 1952 and 1954 from Nar Nar Goon to Traralgon for the electrification of the main Gippsland line.

The sub stations were of similar designs comprising a simple red brick building of utilitarian design on a concrete foundation and slab with cement sheet roofing, which was situated adjacent to the switch yard containing the rectifier, circuit breaker, transformer and feeder equipment. Internally, the sub stations were divided by small walls housing the power generating rectifiers and transformers leading to an adjacent control room or annexe for the feeder panels and switch boards. As noted in the History, the annexe provided space for a desk, storage for the sub station plans and a small hand basin with running water.

The Morwell sub-station appears to be similar in design to the sub-station in Lloyd Street, Moe. L-shaped in plan, these buildings are distinguished in elevation by the pointed parapet to accommodate the gabled roof of the section containing the power generating rectifiers and transformers. At Moe, the cyclone wire fence marks the extent of the former switch yard, but all infrastructure has been removed - when inspected in mid-2008, this still survived at Morwell.

The Moe and Morwell sub stations are slightly different in elevation and plan to other known surviving examples including the one at Bunyip (outside Latrobe City), which is included on the Victorian Heritage Register - this is rectangular in plan and has a simple straight parapet concealing the roof. The sub-stations at Hernes Oak and Yallourn were not inspected and it is not known whether they have survived.

Condition	Good	Integrity	High
Threats	Lack of maintenance	Key elements	Building Other (see description)
Designer	Victorian Railways Railway Electrical Branch	Builder	

HISTORY

THEMATIC CONTEXT

Prior to World War 2, the mining operations at Yallourn had been used to produce electric power on the coalfield itself and for the local manufacture of briquettes (which were used for heating). However, when the supply of black coal from New South Wales became erratic after the war, the Victorian Government encouraged the SEC to prepare long term plans for development of the coal reserves in the Yallourn area. This enabled briquette output to be greatly increased as well as additional power generation.

The increase in briquette production raised a number of issues, which included the significant increase in the numbers of trains using the line, which was single track beyond Dandenong and the adverse grades of up to 1 in 50 for 'Up' trains (i.e., returning to Melbourne), which required assistant engines. This was particularly significant for fully laden trains travelling from Yallourn. The SEC closely co-operated with the Victorian Railways (VR) to find a solution and an internal body named the Operation Improvement Committee was set up within VR to consider the problems. After considering a number of options including steam, diesel and electric it was decided that electric traction should be adopted as the most economical means of operation. A further recommendation was that eventually most of the line from Dandenong to Traralgon should be duplicated.

In approving the Gippsland line upgrading, the Government of the day stressed the necessity of an early completion date so that the benefits of the entire project could be realised as quickly as possible. Because of this, the VR sought and received greater than normal freedom of action from the State Government in regard to the purchase of the necessary plant and materials.

By June 1949, the V.R. Annual Report could state that a good deal of engineering work had been done. As a result of projected increases in brown coal production, proposals were brought forward for duplicating the entire route from Dandenong to Morwell, rather than carrying out these improvements only between Longwarry and Yarragon as originally envisaged.

The duplication works were completed in stages between 1950 and 1953 and although the construction schedule for the Gippsland electrification was continually upset during the early 1950s by the Government's inability to make sufficient funds available for capital, the project was sufficiently complete for the first section to be officially opened as far as Warragul on 21 July 1954. This marked the opening of the first non-suburban electrified rail service in Australia and the completion of the initial stage of the of the first main line electrification project to be undertaken by an Australian railway.

Electrification works continued and by September 1955 had been extended to Moe and Yallourn. The latter works were along a new direct line to from Moe to Yallourn that was constructed in 1953. Then, on 15 March 1956 the final stage of electrification was completed between Moe and Traralgon thus completing this component of the project. To provide power, sub-stations were built at various places including Moe, Yallourn, Hernes Oak, Morwell and Traralgon.

The construction of the new direct line from Moe to Yallourn in 1953 reduced the journey of loaded trains from Yallourn by 5km and eliminated the steep grades that existed on the old line. The old line was retained for a time so that a circular one-way route was created; however, it fell into disuse and was eventually closed in 1957 after a new signal box was opened in 1953, which allowed the new line to be operated in both directions. Part of the route of the old line was eventually subsumed by the open-cut mine.

Expansion of the open-cut coal mine resulted in a deviation of the main line between Moe and Morwell in 1963, which was later provided with automatic signalling in 1966. Associated with this work was the construction of a remotely controlled crossing loop, which became known as Hernes Oak.

Although the principal reason for electrification and duplication of the Gippsland line to Traralgon was to expedite the haulage of brown coal to Melbourne, this traffic declined considerably due to brown coal becoming a less popular source of energy for industrial and domestic purposes. The remaining line to Yallourn was closed as a result.

The Gippsland line between Traralgon and Melbourne remains a busy line and was further upgraded between 2004 and 2007 to provide a fast rail link between the two centres. As part of this project most of the infrastructure associated with electrification was removed with the exception of the sub-stations (Context, 2008:25-6).

PLACE HISTORY

As noted above the Morwell Sub Station was one of 19 sub and tie stations constructed between 1952 and 1954 from Nar Nar Goon to Traralgon for the electrification of the main Gippsland line, the first main line in Australia to be electrified. The others in the study area were located at Hernes Oak, Yallourn and Moe. As noted above all were decommissioned by 2007.

The sub station comprising a simple red brick building of utilitarian design on a concrete foundation and slab with cement sheet roofing and an adjacent switch yard for the rectifier, circuit

breaker, transformer and feeder equipment was designed to the specification of the Chief Electrical Engineer of the Railway Electrical Branch of the Victorian Railways. Most sub stations were divided by small walls housing the power generating rectifiers and transformers from an adjacent control room or annexe for the feeder panels and switch boards. As the sub stations were unmanned (They were initially controlled from a central control room at Warragul - where an overhead and substation maintenance depot was also located - later they were controlled from Jolimont) there was no requirement for office and staff facilities, though some of these annexes provided space for a desk, storage for the sub station plans and a small hand basin with running water.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History, 2008
 S.E. Dornan & R.G. Henderson, 'The Electric Railways of Victoria', 1979, pp. 88-91
 Heritage Victoria, Bunyip Railway Sub Station, VHR H2025

Creation Date c.1955

Change Dates

Associations

Local Themes

Victorian Railways

4. TRANSPORT & COMMUNICATIONS
 4.2 Creating a railway network

STATEMENT OF SIGNIFICANCE

What is significant?

The Railway Sub Station at Morwell was one of 19 sub and tie stations constructed between 1952 and 1954 from Nar Nar Goon to Traralgon for the electrification of the main Gippsland line, the first main line in Australia to be electrified. The sub station comprises a simple red brick building of utilitarian design on a concrete foundation and slab with cement sheet roofing, which is adjacent to the switch yard for the rectifier, circuit breaker, transformer and feeder equipment. The sub station was designed to the specification of the Chief Electrical Engineer of the Railway Electrical Branch of the Victorian Railways.

How is it significant?

The Morwell Railway Sub Station is of local historical and technical significance to Latrobe City.

Why is it significant?

The Morwell Railway Sub Station is historically significant as it serves as an important tangible reminder of the electrification of the first main line in Australia and as evidence of one of the largest projects undertaken by the Victorian Railways. The Morwell Railway Sub Station is historically significant for its association with the rapid development of the Latrobe Valley and the related coal and briquette industry located at Latrobe Valley which was central to the economy and economic development of the State of Victoria particularly in the 1950s. (RNE criteria A.4, D.2 & H.1).

The Morwell Railway Sub Station is technically significant as part of the technology that was developed by the Victorian Railways of the electrification of the first main line in Australia and the system of electric locomotives associated with the transportation of briquettes and the industrial growth in the Latrobe Valley. (RNE criterion F.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent None specified

Heritage Schedule

External Paint Controls: No On VHR: No VHR Ref No: No

Internal Alteration Controls:	No	Prohibited Uses:	No	
Tree Controls:	No	Aboriginal Heritage Place:	No	
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details
Description:	None specified			None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest

and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

COLONIAL BANK OF AUSTRALASIA (FORMER)

Place No. 184

ADDRESS 154 Commercial Road
Morwell

Last Update 17/07/2010
HO No.



DESCRIPTION The former Colonial Bank of Australasia at 154 Commercial Road, Morwell is a two-storey Victorian Boom-era commercial building. The double-brick walls are coated in smooth cement render, which also forms a variety of classical decorative elements. The building draws upon the Italian Renaissance in style and employs conventional Orders of architecture. The ground floor façade openings have round-arched heads: two central windows and a door on either side, all with keystones. Each doorway is flanked by Ionic pilasters supporting a rendered entablature. The first floor has four rectangular windows beneath flat aedicules on scrolled brackets. The four pilasters of the first floor, directly above those below, are of the Corinthian order. The two corner pilasters wrap around to the side elevations, where one more pilaster is repeated, though the rest of these elevations, as seen from the street, are blank (the ground floors are completely hidden by the abutting buildings). The building is crowned with a parapet, which conceals the roof. Its two centre bays are balustraded.

The rear section of the building is single storey. The rear toilets and stable were rebuilt for new purposes in the early 1980s and the rear verandah was enclosed to serve as a corridor. Reportedly, decorative pressed-copper ceilings survive in six rooms.

Condition	Excellent	Integrity	High
Threats	None apparent	Key elements	Building
Designer	George Jobbins	Builder	J. Kinder

HISTORY

THEMATIC CONTEXT

When the railway line between Melbourne and Sale was built in the late 1870s, the Morwell railway station, several kilometres to the east of Morwell Bridge, became the new centre of activity and the old settlement of Morwell Bridge ceased to develop. The first township blocks were surveyed around the railway station in 1878. Businesses were established to supply railway workers and travellers, as well as settlers who had been taking up selections in the area from the 1870s. During the 1880s, a mechanics institute was built, as well as a post office, hotels, churches, school and the first commercial buildings and houses.

Commercial Road (originally known as Main Street) was the first surveyed street of Morwell, with three blocks of allotments being surveyed on the south side of the street in 1878; subsequent surveys covered the sections south of George Street. Ten traders were reported to have already set up business in Commercial Road prior to the first land sales in 1879 being part of the first surveyed township section. The 1881 Census recorded Morwell as having 28 dwellings. Over the next three years over 134 other buildings were added and Commercial Road became the business centre of the town.

A branch line was opened to Mirboo North in 1884 and the timber industry expanded. Dairying became an important industry in the surrounding area and a butter factory was built in Morwell. Morwell began developing as a major centre for a large agricultural district. Industries such as brick making and pottery making were also established in the town. One symbol of the increasing prosperity of the town was the opening in 1884 of Morwell's first bank, a branch of the Colonial Bank of Australasia. Other brick buildings included Conlan's Club Hotel.

Legg notes that the construction of the Mirboo railway encouraged a 'real estate boom'. Land surrounding the junction of the Gippsland railway and the Mirboo railway was subdivided into more than 130 township allotments, which were auctioned in December 1884 and promoted as 'the largest subdivisional land sale ever held in the Gippsland Province'. The peak of the land boom in Morwell came late in 1890 when two sales in September and October offered 300 township allotments for sale in six separate subdivisions. Legg cites a local newspaper, which made the following comments about development in the town:

"One has only to look around to see the wonderful strides being made in a twelve month [sic]. One every side, new buildings are springing up, industries of all descriptions are being started in our midst, and only last week the tender for the erection of the first smoke stack to be built in Morwell was let by the Maryvale Coal Co."

In 1890 two fires destroyed several shops in Commercial Road. In their place arose imposing new brick shops, which were described as an 'ornament to the town' and were a symbol of Morwell's progress. By 1892 the population had reached 600 and Morwell was described as 'the most progressive town in Gippsland' (Context, 2008:40-1).

PLACE HISTORY

The former Colonial Bank of Australasia at 154 Commercial Road, Morwell was designed by architect George Jobbins and completed by 1888 by contractor Mr J. Kinder. [1] The first Colonial Bank in Morwell was opened by Mr Henry McIntosh in 1884. It was the first bank in town and operated so successfully that a decision was made to erect this building by 1888. [2] Later the National Bank, it is now a solicitor's office.

During the 1870s and 1880s Jobbins designed some 25 banks, mainly in rural Victoria, in what is described by architectural historian Bruce Trethowan as the 'Conservative Classical' style. [1]

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study, Volume 1: Thematic Environmental History', 2008

[1] Bruce Trethowan, 'Banks in Victoria 1851-1939' a report prepared for the Historic Buildings Preservation Council, Melbourne 1976, p.13.

[2] Latrobe City Link Issue 29, July 2004, p.7 (cites article in 5 May 1888 edition of Morwell Advertiser)

Creation Date 1888

Change Dates

Associations

Local Themes

George Jobbins

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Colonial Bank of Australasia at 154 Commercial Road is a two-storey rendered brick Victorian commercial building in the Italian Renaissance style. It was erected in 1888 by J. Kinder to a design by well-known bank architect, George Jobbins, and was one of the first permanent bank branches in Morwell. It remained a bank for over 100 years, later becoming the National Bank of Australia and is now used as a solicitors office.

The c.1980s addition at the rear of the 1888 Bank and the car park area are not significant.

How is it significant?

The former Colonial Bank of Australasia at 154 Commercial Road, Morwell is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

The former Colonial Bank of Australasia is of historic significance as the first bank to be erected in Morwell and is now the oldest commercial building in Morwell. It demonstrates the optimism and development of Morwell during the 'boom years' of the 1880s after the opening of the Gippsland Railway. It is now the only surviving nineteenth century bank in the municipality. (RNE criteria A.4, B.2, D.2)

The former Colonial Bank of Australasia is of aesthetic significance and a fine and intact example of a Victorian commercial building in the Italian Renaissance style. It is the only example of its type within the municipality. (RNE criteria B.2, F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not

adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

NEW BUILDINGS (FORMER)

Place No. 143

ADDRESS 168 - 178 Commercial Road
Morwell

Last Update 17/07/2010
HO No.



DESCRIPTION

A row of six double storey brick Victorian shops. The shops at Nos.168-172 are the most intact above street level and feature bi-chromatic brickwork with cement parapet and mouldings and small amount of decorative work. There are original upstairs double hung sash windows on 168 and 170, while an aluminium window has replaced the original at No. 172. The end shop at No. 178-80 is also relatively intact; it has a slightly wider frontage and features two windows with slightly lowered heads. The brickwork has been painted. The shops at Nos. 174-76 are the least intact and have been almost completely altered above street level with the replacement of windows and the rendering of the façade. Early photographs show that the parapet was once surmounted by decorative urns.

All of the shops have been extensively altered at street level with new shop fronts and the original post verandahs replaced by cantilevered awnings.

Condition	Good	Integrity	Medium
Threats	Redevelopment	Key elements	Buildings
Designer	Mr J. Kinder	Builder	Readie & Kelsie

HISTORY

THEMATIC CONTEXT

When the railway line between Melbourne and Sale was built in the late 1870s, the Morwell railway station, several kilometres to the east of Morwell Bridge, became the new centre of

activity and the old settlement of Morwell Bridge ceased to develop. The first township blocks were surveyed around the railway station in 1878. Businesses were established to supply railway workers and travellers, as well as settlers who had been taking up selections in the area from the 1870s. During the 1880s, a mechanics institute was built, as well as a post office, hotels, churches, school and the first commercial buildings and houses.

Commercial Road (originally known as Main Street) was the first surveyed street of Morwell, with three blocks of allotments being surveyed on the south side of the street in 1878; subsequent surveys covered the sections south of George Street. Ten traders were reported to have already set up business in Commercial Road prior to the first land sales in 1879 being part of the first surveyed township section. The 1881 Census recorded Morwell as having 28 dwellings. Over the next three years over 134 other buildings were added and Commercial Road became the business centre of the town.

A branch line was opened to Mirboo North in 1884 and the timber industry expanded. Dairying became an important industry in the surrounding area and a butter factory was built in Morwell. Morwell began developing as a major centre for a large agricultural district. Industries such as brick making and pottery making were also established in the town. One symbol of the increasing prosperity of the town was the opening in 1884 of Morwell's first bank, a branch of the Colonial Bank of Australasia. Other brick buildings included Conlan's Club Hotel.

Legg notes that the construction of the Mirboo railway encouraged a 'real estate boom'. Land surrounding the junction of the Gippsland railway and the Mirboo railway was subdivided into more than 130 township allotments, which were auctioned in December 1884 and promoted as 'the largest subdivisional land sale ever held in the Gippsland Province'. The peak of the land boom in Morwell came late in 1890 when two sales in September and October offered 300 township allotments for sale in six separate subdivisions. Legg cites a local newspaper, which made the following comments about development in the town:

"One has only to look around to see the wonderful strides being made in a twelve month [sic]. One every side, new buildings are springing up, industries of all descriptions are being started in our midst, and only last week the tender for the erection of the first smoke stack to be built in Morwell was let by the Maryvale Coal Co."

In 1890 two fires destroyed several shops in Commercial Road. In their place arose imposing new brick shops, which were described as an 'ornament to the town' and were a symbol of Morwell's progress. By 1892 the population had reached 600 and Morwell was described as 'the most progressive town in Gippsland' (Context, 2008:40-1).

PLACE HISTORY

The row of shops at 168-78 Commercial Road Morwell was constructed in 1890 and replaced buildings that had been destroyed in March of that year. The fire started in a butchery owned by Messrs. Howlett & Allenon land owned by Mr Theobald (See ownership history below). Other shops destroyed belonged to Mrs. Patton, J.P. Robinson and W.R. Stephenson. The fire extended about 70 yards along Commercial Road before it was subdued and the jewellery shop of Mr. F. Holmes jewellery shop was demolished to stop the fire spreading further.

Less than a month after the fire the 4 April, 1890 edition of the Morwell Advertiser reported:

"We have been shown the plans for the new buildings to be erected on the scene of the late conflagration. They are to be two storey, substantially built of brick and when completed should be an ornament to the township."

A subsequent report in the Advertiser on Friday, 25 April 1890 provided a more detailed description:

"The late fire"

"The open space caused by the late conflagration in our main street is to be the scene of a row of buildings, which when finished will compare favourably with anything in Gippsland. On Friday last a start was made to excavate for the foundations and the contract expires at the end of July. The buildings are to be two storeys high, built substantially of brick. The front will be tuck-pointed with red and white brick dressing the whole to be set off by a substantial verandah. The contractors are Messrs. Readie and Kelsie and the architect is Mr Kinder."

Subsequent newspaper reports referred to the shops as the 'New buildings', which it appears were

constructed for various owners and/or occupiers (See ownership history below). Construction of the shops was well underway in July 1890 when another fire destroyed buildings in the block immediately to the west of the 'New buildings', which were situated on land owned by Mr Murdoch (Advertiser, Friday, 18 July 1890).

The shops were completed by August 1890 when they were described as 'getting something like ship shape and present a very fine appearance'. Mr W.R. Stephenson was one of the first to move into his shop. A subsequent report advised that 'a general move was made this week into the new buildings just completed and they are commencing to present an animated appearance'. (Advertiser, Friday, 1 & 29 August 1890) Four of the shops had slightly narrower identical facades with a single upper storey window, whilst the two at the eastern end had slightly wider frontages with two upper storey windows (Johnston, 1991:60).

Meanwhile, on the adjacent block Mr Murdoch was preparing plans for an even grander row of shops to replace those lost in the July conflagration. Under the heading of 'Advance Morwell', the Advertiser provided a fulsome description of the buildings:

"The plan promises a handsome and substantial addition to the town. The shops will have an average depth of 27' and 17' wide with large ornamental shop windows in front with private entrance to each leading to domestic quarters comprising living rooms, and four bedrooms. The front will be very chaste and modern style of architecture with ornamental brick and cement piers, trusses and caps, large centre pediment, scrolls, acorterion and pinnacles with large dentil moulded cornice and an open ornamental verandah the full width of the footpath filled in with ornamental iron frieze and brackets. The front windows will look very nice with cement architraves, trusses etc. The brick is to be colored and neatly tuck-pointed." (Advertiser, Friday, 29 August 1890)

The bricks for both rows of shops probably came from the Morwell Brick and Tile Works which was operating by the late 1880s.

Murdoch's buildings were completed by the following February when the contractor, D.C. Larson, handed them over. They were described as a 'credit to the town' (Advertiser, 27 February 1891). Murdoch's buildings survived until 1912 when they were destroyed in another disastrous fire. The 'New buildings' managed to survive.

Title records show that the shops at 168-78 Commercial Road are located on CA6 and part of CA7, which were sold at the first Morwell land sales in 1879. What is now 168-74 are situated on CA6, while 176 and 178 are on part of CA7.

CA6 was first purchased in 1879 and later sold to George Jones in 1884. He subdivided the land and what became No.168 was sold in January 1887 to William Stephenson. The adjoining parcel, later to become Nos. 170 & 172 was sold one year later to Jeremiah Ryan (Land Victoria 1). The land purchased by Ryan was acquired in 1894 by Hannah Tulloch, wife of William Tulloch, by transfer from City of Melbourne Building Society. (Land Victoria 2).

CA7 was sold to Camilla Martin in September 1878. In June 1879 part of the allotment including what is now 176 and 178 was acquired by Thomas Theobald of Heyfield, a hotelkeeper. He owned the land until 1903, taking out mortgages to the Bank of Australasia in 1894 and 1896 (Land Victoria 3).

SOURCES

Land Victoria 1, Certificate of title Vol. 1741 Fol. 097
Land Victoria 2, Certificate of title Vol. 1984 Fol. 744
Land Victoria 3, Certificate of title Vol. 1111 Fol. 145
Morwell Advertiser

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Chris Johnston, 'Latrobe Valley Heritage Study', 1991

Creation Date 1890

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS &

STATEMENT OF SIGNIFICANCE What is significant?
The two storey brick shops, formerly known as the 'New buildings' at 168-178 Commercial Road Morwell, which were designed by J. Kinder and constructed in 1890 by Messrs. Readie & Kelsie. The form and original detailing of the shops contributes to the significance of the place. The original unpainted bi-chromatic brickwork with cement parapet and mouldings and small amount of decorative work to the shops at nos.168-72 are of particular note.

The shopfronts and cantilevered awnings, and the detailing of the altered upper façade [render, non-original windows] to no.174-76 are not significant.

How is it significant?

The former New buildings at 168-78 Commercial Road, Morwell are of local historic and architectural significance to Latrobe City.

Why is it significant?

The shops at 168-78 Commercial Road, Morwell are historically significant as the earliest surviving commercial shop buildings in Latrobe Shire. They provide tangible evidence of an important phase of development of Morwell in the late nineteenth century when it grew from a small settlement to one of the largest towns in Gippsland. The significance of the place is enhanced by its rarity value as one of only a small number of known surviving nineteenth century commercial buildings in Latrobe City. (RNE criteria A.4, B.2, D.2, H.1)

The shops at 168-78 Commercial Road, Morwell are architecturally significant as representative examples of nineteenth century commercial architecture with features that are typical of that era such as the bi-chromatic brickwork, decorative render and mouldings and double hung timber sash windows to the upper facades. The representative value of the shops is enhanced by the rarity value as the only remaining nineteenth century shop row in Latrobe City. (RNE criteria B.2, D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The 2008 Study recommended that the HO be applied to 168-178 Commercial Road. However, in accordance with the Amendment C14 Panel, the HO is applied only to Nos. 168-172.

Heritage Schedule

External Paint Controls:	Yes	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of

available evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

The following conservation actions should be supported should the opportunity arise:

- Removal of paint from the upper façade of no.178 by approved method (i.e., NOT by sand blasting)
- Restoration/reconstruction of the upper façade to nos.174-6 on the basis of historic evidence.*
- Restoration/reconstruction of other missing detailing on the basis of historic evidence - e.g. the parapet urns.*
- Reconstruction of a post-supported verandah on the basis of historic evidence.*

*see early photos in 'Glimpses of our past' and others held by the Morwell Historical Society.

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the

conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

COMMONWEALTH BANK

Place No. 428

ADDRESS 200 Commercial Road
Morwell

Last Update 1/01/2008

HO No. HO58



DESCRIPTION The Commonwealth Bank at 200 Commercial Road, Morwell is a postwar Modernist bank. It has a narrow frontage to Commercial Road and a long frontage to Tarwin Street. The original design of the bank is evident on the upper floor of Tarwin Street where there is a continuous band of windows set deeply into the 'box' façade formed by the concrete walls and roof. The first floor has a large overhang over the ground floor giving a larger floor area at this level and providing a canopy to the street. The corner entry is floor to ceiling glass unlike the small windows to the ground floor elevation on Tarwin Street. The Commercial Road façade is composed of two planes with the overhanging upper floor as the dominant feature. Permanent vertical sunshades are a dominant feature of the west elevation. Alterations have lessened the integrity of this modern building, especially the render finish and the metal decking above the parapet. The interior has been refitted.

The Commonwealth Bank is the most intact of the new bank branches erected in Morwell during the late 1950s and early 1960s. It is also one of few to be still used as a bank.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Building
Designer		Builder	E.A. Watts

HISTORY

THEMATIC CONTEXT

Apart from Traralgon, which was boosted by the opening of the railway depot in 1903, and Morwell, which was boosted by closer settlement of its hinterland, Moe and the other smaller towns in the study area grew slowly in the first decades of the twentieth century or began to decline in population and much of the growth in the inter-war period was concentrated in the new town of Yallourn. However, after a period of dormancy following the Great Depression the opening of the APM mill complex in 1937 and massive expansion of the SEC after the Second World War had a profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres, which began to rival Sale for the role of 'Capital of Gippsland'.

As noted above the continuing development and closer settlement of the farming flats to the south meant that Morwell grew steadily during the early decades of the twentieth century. When APM located its paper mill at Maryvale in the 1930s, employees moved into Morwell as well as Traralgon. APM built houses for staff and workers, as well as a staff hostel in the town. Private entrepreneurs also constructed housing in anticipation of the housing demand that would be created - In the five years after 1937 300 houses were constructed in the town. The population of

the Shire doubled during the interwar period and by 1940 had reached 9,000 people with Morwell accounting for 1,762. It was the second largest town in the Shire after Yallourn.

When the SEC began expanding its activities from Yallourn in the postwar years to create the industrial region of the Latrobe Valley, Morwell became a crucial centre of operations. At first there were discussions about Morwell's survival as a town as it lay over coal and preliminary planning documents recommended building a 'New Morwell'. In little more than twenty years, an open cut mine, briquette factory and a power station were built to the south of the town. A plant converting brown coal to gas was built, as were two gas turbine power stations. The residential area of Morwell expanded to the east and north and shops were built on the north side of the railway line. The Housing Commission built over 2,000 houses to cater for the sudden increase in population. In the decade from 1947 Morwell grew by 10,000 people to a population of 13,000 [Context, 2008:46-7].

Another measure of Morwell's progress was the new bank branches. Between 1956 and 1959 four new bank branches were established in Morwell, while the ANZ and the National Bank (former Colonial Bank) both erected new premises to replace their existing buildings in Commercial Road.

PLACE HISTORY

The first branch of the Commonwealth Bank in Morwell opened in a temporary prefabricated building (construction materials were still in short supply at this time) on a site near the corner of Tarwin and George Streets on Monday, 29th October 1951. Mr. L. J. Dooling, Chief State Officer of the Commonwealth Bank welcomed the guests to the official opening. Amongst those present were the Shire President Cr. D.J. White and local bank managers including Mr. W. Laycock representing the A.N.Z. bank [MOTM].

At the opening of the temporary branch the representatives of the Commonwealth Bank assured the council that they would erect a permanent structure when circumstances permitted and in 1955 the bank purchased the old post office site on the corner of Tarwin Street and Commercial Road for its future home. Construction commenced early in 1957 and the permanent branch of the bank opened for business on Monday, 30 September of that year, but was not officially opened until 4pm on Tuesday, 8 October. Mr. L.J. Dooling again performed the honours. The manager was Mr. H.P. Pearson [MOTM].

The two storey building was constructed by the Melbourne firm E.A. Watts Pty. Ltd at a cost of approximately £60,000. The project included 3 shops at ground level and professional office space on the first floor [MOTM].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

'Morwell on the march' [MOTM] - Morwell Historical Society website viewed 20 August 2008 [www.morwellhistoricalsociety.org.au/motmbanks.htm]

Creation Date 1957

Change Dates

Associations

Local Themes

Commonwealth Bank

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The growth of Morwell after the Second World War led to the construction of new commercial buildings. In 1951 a temporary branch of the Commonwealth Bank opened in Morwell and in 1955 the bank purchased the old post office site on the corner of Tarwin Street and Commercial Road for its future home. Construction commenced early in 1957 and the permanent branch of the bank opened for business on Monday, 30 September of that year, but was not officially opened until 4pm on Tuesday, 8 October. Mr. L.J. Dooling again performed the honours. The two storey building was constructed by the Melbourne firm E.A. Watts Pty. Ltd at a cost of approximately £60,000. The project included 3 shops at ground level and professional office space on the first floor.

How is it significant?

The Commonwealth Bank, 200 Commercial Road, Morwell is of local historic and architectural significance to Latrobe City.

Why is it significant?

Morwell Post Office is of historical significance as a representative example of a bank that is associated with an important phase of development of Morwell. Just as the former Commercial Bank Of Australasia at the other end of Commercial Road dating from 1888 illustrates the boom in Morwell during the late nineteenth century, the Commonwealth Bank demonstrates the significant development that occurred after the Second World War when Morwell became an important regional centre. (RNE criteria A.4, D.2)

The Commonwealth Bank, Morwell is of architectural significance as a representative example of a bank in the Modernist style. (RNE criteria D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO58		Recommended

Extent The whole of the property as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

COMMERCIAL ROAD PRIMARY SCHOOL NO. 2136

Commercial Road State School No. 2136

Place No. 187

ADDRESS Commercial Road and Chapel Street
Morwell

Last Update 21/03/2005

HO No.



DESCRIPTION Commercial Road Primary School No. 2136 is a single-storey building on a prominent corner site constructed in three stages as described in the History. The original school, built in 1906, is a weatherboard building now situated to the rear of the main school building, which faces Chapel Street. It is typical of early-20th century schoolhouses, with a gabled roof and multi-paned sash windows.

The second section, which dates from the 1920s, is partly visible as the rear section of the building facing Chapel Street. It has a hipped roof with exposed rafters, covered in corrugated iron. There are small, multi-paned casement windows and grouped multi-paned sash windows with simple render lintels and sills which contrast with the red-brick walls. A concrete relief plaque facing Commercial Road reads: 'Morwell School No. 2136'.

The third, and largest, part of the school building was designed by prominent Public Works Department architect Percy Everitt and completed in 1936. It extended the 1920s building creating a completely new elevation to Chapel Street and the Commercial Road corner. Everitt was one of the many architects in Victoria inspired by the work of Wilem Dudok - this is demonstrated by his use of exposed brick and prominent horizontal lines. The school also shows the influence of the Streamlined Moderne in the decorative vertical fins which spring above the heavy parapet wall and provide a counterpoint to the rest of the building. The main entrance at the corner of the site is articulated by a squat square tower with the name 'Morwell School No. 2136' executed in bronze letters facing Commercial Road. The fins and the parapet are executed in render as a contrast to the red brick, echoing the palette of the 1920s section.

Everitt was able to provide extensive visual interest using standard PWD materials, particularly the windows with hopper transom windows. These he grouped in horizontal bands with continuous rendered sill and string courses above and below the hopper windows. Everitt's school is bound by a low, two-toned brick wall which sweeps around the corner in a smooth curve.

COMPARATIVE EXAMPLES

Within the Gippsland region the 1936 school compares with the Percy Everett-designed (or influenced) Drouin Primary School and Sale Technical College. Other comparable Modernist schools include Upwey High School, and Coburg High School, Essendon North Technical College.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Buildings Fence/Gate/Wall
Designer	Public Works Department, Percy	Builder	

HISTORY**THEMATIC CONTEXT**

Although the State took over responsibility for primary education following the passing of the Free, Compulsory and Secular Education Act 1872, and subsequently began building State schools throughout Victoria, parents often had to lobby hard to persuade the Education Department that a school was urgently needed in their area. This was the case at Tyers. Although parents first requested a school in 1875, one was not established until 1879. Parents often had to provide a venue, as at Traralgon South, or classes were held in community buildings such as churches or halls before a school was built. For many parents getting a school and keeping it open was a continuous struggle with the Education Department, as the history of the Driffield School illustrates. Driffield parents were anxious to have a school on their side of the Morwell river because of the dangers children faced crossing it. The first school was a portable building, opened in 1881, with a two roomed teacher's residence - quite useless in this case as the first teacher had 10 children. When it was burnt in bushfires in 1905, the Department decided not to rebuild and the school was effectively closed. Eventually, a teacher was appointed in the 1920s but classes had to take place in the church. Driffield did not get a new school until 1946.

The one-room rural schools that still dot the landscape of the study area illustrate how quickly communities formed in the wake of the selection era. For example, in the Morwell district a total of 12 schools were opened in the 1880s alone, with a further three in the 1890s. Many schools did not survive for long and increasingly they were centralised on a single site. Few nineteenth century schools remain and most of the one-room rural schools in the study area are the result of the massive building program undertaken by the Education Department in the inter-war period when over 700 rural schools were built.

After opening in portable or rented buildings and changing sites several times, substantial brick schools were eventually built in central locations in the main towns. In Morwell, teacher John Irving stepped off the first through train from Melbourne to Sale to open a school in a former butcher's shop in 1879. The school moved to its present site in Commercial Road in 1881, and gradually brick classrooms were built. The main section of the Commercial Road Primary School was designed by chief architect of the Public Works Department, Percy Everitt, who had also designed the impressive Yallourn Technical School in the 1930s. In Moe, a brick school was built in 1926, after its timber building was destroyed in a fire. At Traralgon 'All things come to those who wait', said Councillor Pettit, president of the school council, when Traralgon's Grey Street Primary School, with its substantial brick buildings, was finally opened in 1912 after much community lobbying [Context, 2008:54-5].

PLACE HISTORY

In 1879, John Irving stepped off the first through train from Melbourne to Sale to open Morwell's first school in a former butcher's shop. The school moved to its present site in Commercial Road in 1881 where a wooden school was built. This was replaced in 1906 by a weatherboard building, which was extended in 1921, enveloping the original building. [Blake, 1973:1208-9]

Finally, in 1936 a new building was built on the front of the 1921 buildings. Designed under the direction of Percy Everitt, chief architect of the Public Works Department, it was among the first group of school buildings that demonstrated Modernist influences that would become the hallmark of Everitt's style. Everitt was also one of the many architects in Victoria inspired by the work of Willem Dudok - this is demonstrated by his use of exposed brick and prominent horizontal lines. The prototype for these buildings was MacRobertson Girls Schools completed in 1933-34. Morwell was one of the first 3 schools (others being Drouin and Upwey) completed by 1936. Everitt had also designed the impressive Yallourn Technical School in the 1930s. [Peterson, 1983:128-9]

The former St Mary's Church of England (refer to separate citation in this Study) which originally stood on the opposite side of George Street has been in recent times been incorporated (along with the street) into the school and converted to a library.

The School's most famous 20th century pupil is General Sir Horace Robertson, known as 'Red Robbie' who attended between 1903-5 when his father was head teacher. Robertson led the first mounted cavalry charge by Australian horsemen in World War I, and had a prominent World War II career in Europe, the Middle East and the Pacific. [ADB]

SOURCES

Australian Dictionary of Biography (ADB)

L.J. Blake (General Editor). *Vision and Realisation* Vol 3, Melbourne, Education Department of Victoria, 1973

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Richard Peterson & Heritage Management Branch Building Division, Department of Planning and Development, 'Historic Government Schools. A Comparative Study', June 1983

Creation Date 1906, 1921, 1936

Change Dates

Associations

Local Themes

Percy Everett

8. GOVERNING & ADMINISTERING

Percy Everitt, General Sir Horace Robert

8.4 Educating

STATEMENT OF SIGNIFICANCE

What is significant?

Commercial Road State School No 2136 was opened on this site in 1881 and the pre-WWII buildings date from 1906, 1921 and 1936. The 1906 school is a weatherboard gabled building of standard design with a projecting porch. The 1936 building, which incorporated the 1921 building, was one of the first Modernist schools to be designed under the direction of Percy Everitt and remains very intact externally today. It is complemented by a low brick fence.

How is it significant?

Commercial Road State School No. 2136 is of local historic, social, and aesthetic significance to Latrobe City.

Why is it significant?

The whole of Commercial Road Primary School No. 2136 is of historical significance as the site of the first school in Morwell and the buildings illustrate the growth in Morwell during the early twentieth century. The 1936 is notable for its associations with Percy Everitt and is one of the earliest examples of a school using his trademark Modernist style. (RNE criteria A.4, D.2, H.1)

Commercial Road Primary School No. 2136 is of social significance for its continuous use as a school for over one hundred years. (RNE criterion G.1)

The 1936 extension to Commercial Road Primary School No. 2136 is of high aesthetic significance as a rare and notable example of a Modernist school building that includes both Dudok and Streamlined Moderne influences, which has a high degree of external integrity. It is complemented by a low brick front fence. The school as a whole has representative architectural significance as a complex that demonstrates the evolution of school design philosophy over time. (RNE criteria D.2, F.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the 1906, 1921 and 1936 buildings and surrounding land to a minimum extent of 5m including all land between the 1940s building and Commercial Road and the brick fence along the Commercial Road and side frontage.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	Yes	Incorporated Plan:	No	Incorporated Plan Details	
Description:	Commercial Road fence			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

MORWELL WORLD WAR I MEMORIAL

Place No. 387

ADDRESS Cnr. Elgin and Tarwin Streets
Morwell

Last Update 4/12/2008

HO No.



DESCRIPTION The Morwell World War I memorial, constructed in 1921, comprises a soldier standing on a square column and plinth into which tributes are engraved. The soldier faces to the west, looking toward the Returned Serviceman's League Club on the opposite corner.

The original fence comprising rough-hewn granite posts connected a single chain link surrounding the memorial has been lost in the relocation to its present position. The memorial is now surrounded by standard roses and four plaques that commemorate other conflicts as well as Australia's role in 'peace-keeping' and 'peace-making'.

Condition Good

Integrity Medium

Threats None apparent

Key elements Monument/memorial

Designer

Builder

HISTORY

The Morwell World War I memorial was unveiled by Senator Brigadier-General Elliot at a ceremony on 6 June 1921. A number of locals and politician made an address to the gathered crowd including Mr CR Aherin (Chairman of the Memorial Committee), the Hon. GH Wise MHR (Postmaster General), Hon. S Barnes MLA (Minister of Mines and Railways), Hon. T Livingston MLA (Assistant Minister of Agriculture) and Cr. JF Daly (President, Morwell Shire).

Well-known Morwell Businessman, John Barton Hoyle, who 'worked tirelessly' for the building of the memorial sadly died on the morning of its unveiling.

Originally sited at the level crossing between Commercial Road and Station Street (Princes Highway), it was later moved to a site in Princes Highway opposite Hoyle Street (where a Lone Pine seedling), and finally to its present site outside the Morwell RSL in the centre of the roundabout at the intersection of Elgin and Tarwin Streets.

SOURCES

Morwell Historical Society, 'Glimpses of our Past. Early Morwell and District', 1998, p.62

Creation Date 1921

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE What is significant?
The Morwell World War I memorial was constructed in 1921 and originally located at the intersection of Commercial Road and Station Street before being re-located to its present site. It comprises a tall granite obelisk on a rough hewn granite base that is surmounted by a statue of soldier holding a gun. It is surrounded by rough hewn granite piers connected by a single link of chain.

How is it significant?
The Morwell World War I memorial is of local historic significance to Latrobe City.

Why is it significant?
The Morwell World War I memorial is historically and socially significant as the memorial to locals who enlisted in the World Wars. It demonstrates the impact of the conflicts upon the district. (RNE A.4, D.2 and G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the memorial and surrounding land to a minimum extent of 5m

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

PRESBYTERIAN MANSE (FORMER)

Place No. 74

ADDRESS 42 Elgin Street
Morwell

Last Update 22/03/2005
HO No.



DESCRIPTION The former Presbyterian Manse at 42 Elgin Street, Morwell is a single-storey, double-fronted late Victorian/Federation weatherboard house. The original house was L-shaped in plan, with a hipped roof over the body of the house and a smaller hip over the projecting room. An addition was added to the right side at a later date. A small, bell-cast verandah inside the 'L', with a tiny cast-iron lace valance and corner brackets on turned timber posts, is original to the house. The sash windows of the original section have two narrow sidelights, while the addition has multi-paned casement windows. Two brick chimneys survive.

The entire roof and verandahs are clad in Colourbond sheeting and a newer, skillion-roof verandah was added with the extension, covering the projecting front room and the addition. There is a later (reproduction) fence and lych gate to the house.

This is the only surviving pre-Second World War church residence in Latrobe City. The Catholic Presbytery in Morwell survives, but has been greatly altered. In its design and form it is a typical rather than outstanding example of houses of this period and compares to other late nineteenth/early twentieth century houses such as the house at 59 Tarwin Street, Morwell.

Condition	Good	Integrity	Medium
Threats	Redevelopment	Key elements	Building
Designer		Builder	

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region.. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques (Context, 2008:59)

PLACE HISTORY

During the 1880s the Parish of St Andrew's Presbyterian Church was a Home Mission Station

under Mr. E. Eldridge. The first church was constructed in Elgin Street in about 1886. This house was the second Presbyterian Manse and was built next to the original Presbyterian Church in 1913 and served as church residence until a new Manse was built in 1963 (see below). It replaced an earlier Manse built in the 1880s 'on the ridge', south of the railway line at the eastern end of the town which was sold in 1914 to a Mr R. Brinsmead. [Maddern, 1979:31]

A new Presbyterian Church and Manse built in James Street to the north of the railway line was opened in 1963. At that time, the old church was sold to the Greek Orthodox Church and was demolished to make way for the construction of the present Greek Orthodox church by 1970 (refer to separate citation in this Study). The old Manse became a private residence.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

I.T. Maddern, 'A Souvenir History of Morwell, Morwell Centenary Celebrations 31st March-6 April 1979', Shire of Morwell, 1979

Creation Date 1913

Change Dates 1963

Associations

St Andrew's Presbyterian Church

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

The former Presbyterian Manse at 42 Elgin Street, Morwell is a late Victorian/Federation asymmetrical villa, which was constructed in 1913 and served as the church residence until a new church and manse was constructed in 1963.

The addition to the side, the new skillion roof verandah in front of the projecting bay, and the front fence are not significant.

How is it significant?

The former Presbyterian Manse at 42 Elgin Street, Morwell is of local historic significance to Latrobe City.

Why is it significant?

The former Presbyterian Manse is of historic significance as the only surviving building associated with the first Presbyterian Church in Morwell. It is a now rare representative example of the residences provided by churches in the early twentieth century and provides tangible evidence of the role of Morwell as a centre for the Presbyterian Church. (RNE criteria A.4, B.2, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
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5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

OUR LADY OF DORMITION GREEK ORTHODOX CHURCH

Place No. 195

ADDRESS 42 - 44 Elgin Street
Morwell

Last Update 6/03/2008
HO No.



DESCRIPTION This is a single-storey brick postwar church with a gable roof clad in faux tiles (Decrabond?) on east side, with concrete tiles on west side. The central entrance is through a pair of panelled timber doors with arched fanlight above and decorative panel behind are located under a square tower surmounted by a copper cupola and cross. There is diamond pattern multi-coloured leadlight to two front windows and tower. Round-arched windows are equally spaced along both side walls and there is contrasting brickwork around window and door openings.

Condition	Good	Integrity	High
Threats		Key elements	Building
Designer	Hall, Kennedy & Associates (1976)	Builder	

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques. [Context, 2008:59]

Churches in the study area also reflect the influence of migration. Many of the first settlers in the study area came from Britain, Scotland and Ireland and this is illustrated by the predominance of Protestant churches among the early churches established in the region. In the twentieth century the numbers of Catholics was boosted by immigrants from continental Europe who came to work for the SEC and this resulted in the upgrading of existing churches or the construction of new ones. For example, the influx of predominantly Catholic Maltese immigrants who settled around Yallourn in the 1920s led to the opening of a new Catholic church at Yallourn North in 1934. At both Morwell and Moe, new Catholic Churches were constructed in the 1970s, along with convents and schools to serve the growing congregations. [Context, 2008:60].

PLACE HISTORY

The present Our Lady of Dormition Greek Orthodox Church was constructed on this site c.1970 on the site of the former St Andrew's Presbyterian Church. It was one of the first non-metropolitan Greek Orthodox Churches to be established in Victoria. [1]

St Andrew's Presbyterian Church was built on this site in 1886 and served the congregation for almost 80 years until a new church was built in James Street, Morwell in 1960-61. The old church was then sold in about 1963 to the Greek Orthodox Church of Gippsland, which had been founded at Morwell in 1955. [2]

The old church served its new congregation for about 5 years when it began to plan a new building. The first record of correspondence to the Public Health Department about plans for a new church is dated 31 October 1967. No name of architect is specified, but John Counan is listed as engineer, construction under supervision of Morwell Shire authorities. On 17 January 1968 there is a letter to Mr Humble of Commission of Public Health, from Mr E. Dimos, Church Building Committee:

"In view of the fire hazard that the old church presents, it has been decided to demolish it as soon as the new one is erected and an appropriate type of hall will then be provided through the SEC with suitable toilets."

The certificate of approval for opening of the church was granted on 29 September 1970. However, the fate of the new hall alongside the church is unclear; A plan held by the PROV dated 22 January 1969 has a note saying hall (to right of church) demolished and new one built. [1]

The next major change came in November 1976 when an application was made to build a bell tower in accordance with plans drawn up by Hall, Kennedy and Associates. This was approved in January 1977. [1]

The following history of the Greek Orthodox Church in Australia is taken from the Greek Orthodox Archdiocese of Australia website [3]:

"The first priest to serve the needs of the Greek Orthodox in Sydney and Melbourne was Archimandrite Dorotheos Bakaliaros around 1896 AD. He inspired the Greek people celebrating the Liturgy, marriages and baptisms. The first Greek Orthodox Church was opened in May 1898 at Surry Hills, New South Wales, and was dedicated to the Holy Trinity in Melbourne. In March 1924, the Metropolis of Australia and New Zealand was established under the Ecumenical Patriarchate. Christoforos (Knitis) of Serres was the Metropolitan of this new province of the Ecumenical Throne.

By 1927 there were more than 10,000 Greeks living in Australia. Greek Orthodox Communities developed in Brisbane, Perth, Port Pirie and Darwin."

The boom in postwar migration saw the number of Greeks increase dramatically and the communities extend into regional areas of Australia. The website concludes that:

"Beyond any doubt, in all of these Communities the church was the centre of stability and unity for the new life of the migrant in Australia. .. This was a period in history when the steep increase in Greek migration from war-torn Europe created new religious and social needs in Australia. This increase was satisfied by the creation of new communities, churches, schools, and other social facilities to care for the young and old."

The postwar growth saw the Metropolis of Australia and New Zealand elevated to Archdiocese and Metropolitan Ezekiel to Archbishop on 1st September 1959. Today the Archdiocese has over 100 priests, 105 churches and 120 community organisations.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] Public Records Office of Victoria (PROV) VPRS 7882/P1 Unit 1551

[2] Maddern, I.T., 'A Souvenir History of Morwell. Morwell Centenary Celebrations 31st March-6 April 1979', p.31

[3] Greek Orthodox Archdiocese of Australia website

(www.greekorthodox.org.au/general/aboutus/history) 26 January 2009

Creation Date c.1970

Change Dates 1976

Associations

Greek Orthodox Church

Local Themes

2. SETTLING THE LAND: LAYERS OF SETTLEMENT

2.4 Migrating to seek opportunity

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

Our Lady of Dormition Greek Orthodox Church, constructed c.1970 with the bell tower designed by Hall, Kennedy & Associates added in 1976, at Elgin Street, Morwell.

How is it significant?

Our Lady of Dormition Church is of local historic, social, and aesthetic significance to Latrobe City.

Why is it significant?

Our Lady of Dormition Church is of historical and social significance as an important community building associated with the Greek community in Gippsland. One of the first Greek Orthodox Churches to be established outside of the metropolitan area, it demonstrates the influence of migration upon the development of Morwell in the post-war period. (RNE criteria A.4, C.2, D.2, G.1)

Our Lady of Dormition Church is of aesthetic significance as a representative example of a post war church of individual design. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management**GUIDELINES (GENERAL)**

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing

historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

ANNIS & GEORGE BILLS' HORSE TROUGH

Place No. 144

ADDRESS Hazelwood Road
Morwell

Last Update 7/07/2010

HO No.



DESCRIPTION The Annis & George Bills' horse trough is a pre-cast concrete horse trough, with moulded concrete features of the standard design used for these troughs in the Inter-War period. It has a curved pediment with the relief sign reading 'Donated by Annis & George Bills Australia'.

When originally identified in 2005 it was situated in Toner's Lane and the side bowl had become detached from the main trough. It has since been repaired and relocated to a position in the median strip at the north end of Hazelwood Road.

Condition Good

Integrity Medium

Threats

Key elements Monument/memorial

Designer

Builder

HISTORY The exact date of the Annis & George Bills' horse trough at Toner's Lane, Morwell is not known, but it appears to be of the design that was manufactured during the Inter-War period.

It was originally sited at the intersection of Hazelwood and Commercial Roads (in front of the Morwell Town Hall) and at some time was relocated to the Pony Club Centre in Toner's Lane. In 2010 it was re-located to a site in the median strip at the north end of Hazelwood Road close to its original position.

This trough is one of many throughout Victoria* that were established in accordance with a trust fund established by Annis and George Bills. Annis and George were animal lovers and keen supporters of the RSPCA with George becoming a Life Governor in 1924. Having no children of their own, they donated large sums of money to charities and individuals, and following the death of Annis in 1910 and George in 1927 a trust fund was established and administered by George's sister Daisy Crook and her husband in accordance with George's wishes. The Bills Trust was set up to (amongst other things):

'..construct and erect and pay for horse troughs wherever they may be of the opinion that such horse troughs are desirable for the relief of horses and other dumb animals either in Australasia, in the British Islands or in any other part of the world subject to the consent of the proper authorities being obtained..'

The early troughs were individually designed and constructed. By the early 1930s a relative of the Bills, J.B. (Jack) Phillips, became the contractor to the Estate and a registered design of pre-cast concrete became the standard for future troughs. Although designed primarily for horses, some troughs had dog bowls fitted to the side. Troughs were constructed at Phillips' site in Auburn

Road, Hawthorn for despatch throughout Australia. Later in about 1938 Rocla took over manufacture (eventually moving production to a site in Junee, NSW), still using the standard Phillips' design, and production reached its peak by the end of the interwar period by which time almost 300 had been despatched.

However, the increasing use of motor cars from the late 1940s caused a decline in demand for the troughs and so no further troughs were despatched after World War 2. The focus of the Bills Trust moved to other areas of animal welfare such as the establishment of the RSPCA home for dogs, cats and other pets at Tally Ho in the 1960s.

*In the Gippsland region, other Bill's horse troughs can be found at Fish Creek, Bairnsdale (Howitt Park), Leongatha (Long Street), Omeo (showgrounds) and Stratford (Wesleyan Church). These are the known examples - there may be others.

SOURCES

Tim Gibson, "'Donated by Annis & George Bills - Australia' Their Concrete Horse Trough Legacy' in Gippsland Heritage Journal No. 20 (September, 1996), pp.44-47

Sheila Moody, pers. comm. 2004

Creation Date c.1930s

Change Dates

Associations

Local Themes

Annis & George Bills

4. TRANSPORT &
COMMUNICATIONS

4.1 Developing a road network

STATEMENT OF SIGNIFICANCE

What is significant?

The Annis and George Bills' horse trough originally located at the corner of Hazelwood and Commercial Roads (in front of the Town Hall) and now at the Pony Club Centre in Toner's Lane, Morwell.

How is it significant?

The Annis and George Bills' horse trough is of local historic significance to Latrobe City.

Why is it Significant?

The Annis and George Bills' horse trough is of historical significance as perhaps the only remaining example of this type of trough within the Latrobe municipality and one of a small surviving number in the Gippsland region. It demonstrates the facilities associated with horse-drawn transport that were once common, but have been all but lost since motor transport became the dominant form of transport from the interwar period onwards. The trough also serves as a reminder of the trust established by George and Annis Bills. (RNE criteria A.4, B.2 C.2, D.2, H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the trough and surrounding land to a minimum extent of 2m. The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	

Description:

None specified

None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

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4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and

improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell
Meredith Fletcher (ed.), (1996), Gippsland Heritage Journal No. 20, Kapana Press, Bairnsdale,
44-47

MORWELL MASONIC TEMPLE

Place No. 194

ADDRESS 12 Hazelwood Road
Morwell

Last Update 6/03/2005

HO No.



DESCRIPTION

The Morwell Masonic Temple, constructed in 1927, is a simple single-storey red-brick building with a corrugated steel clad gabled roof (with vents along the ridge) concealed behind a façade parapet. The main part of the façade is symmetrically arranged with a central porticoed entrance and a window to either side. The portico is supported on tapered Tuscan columns and has a triangular pediment with the Masonic emblem in the tympanum. The front entrance beneath it has a double door with a lead-light transom, also featuring the Masonic emblem of the compass and square. The two single-pane sash windows have concrete render sills and segmentally arched lintels of orange-red brick, in contrast to the dark red speckled brick of the rest of the façade. The parapet wall is rather conservative for the 1920s and may have been modelled on a previous Masonic Temple, as the local chapter was apparently founded in 1887 (this date is featured on the parapet).

The brickwork, however, is decidedly of the 1920s, with horizontal chamfered bands of bricks running above the windows of the façade and a side elevation. The walls are divided into window bays by shallow brick piers between the chamfered brick bands.

This same chamfer motif is continued on the façade of the 1956-57 side annexe, which also has a similar window. The upper third of the brickwork appears to have been relaid. The annexe has a very simple parapet concealing a skillion-roof section behind it. Both the lintels and sill of the side elevation windows are concrete.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Building
Designer		Builder	

HISTORY

THEMATIC CONTEXT

The many social and cultural associations formed by residents throughout the region have left their mark on the landscape, from scout and guide halls to RSL complexes. Scouting grew in popularity during the interwar period and troops were established throughout the study area. One of the first troops was established at Yinnar in 1923 and an Oak tree planted in about 1928 is a tangible reminder of the beginnings of this organization in the study area. The 1st Traralgon Troop was formed in June 1924. At Moe, the First Moe Troop built a Scout Hut in 1938. The imposing Masonic lodges in Moe and Morwell provide a reminder of the importance of these organizations in community life during the twentieth century (Context, 2008:65).

PLACE HISTORY

Morwell Lodge No.202 was formed in 1906 although there is some evidence that Lodge activity

may have started in or around 1891. Official records show, however, that the first Worshipful Master, A.A. Brown, was installed and the Lodge consecrated on Wednesday 6 June, 1906. The Lodge initially met above a Tinsmith's shop in Commercial Road, Morwell. The Drouin Lodge No.173 was the sponsor Lodge. Twenty-three persons were initiated between 1906 and 1912 when the Lodge premises were destroyed by fire (Castelow, 2006:1).

New premises were constructed for the Lodge in Commercial Road at a cost of 1300 pounds. By 1926 these were found to be inadequate and so a new building was planned on a site in Hazelwood Road. The new Morwell Masonic Temple was opened in 1927 after the foundation stone was laid on 27 January 1927 by Bro. D. McKay PJCD assisted by Bro. W. McGowan WM and Bro. J. Langdon Secretary. In 1956-57 an extension was made on the north side of the building comprising toilets an entrance hall and a kitchen. By that time membership had risen to 250 (Castelow, 2006:3).

In 1997 the amalgamation of Moe, Morwell and Gippsland (Traralgon) Mark Lodges to meet at Morewell and called Gippsland Lodge of MM Masons No.52 was made. This is 'successful and ongoing' (Castelow, 2006:5).

Local resident Sheila Moody remembers that:

"The hall was in demand for social and wedding receptions. Often used by youth groups. It was one of three local halls that small groups could use for functions, the others being the Town Hall Supper Room, the Scout Hall and later the Community Hall."

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Foundation Stone

Sheila Moody, pers. comm., 2005

Wor Bro Allan Castelow PJGD, 'Morwell Lodge No.202 Centenary Sat 3 June 2006'

Creation Date 1927

Change Dates

Associations

Local Themes

Morwell Masonic Temple

9. COMMUNITY & CULTURAL LIFE

9.5 Recreation and forming associations

STATEMENT OF SIGNIFICANCE

What is significant?

The Morwell Masonic Temple, constructed in 1927, at 12 Hazelwood Road, Morwell.

How is it significant?

The Morwell Masonic Temple is of local historic, social, and aesthetic significance to Latrobe City.

Why is it significant?

Morwell Masonic Lodge Temple is of historical and social significance as a representative example of a Masonic Temple, which illustrates the importance of Masonic Lodges during the Inter-War years. The hall is also socially significant as an important community meeting place and recreation venue. (RNE criteria A.4, D.2 & G.1)

Morwell Masonic Temple is of aesthetic significance as a fine and intact example of an Inter-War public building with classically-derived detailing. (RNE criterion D.2 & F.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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Latrobe Planning Scheme	HO		Recommended
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Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

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- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

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- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

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6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE & SURGERY (FORMER)

Place No. 358

ADDRESS 26 Hazelwood Road
Morwell

Last Update 4/12/2008
HO No.



DESCRIPTION This is an Inter-War weatherboard house. It has a traverse gable roof with a projecting gable at one end. The barge boards in the gable end extend to form points. The main roof extends to form the verandah, which is supported by paired square posts set on brick piers. Windows are double hung sash arranged in pairs and there are double doors at the entrance. It is possible State Savings Bank of Victoria design.

This house is a good and quite intact example of the Bungalow style in Latrobe City. It compares with houses in Bridges Avenue in Traralgon.

Condition	Good	Integrity	High
Threats		Key elements	Building
Designer		Builder	

HISTORY After growing slowly during the early decades of the twentieth century the closer settlement of the farming flats to the south of Morwell after the First World War saw the population of the town and the Shire double in size during the inter-war period. Most development occurred in the 1920s before the Great Depression. When APM located its paper mill at Maryvale in the 1930s, employees moved into Morwell as well as Traralgon. APM built houses for staff and workers, as well as a staff hostel in the town. Private entrepreneurs also constructed housing in anticipation of the housing demand that would be created - In the five years after 1937 300 houses were constructed in the town. By 1940 the population of Morwell Shire had reached 9,000 people with the town of Morwell accounting for 1,762. It was the second largest town in the Shire after Yallourn (Context, 2008:47).

This house was built in 1925 for Mr Reg Davey and family and may have been financed by the State Savings Bank of Victoria as a mortgage was taken out to the SSBV on 15 December 1924. The Davey family lived there for a number of years before building a brick residence further down the street. According to title and rate records it was bought by Geoffrey Harris Dreuerman of Foster in 1940 but was in the possession of John Gerald Haugh in 1941 and then became the home and practice of dentist Dr Haugh a locally well known and highly respected practitioner and his wife Luch. [Land Victoria 1]

What is now 26 Hazelwood Road, a property at the north-west corner of Ann Street, once formed part of a large parcel of land described as Crown Allotment 11E in the Parish of Maryvale that extended from what is now Hazelwood Road to the railway line. Mary Ann Keegan obtained the Crown Grant for this land in May of 1884 and by 1886 began to subdivide and sell the land for building allotments. [Land Victoria 2] This allotment, described as Part of Lot 4 in Block 2 of

LP1220 was purchased in 1908 by Charles Davey (a local whose family owned large areas of land in and around Morwell during the late nineteenth and early twentieth century) Presumably, he was related to Reginald to whom he sold this site in October 1924. [Land Victoria 1]

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
 Land Victoria 1, Title Vol. 3265 Fol. 880, Bruce McMaster, pers. comm., September 2008
 Land Victoria 2, Title Vol. 1601 Fol. 073

Creation Date 1925

Change Dates

Associations

Local Themes

Reg Davey, Lucy Haugh

7. BUILDING SETTLEMENTS & TOWNS
 7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?
 The inter-war weatherboard house at 26 Hazelwood Road, Morwell.

How is it significant?
 The house at 26 Hazelwood Road, Morwell is of local historic and architectural significance to Latrobe City.

Why is it significant?
 The house at 26 Hazelwood Road, Morwell is of historical significance as a representative example of an inter-war house, which is associated with an important phase of development of Morwell in the 1920s. (RNE criterion A.4, D.2)

The house at 26 Hazelwood Road, Morwell is of architectural significance as a representative well detailed and quite intact example of an inter-war bungalow. (RNE criterion D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

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2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

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5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

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REVIEW OF SIGNIFICANCE & POLICY

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The information contained in this citation should therefore be reviewed at the time that it is proposed

to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE

Place No. 77

ADDRESS 28 Hazelwood Road
Morwell

Last Update 6/03/2005
HO No.



DESCRIPTION The house at 28 Hazelwood Road, Morwell is a double fronted symmetrical Victorian bi-chromatic brick villa with a separate return verandah supported on timber posts with cast iron frieze and brackets. There are three brick chimneys with corbelling and contrasting brick patterning. The central four panelled front door with narrow sidelights is flanked by double hung sash windows. There is contrasting brick patterning to window and door openings and to return corners.

The woven wire front fence is a recent addition as is the cottage style garden. There have been extensive additions at rear and carport. The front brickwork has been sandblasted, and the roof has been re-clad in colourbond.

This is one of only a small number of known examples of bi-chromatic brick villas within Latrobe City. Other examples assessed by this Study include 620 Maryvale Road.

Condition	Excellent	Integrity	High
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY The house at 28 Hazelwood Road, Morwell was constructed in 1886 for Mr and Mrs Smith. An article in the 5 February, 1887 edition of the Morwell Advertiser entitled 'Increase in building' advised that:

"The first brick dwelling home in Morwell just being completed. It is a very neat building with white facings and slate roof and it reflects considerable credit upon the builder and owner, Mr Smith, whom we may shortly expect to be a worthy permanent addition to our town. Mr Smith purchased the block in Hazelwood Road in 1886."

Title information shows that this allotment was purchased by Elizabeth Smith in 1886 and the 1893 rate book lists house, land, Maryvale, in the name of Elizabeth Smith valued at £20. In 1898, after the property was bought by Charles Davey, gentleman it was valued at £25. In 1929 the house was owned by Percy Leonard Lubcke and was valued at £60, suggesting improvements/additions as well as inflation. [2]

What is now 28 Hazelwood Road, a property at the south-west corner of Ann Street, once formed part of a large parcel of land described as Crown Allotment 11E in the Parish of Maryvale that extended from what is now Hazelwood Road to the railway line. Mary Ann Keegan obtained the Crown Grant for this land in May of 1884 and by 1886 began to subdivide and sell the land for

building allotments. [1] This allotment, described as Lot 1 in Block 3 of LP1220 and another lot (Lot 11 in Block 2) were purchased in October 1886 by Elizabeth Smith. [3] In 1898, Elizabeth sold this property to Charles Davey (a local whose family owned large areas of land in and around Morwell during the late nineteenth and early twentieth century) who held it for over 20 years before selling to John Henry Buckley in 1922. Upon Buckley's death in 1926 it passed to his trustee before eventually being sold to Percy Lubcke in 1929. [4]

Percy Lubcke married his wife Mary in 1907 and was a mailman in the Jeeralang-Jumbuk area from 1914-19. Upon leaving that area he received a testimonial from grateful local residents, which read in part:

'For some years as mailman you have been our connecting link with the outside world. You have had to face severe winters, cutting winds, snow, rain, mud, bad roads and fallen timber, but you have never once failed us.'

SOURCES

Morwell Advertiser

[1] Land Victoria Title Vol. 1601 Fol. 073

[2] Shire of Morwell rate books. 1893 (No. in rate 578), 1898-9 (163), 1929-30 (345)

[3] Land Victoria Title Vol. 1858 Fol. 559

[4] Land Victoria Title Vol. 4561 Fol. 154

Creation Date 1886

Change Dates

Associations

Local Themes

Elizabeth Smith, Charles Davey, Percy L

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is Significant?

The house at 28 Hazelwood Road, Morwell was constructed in 1886 for Mrs Elizabeth Smith and her husband. It is a double fronted symmetrical Victorian bi-chromatic brick villa with a separate return verandah supported on timber posts with cast iron frieze and brackets. There are three brick chimneys with corbelling and contrasting brick patterning. The central four panelled front door with narrow sidelights is flanked by double hung sash windows. There is contrasting brick patterning to window and door openings and to return corners.

How is it significant?

The house at 28 Hazelwood Road, Morwell is of local historic and aesthetic significance to Latrobe City.

Why is it Significant?

Historically, it is significant as a rare representative example of a late nineteenth century house that demonstrates an important early phase of development of Morwell. It is believed to be the oldest house in Morwell and one of the oldest surviving houses in Latrobe City. It is also of interest for its early association with the locally important Davey family, and later with the Lubcke family. (RNE criteria A.4, B.2, D.2 and H.1)

It is architecturally significant as a representative example of a late Victorian bi-chromatic brick house. One of only two known examples within Morwell, it is notable for its relatively high degree of external integrity. (RNE criterion B.2, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

SPEECHLEY & INGRAM ORGAN

St Andrew's Presbyterian Church

Place No. 373

ADDRESS 11 James Street
Morwell

Last Update 21/03/2005
HO No.



DESCRIPTION This is a two manual organ of 12 speaking stops, which has been installed in St Andrew's Uniting Church in Church Street, Morwell. It retains its original action, console, pipework and case, although the decoration of the façade pipes has been subsequently painted over.

This is the only known organ of its type in Latrobe City. The National Trust of Australia (Victoria) believe that this is the only example of its builders' work in Australia to remain largely intact and is tonally a particularly fine example of English organbuilding of the period.

SOURCES

National Trust of Australia (Victoria) File No. B7028

Condition	Mixed	Integrity	Minor Modifications
Threats	None apparent	Key elements	Other (see description)
Designer		Builder	

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region.. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques (Context, 2008:59)

PLACE HISTORY

This two manual organ of 12 speaking stops was built in 1872 by Speechley and Ingram of Camden Town, London for a private client in Melbourne and was successively located in the Melbourne Athenaeum Hall, St Andrew's schoolroom, Brighton, St Thomas' Anglican Church, Essendon and the Methodist Church, Thornbury. In 1995-97 it was restored and relocated to its present position at St Andrew's Presbyterian Church in Morwell.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
National Trust of Australia (Victoria) File No. B7028

Creation Date 1872

Change Dates 1995-97

Associations

Speechley & Ingram

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

The Speechley & Ingram organ was originally created in 1872 for a private client in Melbourne and was successively located in the Melbourne Athenaeum Hall, St Andrew's schoolroom, Brighton, St Thomas' Anglican Church, Essendon and the Methodist Church, Thornbury. In 1995-97 it was restored and relocated to its present position at St Andrew's Presbyterian Church in Morwell.

How is it significant?

The Speechley & Ingram organ is of local historic and technical significance to Latrobe City.

Why is it significant?

The Speechley & Ingram organ is of historic significance as rare working example of its type and is believed to be the only example in the Gippsland region. (RNE criteria A.4, B.2)

The Speechley & Ingram organ is of technical significance as perhaps the only example of its builders' work in Australia to remain largely intact and is tonally a particularly fine example of English organbuilding of the period. (RNE criterion F.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended
Victorian Heritage Register	H		Recommended

Extent The whole of the property as defined by the Title boundaries. The heritage place is the Speechley & Ingram Organ within the church.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	Yes	Incorporated Plan Details	
Description:	None specified			Latrobe City HO Permit Exemptions	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist

in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

THE ASCENDING CHRIST

St Mary's Church of England

Place No. 386

ADDRESS 08 Latrobe Road
Morwell

Last Update 17/02/2008
HO No.



DESCRIPTION 'The Ascending Christ' is a mural measuring 5m by 7m and gives the impression of a mosaic, with a surface of tessellated colour blocks, although in actuality it is painted in casein and tempera on hardboard. The rich blues evoke lapis lazuli and Byzantine church interiors. The fiery white Christ figure has both arms outstretched and appears to hover over the altar. Unfortunately a wooden cross has been fixed to the painting over the head, compromising its impact.

Originally installed in the sanctuary of St John's Church, Yallourn, the 'Ascending Christ' is now situated within St Mary's Church in Morwell, which was specifically designed to incorporate the mural. It is now lit by a skylight and amber light from side windows.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Other (see description)
Designer	Arthur Boyd	Builder	

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region.. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques (Context, 2008:59)

PLACE HISTORY

'The Ascending Christ', a mural by Arthur Boyd was originally installed at St John's Anglican Church in Yallourn in 1960 and unveiled at the dedication of the newly refurbished church on Sunday 8 May of that year.

St John's was first opened in 1924 and was one of the first churches built at Yallourn to minister to the SEC workers and their families. After opening it became a frequently used hall for Yallourn residents for meetings, dances and screening pictures. This role continued until the late 1950s when it was decided to refurbish the original building and construct a new Sunday School

complex. With £800 raised by the St John's Ladies Guild, Arthur Boyd was commissioned to paint a mural on the theme of the Ascension.

The mural was found to be too big at the time of its installation and the bottom panels, including the artists signature, had to be trimmed. Fortunately, Meg Sims, secretary of the sanctuary guild was present and kept the off-cuts, which she returned to the church when she left Yallourn.

St John's was demolished by 1976 as the town of Yallourn met its demise. The Parish of Yallourn ceased to exist and the Diocese of Gippsland took control of the mural. As many Yallourn parishioners began to worship at St Mary's, Morwell it was decided that a new church planned for that parish would become the home of the 'Ascending Christ'. The mural became the focal point of the design of the new church and it was installed complete with the restored bottom panels so thoughtfully salvaged by Mrs Sims. The new church and office complex was dedicated by Bishop Delbridge in 1980.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Dr Meredith Fletcher (ed.) et al, 'Gippsland Heritage Journal No. 19 (March 1996)' article 'The Moving Ascension' by Ian Huguenin, pp.47-48

Creation Date c.1960

Change Dates 1980

Associations

Arthur Boyd

Local Themes

- 9. COMMUNITY & CULTURAL LIFE
- 9.1 Creating places for worship
- 9.6 Writers and artists

STATEMENT OF SIGNIFICANCE

What is significant?

'The Ascending Christ', a 7m x 5m mural of casein and tempera paint on hardboard created c.1960 by Arthur Boyd and originally installed in St John's, Yallourn before being restored and installed in St Mary's, Morwell in 1980.

How is it significant?

'The Ascending Christ' is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

'The Ascending Christ' is of historic significance as a rare example of a mural commission by Arthur Boyd, one of Australia's foremost painters, in a public building and the only known example of his work in Gippsland. The mural illustrates Boyd's exploration of spiritual themes during the late 1950s and early 1960s. (RNE criteria A.4, B.2, D.2 and H.1)

'The Ascending Christ' is of aesthetic significance as one of the finest artworks within a public building in Latrobe City. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the interior of the church only.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		

Outbuildings or Fences: Description:	No None specified	Incorporated Plan: Yes	Incorporated Plan Details Latrobe City HO Permit Exemptions
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Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

The relocation of the 'Ascending Christ' to another location may be considered if it can be demonstrated to the satisfaction of the responsible authority that the relocation is essential to ensure the conservation of the work. Any application to remove or relocate the work must be supported by a report prepared by an appropriately qualified consultant.

The wooden cross that partially obscures Christ's face detracts from the work and its relocation would be supported.

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

JACK DWYERS HOUSE

Place No. 199

ADDRESS 620 Maryvale (Alexanders) Road
Morwell

Last Update 4/12/2008
HO No.



DESCRIPTION The house known as Jack Dwyer's at 620 Maryvale Road, Morwell is a double-fronted bi-chrome brick Victorian villa with a hipped colourbond (reclad) roof and four bi-chrome brick chimneys each with individual patterning. There are skillion verandahs to west and east elevations. The bricks are probably locally manufactured, and are similar to the other surviving brick buildings in Morwell. Windows are timber-framed double-hung sashes. There is a skillion roofed brick addition to the southern elevation, not recent but not original. There is also a small timber outbuilding with a corrugated AC sheet roof.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Buildings Outbuildings
Designer		Builder	

HISTORY

THEMATIC CONTEXT

After the goldrushes significantly increased Victoria's population, the government introduced legislation that promoted more intensive use of the land and enabled many former gold miners to "select" land and develop farms. Under a series of land acts, the former squatting runs were thrown open for selection. Selectors began arriving in 1865, as a result of the Grant Land Act. A decade later, the railway line that was under construction provided further inducement to select in the area and a Lands Office was opened in Traralgon. As a series of land acts were passed, conditions that the selectors had to fulfil changed. For prospective selectors moving to Flynn's Creek, for example, after the lease on the Loy Yang run had been extinguished in 1877, boundaries had to be fenced, a house built and a designated proportion of the land had to be cleared and cultivated each year. Selectors had to live on their properties.

'Selection has had a major impact on shaping the land in this region. It attracted large numbers of people to the area, resulted in widespread clearing of land, and was responsible for many of Latrobe City's towns and communities developing. Selection led to the foundation of institutions such as schools and churches and to new local government areas.

Although selectors faced many difficulties carrying out their schedules of improvements including floods, fires, caterpillar plagues, poor prices and limited capital, land on the plains and river flats was transformed from forest and scrub to cleared paddocks, fenced crops and pasture. Swamps were drained. In the early 1880s, selectors began penetrating the southern regions of the City, selecting land in Jumbuk, Boolarra, Budgeree and Callignee. The rainfall was higher in the densely forested Strzeleckis and it was assumed the land was fertile because of the giant trees that grew there. Ahead of them was the Herculean task of clearing the giant trees, and of trying to get

their produce to market. [Context, 2008:4]

PLACE HISTORY

The exact date of this house is not known, however, rate and title information suggests that it was constructed c.1899. Rate books show that In 1895-96 John Dwyer owned 440 acres on lots 85, 85a and 86. This was valued at £45. In 1899-1900 a house is mentioned and the rateable value has increased to £60, pointing to this being the year of construction. [1] The house was on Crown land and, according to personal comment, was built of local bricks. Dwyer was a well-known bullocky in the district. The house was later owned by George Rae, farmer. [2]

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study Volume 1: Thematic Environmental History', 2008

[1] Shire of Morwell Rate Books 1894-5 (rate number 163); 1899-1900 (9)

[2] Personal comment, Sheila Moody, Morwell Historical Society, January 2005.

Creation Date c.1899

Change Dates

Associations

Local Themes

Jack Dwyer, George Rae

2. SETTLING THE LAND: LAYERS OF SETTLEMENT
2.2 Selection

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 620 Maryvale Road, Morwell was constructed c.1899 for John (Jack) Dwyer, a local bullocky. The house is a late Victorian bi-chromatic brick villa, using locally made bricks, and has a high degree of external integrity. There is one surviving outbuilding.

How is it significant?

The house at 620 Maryvale Road, Morwell is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

The house at 620 Maryvale Road, Morwell is of historic significance as a now rare example of a selector's house in the Morwell area, which demonstrates the more substantial houses that were erected as security of land tenure was gained and farms became more profitable. It also has associations with local identity, Jack Dwyer (RNE criteria A.4, D.2, H.1)

The house at 620 Maryvale Road, Morwell is of architectural significance as a representative example of a late Victorian bi-chromatic brick villa, which has a high degree of external integrity. (RNE criterion D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2005), Latrobe City Heritage Study, Latrobe City Council, Traralgon

CLUB ASTORIA

German Club

Place No. 190

ADDRESS Maryvale Crescent
Morwell

Last Update 21/03/2005

HO No.



DESCRIPTION

The Club Astoria or German Club building in Maryvale Crescent, Morwell is a post-war austerity style single storey building, which has been decorated to affect a picturesque German flavour. It has a three-gabled corrugated iron roof with internal box gutters and is clad in cement sheet (?) with simple decorative timber batterns. The six pane windows have decorative shutters and window boxes. The Club shield is placed above a sign with the club's name in the central gable.

Other site elements include large partition with canite (?) walls or other temporary cladding, three flagpoles, an Oak tree, (possibly *Quercus robur*?) to the rear of the buildings.

Condition Good

Integrity High

Threats None apparent

Key elements Building
Tree/s

Designer

Builder

HISTORY

THEMATIC CONTEXT

Since European settlement in the 1840s, successive waves of migrants have settled in the study area and have shaped the landscape with names, buildings and sites that reflect their cultural traditions. In the nineteenth century and up to the middle of the twentieth century English, Scottish and Irish migrants predominated. This began to change during the first phase of electricity generation in the 1920s when Maltese workers came to work for the Mines Department and State

Electricity Commission of Victoria (SEC), mostly working in the Old Brown Coal Mine and living in the settlement there. In 1927, there were 102 Maltese workers in the SEC workforce. The men came alone and saved hard to enable their families to join them in Australia. Significant numbers of British migrants also came to work at Yallourn in the 1920s, many of whom had served in the First World War.

In 1947 the census revealed that 80% of the migrants who had come to the Latrobe Valley were from the British Isles. However, in the following decade there would be profound changes in migration that would 'change the human face of the Latrobe Valley forever'. In the post war years, the power industry was responsible for establishing a greater cultural diversity in Latrobe City as migrants from many parts of Europe came to work for the SEC. This was the consequence of a radical new migration policy introduced in 1947 that by 1960 saw 1.7 million people migrate to settle in Australia. Many 'displaced persons' and assisted migrants, in return for a free passage to Australia, fulfilled their two year work contract by working for the SEC. They stayed on, many building their own homes and establishing social clubs and places of worship.

As a result Latrobe City has a much higher proportion of migrants in the local population, compared with the rest of Victoria. Key migrant groups include people of British, Italian, Dutch, German, Maltese, Polish and Ukrainian descent. For example in Morwell between 1954 and 1961 the number of migrants increased from 2,300 to 4,300. During that time the percentage of migrants from Great Britain declined markedly from 65% to 45%, while Germans had remained steady at around 10%, Italians had increased from 2% to 11%, the Maltese rose slightly from 3% to 5% and the proportion of Dutch had risen to 15%.

The cultural diversity that resulted from post war migration is reflected in the landscape, particularly in places of worship and social clubs and halls. At Newborough, the Ukrainian community built a hall with voluntary labour. A German Club was established at Yallourn, which was later shifted to Morwell. Other institutions include the Italian Club, and the Maltese Community Centre in Morwell. (Context, 2008:7)

PLACE HISTORY

Club Astoria, also known as the German Club was opened in this building by 1970. The building itself was a former State Electricity Commission of Victoria 'hut', which was moved to this site and adapted for use by the club. Application was made to the Public Health Department on 25 October 1967 and the plans were approved on 23 April 1968. The president of the building committee was G. Kruger, and the secretary Joachim Nehls. On 15 June 1971 an application was made for extension, in timber, to the building to hold a maximum of 150 people. This was approved on 20 March 1972.

Club Astoria was originally established in Morwell in 1957.

SOURCES

Public Records Office of Victoria (PROV), VPRS 7882/P1 Unit 1836

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date c.1970

Change Dates

Associations

Local Themes

State Electricity Commission of Victoria

2. SETTLING THE LAND: LAYERS OF SETTLEMENT

2.4 Migrating to seek opportunity

5. INDUSTRIALISATION & MAKING A REGION

5.1 Providing the State with fuel and power

STATEMENT OF SIGNIFICANCE

What is significant?
 Haus Astoria, also known as the German Club, established c.1970 on this site in a former SEC building, at Maryvale Crescent, Morwell. The clubhouse is a post-war austerity style single storey building, which has been decorated to affect a picturesque German flavour. It has a three-gabled corrugated iron roof with internal box gutters and is clad in cement sheet (?) with simple

decorative timber batterns. The six pane windows have decorative shutters and window boxes. The Club shield is placed above a sign with the club's name in the central gable.

How is it significant?

Haus Astoria is of local historic and social significance to Latrobe City.

Why is it significant?

Haus Astoria is of historical and social significance for its associations with the German community in Morwell. It illustrates the influence of post-war migration upon the development of Morwell and the Latrobe Valley region. The use of a former SEC building by the club illustrates the close relationship of the SEC and the migrant workforce in the post war era. (RNE criteria A.4, C.2, D.2, G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can

be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE

Place No. 76

ADDRESS 21 Maryvale Crescent
Morwell

Last Update 6/03/2005
HO No.



DESCRIPTION The house at 21 Maryvale Crescent, Morwell is a single story Inter-War weatherboard bungalow with a low pitched hip corrugated iron roof with rolled ridge and hip cappings, and two brick (semi-bagged) brick chimneys. There is a large portico with wall shingles to the gable, exposed rafter to the eaves (no fascia) and three timber posts on a brick base to each corner of the portico, with a scooped, painted brick balustrade. The recessed side entrance door features elaborate asymmetrical timber fretwork in the form of a moon-gate, and there are projecting bay windows, with other 12-light windows generally in pairs.

The house is set behind a timber fence featuring a matching lych gate with asymmetrical detail, which is sympathetic but is not original. The sympathetic garden is recent.

Condition Excellent

Integrity Minor Modifications

Threats

Key elements Building
Fence/Gate/Wall

Designer

Builder

HISTORY

After growing slowly during the early decades of the twentieth century the closer settlement of the farming flats to the south of Morwell after the First World War saw the population of the town and the Shire double in size during the inter-war period. Most development occurred in the 1920s before the Great Depression. When APM located its paper mill at Maryvale in the 1930s, employees moved into Morwell as well as Traralgon. APM built houses for staff and workers, as well as a staff hostel in the town. Private entrepreneurs also constructed housing in anticipation of the housing demand that would be created - In the five years after 1937 300 houses were constructed in the town. By 1940 the population of Morwell Shire had reached 9,000 people with the town of Morwell accounting for 1,762. It was the second largest town in the Shire after Yallourn (Context, 2008:47).

Title records show that Edwin Whimper Poynter, chemist, became the owner of lots 15 and 16 Township of Morwell in 1921. This house was built sometime between then and 1927, when the first confirmed description can be found in the rate books. Mabel Felton Poynter, his wife, owned a chemist shop in Commercial Road. Edwin Poynter died in 1935 but his wife was still living in the house in 1943. [RB]

Local resident, Sheila Moody, notes that:

'Today great care has been taken to retain this graceful home and retain it as it was. As so many of the houses in this street have gone, it is pleasing to know this one remains.'

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Morwell Rate Books [RB] 1927-28 (rate number 453); 1930-31 (472) to 1942-3 (901).

Creation Date c.1925

Change Dates

Associations

Local Themes

Edwin & Mabel Poynter

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 21 Maryvale Crescent, Morwell is a single story Inter-War weatherboard bungalow with a low pitched hip corrugated iron roof with rolled ridge and hip cappings, and two brick (semi-bagged) brick chimneys. There is a large portico with wall shingles to the gable, exposed rafter to the eaves (no fascia) and three timber posts on a brick base to each corner of the portico, with a scooped, painted brick balustrade. The recessed side entrance door features elaborate asymmetrical timber fretwork in the form of a moon-gate, and there are projecting bay windows, with other 12-light windows generally in pairs.

The fence and garden, while sympathetic, are not original and are not significant.

How is it significant?

The house at 21 Maryvale Crescent, Morwell is of local historic and architectural significance to Latrobe City.

Why is it significant?

The house at 21 Maryvale Crescent, Morwell is of historical significance as a representative example of a house that demonstrates the development of Morwell during the Inter-War period and for its associations with the locally known Poynter family. (RNE criteria A.4, D.2, H.1)

The house at 21 Maryvale Crescent, Morwell is of architectural significance as a fine and relatively intact example of an Inter-War house, which is notable for its external decoration such as the moon-gate to the entrance, which illustrates the Japanese influence upon inter-war architecture. (RNE criterion D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
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 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

COTTON PALMS (WASHINGTONIA ROBUSTA)

Mexican fan palm

Place No. 323

ADDRESS (off) Princes Drive
Morwell

Last Update 6/03/2005

HO No.



DESCRIPTION Two Cotton palms (*Washingtonia robusta*), which are located on the north embankment of the Princes Freeway opposite the Powerworks information centre. The palms are both approximately 15 -18m high with 2m canopies and appear to be in good condition. They are clearly visible from Commercial Road, adjacent to Powerworks.

Condition	Good	Integrity
Threats	Neglect Vandalism	Key elements Tree/s
Designer		Builder

HISTORY The exact date of these trees is not known, but they are believed to have once stood at the entrance to the Morwell Butter Factory manager's residence and may date from the early twentieth century. The factory operated from c.1890 until it was destroyed by fire in 1929. The manager's residence survived until 1944 when it too was destroyed in the bushfires of that year.

SOURCES
Latrobe Significant Tree Study n.d.

Creation Date	c.1900	Change Dates
Associations	Morwell Butter Factory	Local Themes
		3. UTILISING NATURAL RESOURCES 3.1 Working the land

STATEMENT OF SIGNIFICANCE What is significant?
The pair of *Washingtonia* Palms, which were planted c.1900 at the entrance to the Morwell Butter Factory Manager's house, which was destroyed by fire in 1944.

How is it significant?
The pair of *Washingtonia* Palms is of local historic and aesthetic significance to Latrobe City.

Why is it significant?
The pair of *Washingtonia* Palms is of historical significance for their associations with the former Morwell Butter Factory as they mark the location of the Manager's residence, destroyed in the 1944 bushfires. (RNE criteria A.4, C.2, D.2)

The pair of Washingtonia Palms is of aesthetic significance as good examples of their type. Situated on a prominent hillside they are a local landmark in Morwell. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the trees and surrounding land to a minimum of 5m from the edge of the canopy.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

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 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy

efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE & GARDEN

Place No. 17

ADDRESS 103 Princes Drive
Morwell

Last Update 4/12/2008
HO No.



DESCRIPTION

The house at 103 Princes Drive, Morwell is a brick and render Inter-War attic-style bungalow. The walls are constructed of brick to 'dado' height and then rendered above. It has a tiled hip roof with an eyebrow dormer to the front elevation. The front entrance doorway is recessed and features a centrally placed door with sidelights. Windows in the front elevation have fixed central pane flanked by double hung sashes.

There is a driveway to one side that leads to wrought iron gates supported by two large rendered pillars, one attached to the house. At the end of the driveway there is an early cement-sheet clad gabled garage to the rear of the house.

When originally inspected in 2005 the house was set within a well-maintained mature garden, which was dominated by two mature liquidambers placed symmetrically in the front yard. Other trees included a Copper Beech (?) close to the side boundary with No. 101. However, since then most of the front garden has been removed.

Inter-War houses are rare within Morwell, and this is perhaps the best example with many features that are not found elsewhere. It compares with 64 and 74 Moore Street, Moe as well as several houses in Traralgon.

Condition Excellent

Integrity High

Threats None apparent

Key elements Building

Designer

Builder

HISTORY

After growing slowly during the early decades of the twentieth century the closer settlement of the farming flats to the south of Morwell after the First World War saw the population of the town and the Shire double in size during the inter-war period. Most development occurred in the 1920s before the Great Depression. When APM located its paper mill at Maryvale in the 1930s, employees moved into Morwell as well as Traralgon. APM built houses for staff and workers, as well as a staff hostel in the town. Private entrepreneurs also constructed housing in anticipation of the housing demand that would be created - In the five years after 1937 300 houses were constructed in the town. By 1940 the population of Morwell Shire had reached 9,000 people with the town of Morwell accounting for 1,762. It was the second largest town in the Shire after Yallourn (Context, 2008:47).

The exact date of the house at 103 Princes Drive, Morwell is not known, however, it is thought to have been built c.1940 for Albert and Hannah Hardaker.

Rate book and title records show that 265 acres on parts 45 and 46 were bought by Reginald Davey in 1939, for a price of £120, and then subdivided. Albert and Hannah Hardaker are listed as owning lot 16 PS 14694, Station Street, in 1939/40, valued at £55, which is when the house was probably built. In 1940/41 they sold to Mrs Evelyn Jane Cooley [RB].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Morwell Rate Books [RB] 1937-8 (rate number 150); 1938-39 (117); 1939-40 (371); 1940-41(446); 1941-42 (261).

Creation Date c.1940

Change Dates

Associations

Albert and Hannah Hardaker

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 103 Princes Drive, Morwell is an externally intact and fine example of an Inter-War bungalow, which retains an early garage.

How is it significant?

The house at 103 Princes Drive, Morwell is of local historic and architectural significance to Latrobe City.

Why is it significant?

The house and garage at 21 Maryvale Crescent, Morwell are historically significant for their association with an important phase in the development of Morwell during the Inter-War period. (RNE criteria A.4, D.2)

The house and garage at 103 Princes Drive, Morwell is of architectural significance as a representative example of an inter-war residence and garage. The house is externally intact and fine example of an Inter-War house of individual design with notable features including the recessed front doorway. The garage is notable as good and now rare surviving example of its type. (RNE criterion B.2, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the

significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of

the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

MORWELL POST OFFICE

Place No. 432

ADDRESS 209 Princes Drive
Morwell
LP 15585

Last Update 17/02/2008

HO No. HO



DESCRIPTION The Morwell post office is planned as an ‘L’ shaped building around a carpark. The composition pivots on the corner entrance which is designed as a block that rises above the roof level of the main building. The entry is defined by a folded concrete porch that is largely contained within the main structure. Parapets conceal the roof behind and reinforce the horizontal composition of the building.

The building is in good condition and has a moderate level of integrity. The windows on the prominent facades appear to have been replaced in aluminium, however the windows at the rear are timber framed. The interior appears to have been refitted in recent years.

The architecture of the post office is derived from the Dutch and German ‘de Stijl’ buildings that emphasized honesty of material (generally yellow face brick), horizontal bands of windows, interlocking cubic forms and flat roofs. This style was used for many utilitarian public buildings including the Royal Melbourne and Children’s hospitals. A high point was the Norman Seabrook designed MacRobertson Girls’ High School. Contemporary modernist buildings erected by the Postmaster General’s Office in the 1950s included the telephone exchanges in Russell Street, Melbourne, Punt Road, South Yarra and Inkerman Street, St Kilda.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer	Public Works Department	Builder	Overseas Construction Co. Pty Ltd

HISTORY **THEMATIC CONTEXT**
Even in the early days of settlement, the settlers were able to keep some form of contact with the world beyond the barrier of swamps and forests that made travel and communications so difficult. Mail was brought in weekly by packhorse from the 1850s. Historian John Adams writes of the ‘Postman’s Yard’, an enclosure where the mailman would camp when the Moe River and Narracan Creek were flooded. After the inn was established at the crossing on the Morwell River (later Morwell Bridge), local residents collected their mail from a mailbag that was hanging on a tree there, until a post office was established in 1870. In Traralgon, mail was first collected from the Travellers Rest. Once coaching services were started from Melbourne in 1865, there was a daily mail service to Gippsland.

As the main towns developed, impressive post offices were built on prominent sites. The court house and post office in Traralgon was built in 1886. Its grandeur reflects the importance of Traralgon as a regional town in the 1880s. In Morwell a large two storey post office was built on the corner of Tarwin Street and Commercial Road in 1892. The clock tower was empty until the

1930s when a clock donated by former Morwell school students was installed. The post office was a familiar landmark in Morwell and there was regret when it was demolished in 1955, at a time when Morwell's population was increasing dramatically. A symbol of Morwell's country town days, it was replaced by a modern building on the northern side of the railway line. As historian Stephen Legg writes, this became an important site for new residents in the town, especially the many migrants relying on letters to keep in touch with their families and former homes.

The large post offices contrasted with facilities in the more isolated districts where there were no designated post office buildings. Schools sometimes served as post offices, as was the case with the Koornalla School that was built in 1915, or people conducted post offices in private homes. Railway stations often acted as post offices until they were closed [Context, 2008:26].

HISTORY OF MORWELL

Apart from Traralgon, which was boosted by the opening of the railway depot in 1903, and Morwell, which was boosted by closer settlement of its hinterland, Moe and the other smaller towns in the study area grew slowly in the first decades of the twentieth century or began to decline in population. However, all development was halted by the Great Depression. As noted above much of the growth in the inter-war period was concentrated in the new town of Yallourn. However, after this period of dormancy the opening of the APM complex in 1937 and massive expansion of the SEC after the Second World War had a profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres, which began to rival Sale for the role of 'Capital of Gippsland'.

As noted above the continuing development and closer settlement of the farming flats to the south meant that Morwell grew steadily during the early decades of the twentieth century. When APM located its paper mill at Maryvale in the 1930s, employees moved into Morwell as well as Traralgon. APM built houses for staff and workers, as well as a staff hostel in the town. Private entrepreneurs also constructed housing in anticipation of the housing demand that would be created - In the five years after 1937 300 houses were constructed in the town. The population of the Shire doubled during the interwar period and by 1940 had reached 9,000 people with Morwell accounting for 1,762. It was the second largest town in the Shire after Yallourn.

When the SEC began expanding its activities from Yallourn in the postwar years to create the industrial region of the Latrobe Valley, Morwell became a crucial centre of operations. At first there were discussions about Morwell's survival as a town as it lay over coal and preliminary planning documents recommended building a 'New Morwell'. In little more than twenty years, an open cut mine, briquette factory and a power station were built to the south of the town. A plant converting brown coal to gas was built, as were two gas turbine power stations. The residential area of Morwell expanded to the east and north and shops were built on the north side of the railway line. The Housing Commission built over 2,000 houses to cater for the sudden increase in population. In the decade from 1947 Morwell grew by 10,000 people to a population of 13,000 [Context, 2008:46-7].

HISTORY OF PLACE

The new Morwell Post Office was officially opened on Monday, 4 April 1955. The opening was performed by the local Federal Member Mr. Geoff Brown M.P. There were several state parliamentarians and postal officials in attendance at the opening ceremony, which included Sir Herbert Hyland M.L.A., Mr. W.O. Fulton M.L.C., Mr. W. MacAulay M.L.C., Mr. H.G. Stoddart M.L.A. and Mr. N.W. Strange, Director of Post and Telegraph Services. The Shire of Morwell was represented by the Shire President Cr. V. Hourigan. At the conclusion of the opening speeches, Mr. Brown handed the keys of the new building to the Morwell Postmaster Mr. J. Hughes. The new Post Office had provision for 234 private mailboxes and five telephone booths were made available for public use. The service counter space within the building was 'an impressive 46 feet' in length [MOTM].

Tenders for the construction of the new Post Office closed Tuesday, 16 December 1952. The initial construction work for the building began on Wednesday, 4 March 1953 at the corner of Church Street and Princes Highway, (on land that had once housed A.J. Foster's Blacksmithing business). The building contractors were Overseas Construction Co. Pty. Ltd., the Construction Superintendent being Mr. J. Creevey of Morwell. The total construction costs of the project amounted to approximately £28,000 [MOTM].

As noted above the new post office replaced the 1892 post office on the opposite side of the

railway in Commercial Road, which was later demolished and replaced by a new branch of the Commonwealth Bank.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

'Morwell on the march' [MOTM] - Morwell Historical Society website viewed 20 August 2008 [www.morwellhistoricalsociety.org.au/motmbuildings.htm]

Creation Date 1953-5

Change Dates

Associations

Local Themes

4. TRANSPORT & COMMUNICATIONS

4.3 Providing mail and telegraph services

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The growth of Morwell after the Second World War led to the construction of new public buildings. The new Morwell Post Office at the corner of the Princes Highway and Church Street (now 209 Princes Drive) was officially opened on Monday, 4 April 1955. The opening was performed by the local Federal Member Mr. Geoff Brown M.P. There were several state parliamentarians and postal officials in attendance at the opening ceremony while the Shire of Morwell was represented by the president Cr. V. Hourigan. The new post office replaced the 1892 post office, which was demolished in the same year. The Morwell post office is planned as an 'L' shaped building around a carpark. The composition pivots on the corner entrance which is designed as a block that rises above the roof level of the main building. The entry is defined by a folded concrete porch that is largely contained within the main structure. Parapets conceal the roof behind and reinforce the horizontal composition of the building. The building is in good condition and has a moderate level of integrity.

How is it significant?

Morwell Post Office is of local historic and architectural significance to Latrobe City.

Why is it significant?

Morwell Post Office is of historical significance as a representative example of a public building that is associated with an important phase of development of Morwell in the post-Second World War era. It illustrates the new community facilities that were built to serve the needs of the growing population and reflects the elevated status of Morwell as an important regional centre. (RNE criteria A.4, D.2)

Morwell Post Office is of architectural significance as a representative example of a public building in the Modernist style with de Stijl influences which is the best example of this style in Latrobe City and one of the best in the Gippsland region. It has aesthetic qualities as a landmark building, and the significance of the building is enhanced by its relatively high degree of external integrity. (RNE criteria D.2, E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the whole of the property as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

SHOPS

Place No. 420

ADDRESS 8 - 16 Tarwin Street
Morwell

Last Update 1/01/2008

HO No.



DESCRIPTION

This is a group of five single storey interwar shops on the west side of Tarwin street. It comprises four attached shops of similar design, which are separated by a laneway from a single shop. The shops have stepped rendered parapets with typical inter-war detailing. The traverse gable roofs are separated by brick party walls that follow the roof line. They are in good condition and have a moderate level of external integrity. The shopfronts appear to have been replaced on all, although the form of the shopfront to No.14, with its recessed doorway is appropriate.

Few inter-war shops survive in the main centres in Latrobe City. This row of shops is the largest and most intact group. They compare with Hare's building at 142-4 Commercial Road, Morwell, Rodger's Buildings at 13-17 Franklin Street, Traralgon and the former chemist at 92-96 Franklin Street, Traralgon.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Buildings
Designer		Builder	

HISTORY

THEMATIC CONTEXT

Much of the growth during the inter-war period in the study area was concentrated in the new town of Yallourn; however, the three main centres of Traralgon, Morwell and Moe, which were boosted by closer settlement of their hinterland and by the development of the SEC, each

experienced periods of strong growth during the 1920s and 30s while the other smaller towns grew slowly in the first decades of the twentieth century or began to decline in population. However, it was the opening of the APM mill complex in 1937 and massive expansion of the SEC after the Second World War that would have the most profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres, which each began to rival Sale for the role of 'Capital of Gippsland'. After experiencing years of decline, many of the smaller rural towns were also to find new life as dormitory suburbs serving the employment centres in the three towns that would soon become cities.

After growing slowly during the early decades of the twentieth century the closer settlement of the farming flats to the south of Morwell after the First World War saw the population of the town and the Shire double in size during the inter-war period. Most development occurred in the 1920s before the Great Depression. When APM located its paper mill at Maryvale in the 1930s, employees moved into Morwell as well as Traralgon. APM built houses for staff and workers, as well as a staff hostel in the town. Private entrepreneurs also constructed housing in anticipation of the housing demand that would be created - In the five years after 1937 300 houses were constructed in the town. By 1940 the population of Morwell Shire had reached 9,000 people with the town of Morwell accounting for 1,762. It was the second largest town in the Shire after Yallourn. (Context, 2008:46-7)

PLACE HISTORY

The shops at 8-14 Tarwin Street, Morwell were constructed in 1928 for Mrs Mary Irving (nee Donaldson) who had purchased the land in 1906 (Land Victoria). Prue Goldrick (1979:70-1) cites a 1928 article from the Morwell Advertiser about development in the commercial area of Morwell at that time:

"Notwithstanding the hard times, drought, tightness of money and other drawbacks, it is pleasing to note the confidence that local property owners are displaying in the town and district. The appearance of the main street has been greatly improved by handsome new tiled shop fronts with plate glass windows.. Tarwin Street is to undergo a much-desired change. Mrs. Irving has let a contract for the erection of three shops with up-to-date verandahs, between Jenkin's store and Mappin's Furniture Arcade. The work has commenced and will be completed early in the year. There are various other changes in hand. There is every reason to believe that it will not be long before Morwell will stand out as a most progressive township."

It appears from title records that the shops at Nos. 8 and 10 were once one double-fronted shop, which was sold in 1954 to Ernest George and Leslie Cook. The central shop was sold one year previously to Bridges Butchery, who were also the tenant, while No.14 was sold in 1954 to Mr and Mrs Baklis (Land Victoria).

The exact date of the shop at No.16 is not known, but it appears to have been constructed at around the same time as the shops at Nos.8-14.

SOURCES

Land Victoria Certificate of title Vol.1767 Fol.260

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Goldrick, Prue, 'Steamhorse to power. A history of Morwell town.', 1979, Shire of Morwell, Morwell

Creation Date 1928-9

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE What is significant?
The four single storey brick shops at 8-14 Tarwin Street, built c.1928, and the single storey brick shop at 16 Tarwin Street.

The shopfronts are not significant.

How is it significant?

The shops at 8-16 Tarwin Street, Morwell are of local historic and architectural significance to Latrobe City.

Why is it significant?

The shops are historically significant as they provide tangible evidence of the development of Morwell in the 1920s. The shops are architecturally significant as representative examples of inter-war shops with typical detailing. The significance of the shops is enhanced by their rarity value as one of a small number of inter-war commercial buildings in Latrobe City. (RNE criteria A.4, B.2 & D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not

adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

AIRLIE BANK HOMESTEAD

Bridle homestead

Place No. 206

ADDRESS 33 The Boulevard
Morwell
Lot 1, PS 410208

Last Update 4/03/2005
HO No.



DESCRIPTION

The homestead at 'Airlie Bank' is a double fronted Victorian villa, which comprises the main brick rendered dwelling and a semi-detached weatherboard kitchen wing. The main dwelling is constructed of local handmade bricks, stucco rendered externally and ruled in an ashlar blockwork pattern on the front walls facing Waterhole Creek. The layout is unusual, being essentially one room deep, with a broad front elevation with four double hung sash windows facing Waterhole Creek, with the main entrance located at the side through a panelled door with no sidelights or highlights. The later front return verandah (which may be partially reconstructed) has timber posts with cast iron lacework frieze. There are three rendered chimneys. Internal ceiling heights are 11 feet throughout and one room retains the original lath and plaster ceiling.

The adjacent timber framed weatherboard kitchen wing comprises two rooms and has external access off a rear verandah - both the cladding to this structure and the verandah appear to have been replaced or reconstructed.

The homestead is located approximately 60 metres from the eastern bank of Waterhole Creek, in public parkland. The immediate curtilage of the house is fenced with a low timber picket fence (new), and the building itself has been used until recently as a military museum. None of the early outbuildings survive. Beyond the picket fence, several mature trees, dating from the late nineteenth century, remain from a garden formerly associated with the homestead and extend towards the creek bank. Typical of the era, these are mostly evergreen and the majority are conifers. The mature trees include: a Monkey Puzzle Tree (*Araucaria araucana*) which was an unusual and highly prized species in nineteenth century Victoria and Australia, two Norfolk Island Pine (*Araucaria heterophylla*), a Queensland Hibiscus (*Lagunaria pattersonii*), Holly (*Ilex cornuta*), two Bhutan Cypress (*Cupressus torulosa*), Pepper Tree (*Schinus molle* var. *areira*), Desert Ash (*Fraxinus oxycarpa*), and a Flowering Gum (*Eucalyptus ficifolia*) (the first eucalypt species adopted for ornamental planting in Australia). All of the the trees are in fair or fair-to-good condition.

Condition	Good	Integrity	Minor Modifications
Threats	None apparent	Key elements	Building Tree/s
Designer		Builder	

HISTORY

THEMATIC CONTEXT

After the goldrushes significantly increased Victoria's population, the government introduced legislation that promoted more intensive use of the land and enabled many former gold miners to "select" land and develop farms. Under a series of land acts, the former squatting runs were

thrown open for selection. Selectors began arriving in 1865, as a result of the Grant Land Act. A decade later, the railway line that was under construction provided further inducement to select in the area and a Lands Office was opened in Traralgon. As a series of land acts were passed, conditions that the selectors had to fulfil changed. For prospective selectors moving to Flynn's Creek, for example, after the lease on the Loy Yang run had been extinguished in 1877, boundaries had to be fenced, a house built and a designated proportion of the land had to be cleared and cultivated each year. Selectors had to live on their properties.

'Selection has had a major impact on shaping the land in this region. It attracted large numbers of people to the area, resulted in widespread clearing of land, and was responsible for many of Latrobe City's towns and communities developing. Selection led to the foundation of institutions such as schools and churches and to new local government areas.

'Although selectors faced many difficulties carrying out their schedules of improvements including floods, fires, caterpillar plagues, poor prices and limited capital, land on the plains and river flats was transformed from forest and scrub to cleared paddocks, fenced crops and pasture. Swamps were drained. In the early 1880s, selectors began penetrating the southern regions of the City, selecting land in Jumbuk, Boolarra, Budgerie and Callignee. The rainfall was higher in the densely forested Strzeleckis and it was assumed the land was fertile because of the giant trees that grew there. Ahead of them was the Herculean task of clearing the giant trees, and of trying to get their produce to market (Context, 2008:4).

PLACE HISTORY

Airlie Bank homestead was built c.1880 adjacent to Waterhole Creek for David Ogilvy. Like his father (also named David, who constructed a mansion in Melbourne in 1872), he named his homestead after Airlie, the ancestral castle and seat of the Ogilvy clan in Scotland. David developed the house and farm over the next 17 years.

The homestead was built of local handmade bricks that were stucco rendered externally and ruled in an ashlar blockwork pattern on the front walls facing Waterhole Creek. At a later stage, a front verandah was added featuring decorative cast iron lacework. The adjacent timber framed detached kitchen had a large cast iron wood fired stove and this room was the day-to-day living area for the family, the house being used mainly for sleeping and receiving important visitors. The house had six rooms, four within the main dwelling and two with external access off a rear verandah. Three chimneys served fireplaces in four rooms and ceiling heights were 11 feet throughout. Access to the homestead was originally along a gravel track on the western side of Waterhole Creek leading to a timber bridge over the creek.

The homestead was at the centre of a complex of buildings that also included a separate timber framed building on the north side of the main house used as sleeping quarters and later as a storeroom. A large brick cheese house and cellar once stood between the house and Waterhole Creek. Farm outbuildings comprised shedding and a 'horseworks', a roofed structure housing a geared mechanism driven by a pair of horses walking round and round the 'horseworks' to belt drive farm machinery in the adjacent sheds.

In 1897, Robert Bridle brought his family to Morwell from the Western district and purchased the Airlie Bank farm from David Ogilvy. The farm remained in the Bridle family until 1959 when the family generously gifted the homestead to Morwell Council for safekeeping when the elderly Bridle daughters could no longer live there independently. After they left, the remainder of the farm was subdivided for residential housing and is known as the Bridle Estate.

Morwell Shire Council and later the Latrobe City Council managed the property for forty years, leasing the homestead to various occupiers, particularly council employees who worked at the adjacent plant nursery. Over the years, the condition of the building gradually deteriorated and vandalism began to take its toll.

In 1999, a local community group, Advance Morwell, submitted a feasibility study to Council based on restoring the property under the Commonwealth government Work for the Dole program and converting it to a gallery housing the Auchterlonie Lighthorse exhibition. Major restoration work was carried out during a six-month period commencing in October 1999 and completed over the next two years with additional funding from Heritage Victoria, Latrobe City Council, the RACV Foundation and the Department of Veterans' Affairs together with considerable financial and in-kind support from the local community.

Early history of the Airlie Bank property

The Airlie Bank homestead was constructed on land situated within the southern portion of the Maryvale Station, one of four cattle runs established in this area during the mid-nineteenth century. The others were Hazelwood Station, Scrubby Forest Station and Merton Rush Station.

Maryvale Station was located on the east bank of the Morwell River and had a frontage of five miles extending southward from the Latrobe River. It had an area of 35 square miles and was first settled by Thomas Gorrington in 1851.

Squatters leased the Crown land from the Government at a cheap rent until the 1860s when selectors were allowed to purchase small holdings of Crown land of not more than 320 acres (half a square mile). Selectors initially favoured the rich river flats but the advent of the railway in 1879 influenced selectors to take up land nearer the Morwell railway station.

The first grantee of Crown land associated with Airlie Bank was Andrew Matthews who purchased 244 acres of land on 7 July 1879 and sold it on 24 October that year to Mrs Elizabeth Aitchison Ogilvy, widow of David Ogilvy, a solicitor and prominent citizen of Melbourne who had emigrated from Scotland in 1839. Mrs Ogilvy bought the property for her eldest son David who was about to be married.

SOURCES

Advance Morwell Inc. (October 2002) 'Nomination of Airlie Bank Homestead as a Heritage Property' Report submitted to Latrobe City Council.

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date c.1880

Change Dates

Associations

Local Themes

David Ogilvy

2. SETTLING THE LAND: LAYERS OF SETTLEMENT

2.2 Selection

STATEMENT OF SIGNIFICANCE

What is significant?

Airlie Bank homestead built c.1880 for David Ogilvy in its present location, adjacent to Waterhole Creek (now parkland). The unusual single room-deep homestead building was constructed from local handmade bricks, with ashlar blockwork rendering, a later cast iron lacework verandah, and some ancillary structures. Several mature trees (mostly evergreens and mainly conifers) dating from the late nineteenth century and typical of that era, remain from garden formerly associated with the homestead and extend towards the creek bank. Of note is the Monkey Puzzle Tree (*Araucaria araucana*) which was an unusual and highly prized species in nineteenth century Victoria and Australia.

How is it significant?

Airlie Bank homestead is of local historical, aesthetic and scientific (horticultural) significance to Latrobe City.

Why is it significant?

Airlie Bank homestead is of local historical significance as one of only a small number of remaining examples of selector's homes in the Morwell district, demonstrating the developing settlement pattern of landholders on early cattle runs in proximity to nearby railway connections. The whole of the site, including the house and its ancillary structures, its relationship to Waterhole Creek, and the numerous remnant trees, represents the activities, lifestyle, and aesthetic aspirations of settlers during the later nineteenth century. It has strong associations with the locally known Ogilvy and Bridle families. (RNE criteria A.4, B.2, D.2 & H.1)

Airlie Bank homestead is of local aesthetic significance for the main homestead and numerous mature exotic trees in the parkland and creek setting, all of which contribute to a cultural landscape evocative of its nineteenth century origins. (RNE criterion E.1)

Airlie Bank homestead is of local scientific (horticultural) significance for the the mature trees which are remnants of the garden and typify planting species and style of the settlement era. In particular, the Monkey Puzzle Tree (*Araucaria araucana*) which was an unusual and highly prized species in nineteenth century Victoria and Australia, is notable.

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries plus the adjoining public reserve containing the mature trees described in this report.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

OAK ROW

Place No. 319

ADDRESS Toner's Lane
Morwell

Last Update 17/02/2008
HO No.



DESCRIPTION A row of about 16 semi mature Oaks (*Quercus robur*) on the west side of Toner's Lane, just north of the intersection with Princes Drive. The trees are regularly spaced and of similar size, indicating that they were planted at the same time as an avenue. They are in fair to good condition.

Condition Mixed

Integrity

Threats

Key elements Tree/s

Designer

Builder

HISTORY

The exact date of these Oak trees that line Toner's Lane near Princes Drive is not known but it is thought that they were planted c.1921 at the behest of the Morwell and District Progress Association (also known as 'Advance Morwell'). Toner's lane is the old alignment of the Princes Highway, before it was re-routed in the 1960s and once formed the main western approach to Morwell. The Morwell Historical Society has in its possession some of the early correspondence of the Association and one letter from C. Crawley, the Hon Secretary of the Association to the Morwell Shire Secretary, dated 18 May 1921 seeks advice from the Shire about whether it would support the Association in organising an Arbor Day and 'under what conditions'. It goes on to say:

"We have in view the planting of trees on various roads which lead into the town, also on the Princes Highway at the western end of town."

A handwritten note on the letter 'Permission Granted' shows that the Association were successful in their endeavours. It appears that further planting may have occurred in the following year. Another letter from the Association to the Shire dated 16 August 1922 advises that:

"It is the intention to have an Arbor Day on Thursday next, 24 August 1922 (and) to ask the Council's permission and support as granted last year. The field [sic] of our operations is to be the Princes Highway".

A handwritten notation at the bottom of the letter "£5 granted" indicates that the support of the Council was again provided.

It appears that local schoolchildren were involved in the tree planting. In her history of the Cook family Kath Ringin recalls that:

".. I would like to mention the row of Oak trees which lined Toner's Lane on the western approach to Morwell. When I was eight years old and attending Commercial Road School we had the usual Arbor Day picnics there, apple ducking, raspberry vinegar etc., and I planted one of those trees

making them eighty five years old."

The Morwell & District Progress Association was active during the inter-war period and initiated a number of projects to improve and beautify Morwell's parks and public realm.

The date of the plantings raised suggestions that the trees were planted as an honour avenue for soldiers who served in World War one, but no evidence has been found to support this.

SOURCES

Copies of original letters held by Morwell & District Historical Society from MDPA to Morwell Shire dated 18 May, 1921 and 16 August, 1922 kindly provided by Bruce McMaster, August 2008
 Kath Ringin, 'From Somerset to Gippsland. Family history of Gordon Cook and family', 2003, p.29

Creation Date c.1921

Change Dates

Associations

Local Themes

Advance Morwell

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

It is believed that the 16 Oak trees on the west side of Toner's Lane, north of Princes Drive were planted c.1921 as an initiative of the Morwell and District Progress Association (also known as 'Advance Morwell'). The Association was active in the inter-war period and this was one of a number of projects undertaken by the Association to improve and beautify Morwell township.

How is it significant?

The Oak trees at Toner's Lane are of local historic and significance to Latrobe City.

Why is it significant?

The Oak trees at Toner's Lane are historically and socially significant as evidence of the activities of the Morwell and District Progress Association, which initiated a number of civic improvement projects in Morwell during the inter-war period. They are a representative example of streetscape plantings during the inter-war period and illustrate the preference for English exotic trees. They are among the earliest surviving streetscape plantings in Morwell and Latrobe City. (RNE criteria A.4, D.2, H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the trees including land within 5m of the canopy edge.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the

significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of

the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

CANARY ISLAND PALM AVENUE

Place No. 320

ADDRESS Travers Street
Morwell

Last Update 6/03/2005

HO No.



DESCRIPTION This is an avenue of 9 mature Canary Island palm trees (*Phoenix canariensis*) which stand on the north side of Travers Street leading to the Recreation Reserve. On average the trees measure 12m high, with a 7m canopy diameter. A matching row of trees on the south side of the road has been removed due to powerline clearance.

Condition	Good	Integrity	
Threats	None apparent	Key elements	Tree/s
Designer		Builder	

HISTORY The exact date of the row of Canary Island Palms in Travers Street is not known. Their size suggests that they were planted sometime in the early Inter-War period.

Creation Date		Change Dates	
Associations		Local Themes	7. BUILDING SETTLEMENTS & TOWNS 7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE What is significant?
The avenue of nine mature Canary Island Date Palms (*Phoenix canariensis*), planted in either the early twentieth century or Inter-War period, standing in the nature strip along the north side of Travers Street and leading to the Morwell Recreation Reserve.

Why is it significant?
The Canary Island Date Palm Avenue is of local aesthetic significance to Latrobe City.

Why is it significant?
The Canary Island Date Palm Avenue is aesthetically significant as an unusual species used in street planting (and probably unique in the Study area), reflecting early-to-mid twentieth century tastes in plantings, and possibly intended as a bold entry planting for the Recreation Reserve. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

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- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research Further research would be desirable to determine the reasons (if any) for planting these trees.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

ASSOCIATION OF UKRAINIANS IN VICTORIA HALL

Ukrainian Hall

Place No. 218

ADDRESS 20 Balfour Street
Newborough

Last Update 21/02/2008

HO No.



DESCRIPTION The Ukrainian Hall is a small utilitarian rectangular hall clad in steel decking. It has a gabled corrugated iron roof, with a reverse skillion roof to the projecting entrance. The building is a painted brick plinth. The large square six-paned windows in the side elevation are covered with wire mesh. Steps lead up to the recessed front entrance, which is flanked by two small square high set windows. The hall is setback from the street behind a concrete paved area.

Condition	Good	Integrity	High
Threats		Key elements	Building
Designer	E. Bracher	Builder	

HISTORY

THEMATIC CONTEXT

Migrating to seek opportunity

Since European settlement in the 1840s, successive waves of migrants have settled in the study area and have shaped the landscape with names, buildings and sites that reflect their cultural traditions. In the nineteenth century and up to the middle of the twentieth century English, Scottish and Irish migrants predominated. This began to change during the first phase of electricity generation in the 1920s when Maltese workers came to work for the Mines Department and State Electricity Commission of Victoria (SEC), mostly working in the Old Brown Coal Mine and living in the settlement there. In 1927, there were 102 Maltese workers in the SEC workforce. The men came alone and saved hard to enable their families to join them in Australia. Significant numbers of British migrants also came to work at Yallourn in the 1920s, many of whom had served in the First World War.

In 1947 the census revealed that 80% of the migrants who had come to the Latrobe Valley were from the British Isles. However, in the following decade there would be profound changes in migration that would 'change the human face of the Latrobe Valley forever'. In the post war years, the power industry was responsible for establishing a greater cultural diversity in Latrobe City as migrants from many parts of Europe came to work for the SEC. This was the consequence of a radical new migration policy introduced in 1947 that by 1960 saw 1.7 million people migrate to settle in Australia. Many 'displaced persons' and assisted migrants, in return for a free passage to Australia, fulfilled their two year work contract by working for the SEC. They stayed on, many building their own homes and establishing social clubs and places of worship.

As a result Latrobe City has a much higher proportion of migrants in the local population, compared with the rest of Victoria. Key migrant groups include people of British, Italian, Dutch, German, Maltese, Polish and Ukrainian descent. For example in Morwell between 1954 and 1961

the number of migrants increased from 2,300 to 4,300. During that time the percentage of migrants from Great Britain declined markedly from 65% to 45%, while Germans had remained steady at around 10%, Italians had increased from 2% to 11%, the Maltese rose slightly from 3% to 5% and the proportion of Dutch had risen to 15%.

The cultural diversity that resulted from post war migration is reflected in the landscape, particularly in places of worship and social clubs and halls. At Newborough, the Ukrainian community built a hall with voluntary labour. A German Club was established at Yallourn, which was later shifted to Morwell. Other institutions include the Italian Club, and the Maltese Community Centre in Morwell. (Context Pty Ltd, 2008:7)

The SEC towns

First known as Moe East, a small settlement to the east of Moe began developing as several families moved on to 10 acre allotments in the 1930s. As the population grew, a name change competition was held in 1942, to give the settlement a separate identity from Moe. 'Newborough' was judged the winning entry.

In the post war years, with massive extensions planned for the Yallourn power station, the SEC compulsorily acquired land at Newborough to build a new housing estate. At a time of great housing shortages, the SEC was aware that it would not attract skilled workers to the new construction site unless housing was provided. Influenced by a housing solution adopted by the Victorian Railways, the SEC placed an order with a Nottingham firm for 300 pre-cut houses that could be shipped from England and assembled on site. Although manufactured in England, the houses were designed by Australian architects. The houses were likened to a meccano set: one basic set of components could be assembled in different ways to produce a variety of designs.

The houses for the East Newborough subdivision arrived in 1950 and another 400 were ordered for the North Newborough subdivision. Because of the labour shortage, the SEC recruited skilled tradesmen from Britain and guaranteed them housing. The new employees who had travelled from Britain to Newborough also moved into houses that had travelled from Britain – for this reason the project was also dubbed 'operation snail', not to imply slowness, but because the new residents were said to be bringing their houses with them. Most of the houses in the Newborough subdivision were reserved for British migrants; however, a number of other migrant groups including Ukrainian, Germans and Latvians came and settled in Newborough. As previously noted they constructed places of worship and halls to meet and socialise (Context, 2008:45-6).

PLACE HISTORY

The Ukrainian Hall was constructed from 1960-63 for the Association of Ukrainians in Victoria by members who formed part of the local Ukrainian community. The building was constructed with voluntary labour and the project was completely self funded by the local Ukrainian community who purchased land and building materials using money gathered through fund raisers and community donations. The local Ukrainian Association consisted of approximately 30-40 members during the early days.

Approval from the Department of Health to build a 'clubhouse' was first sought in 1958 by J. Prokopiwskyi on behalf of the Newborough 'Crouch' of the Association of Ukrainians in Victoria. Plans prepared by G. Bracher were approved by the Department in September 1959. In 1960 approval was given for an amendment to include two small rooms on either side of the porch at the front entrance to serve as a 'wardrobe for visiting guests and members or as a place where mothers of small children can leave their prams and pushers'. Construction of the hall was well underway by November 1960 however, it was still not completed in June 1963 when Mr Prokopiwskyi again wrote to the Department advising that the slow progress of the hall was due to 'not enough funds at present', but seeking permission to hold a social gathering in the building, which by then had a covered roof, weatherboards, all doors, staircase with handrails, inside floors and temporary lighting. It appears that the building was almost finally complete by the following year. In 1966 a further change was made when the two added cloakrooms at the front were converted to men's and women's toilets (originally these were located in a separate building at the rear) (PROV).

The hall was used for all community events such as weddings, engagements etc. It was also hired out for use to broader community and other local associations and groups. The Ukrainian Association would often meet for lunch or an afternoon 'get together' on Sundays and would hold dances open to whole community. The hall was also used as a child day care centre for several years.

In 2008 the Hall was still owned by the local Ukrainian Association, but apparently it is being considered for sale to Catholic branch of the Ukrainian Association in Melbourne.

SOURCES

Public Records Office of Victoria (PROV), VPRS 7882/P1, Unit 1399

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', Latrobe City Council, 2008

Nathan Misiurka, Latrobe City Council, pers. comm., 2008

Creation Date 1960-3

Change Dates

Associations

Local Themes

Association of Ukrainians in Victoria

2. SETTLING THE LAND: LAYERS OF SETTLEMENT

2.4 Migrating to seek opportunity

7. BUILDING SETTLEMENTS & TOWNS

7.2 The SEC towns

STATEMENT OF SIGNIFICANCE

What is significant?

The town of Newborough was rapidly developed by the SECV after the Second World War to provide housing for workers employed in the power industry. Most of the new residents were migrants, many from Britain. Another group that settled and formed a community in Newborough were from the Ukraine. The Ukrainian Hall was constructed over three years from 1960-63 by the members of the local Ukrainian community. The building was constructed with voluntary labour and the project was completely self funded by the local Ukrainian community who purchased land and building materials using money gathered through fund raisers and community donations. The hall was used for all community events such as weddings, engagements etc. It was also hired out for use to broader community and other local associations and groups. The Ukrainian Association would often meet for lunch or an afternoon 'get together' on Sundays and would hold dances open to whole community. The hall was also used as a child day care centre for several years. The Ukrainian Hall is a small utilitarian rectangular hall clad in steel decking. It has a gabled corrugated iron roof, with a reverse skillion roof to the projecting entrance. The building is a painted brick plinth. The large square six-paned windows in the side elevation are covered with wire mesh. Steps lead up to the recessed front entrance doors, which are flanked by two small square high set windows.

How is it significant?

The Ukrainian Hall at Newborough is of local historic and social significance to Latrobe City.

Why is it significant?

The Ukrainian Hall at Newborough is historically and socially significant as tangible evidence of the formation of the Newborough community by the early 1960s and the diverse communities that were created as a result of migration to serve the needs of the SEC workforce in the post-Second World War era. It has strong associations with the local Ukrainian community as a place that has served the community for over 40 years. (RNE criteria A.4, D.2, G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
None Specified			

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	Yes		

Tree Controls:	No	Aboriginal Heritage Place:	No	
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details
Description:	None specified			None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

NEWBOROUGH PUBLIC HALL

Place No. 216

ADDRESS 18 Balfour Street and 31 Murray Road
Newborough

Last Update 15/08/2008
HO No.



DESCRIPTION The Newborough Public hall is a painted brick building and the three stages of development can be seen clearly in the building. The first stage, constructed in 1960 is the main hall with buttressed brick walls and a hipped asbestos cement sheet roof. The 1963 addition to the front containing the foyer and toilets has a lower, gabled roof and typical 1960s detailing including vertically laid boards to the gable end, and Castlemaine Slate cladding in 'crazy stone' pattern. There is a projecting semi-enclosed porch with a reverse skillion roof. At the rear are the 1978 additions containing the hall extension and the band room. The hall is in good condition and appears to be externally near intact apart from the painting of the bricks.

At the front of the building there is a pair of semi-mature Italian Cypress (*Cupressus sempervirens*) on either side of the entrance path.

The hall is situated just to the west of the Ukrainian Hall and a small brick toilet block.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building Tree/s
Designer		Builder	

HISTORY

THEMATIC CONTEXT

First known as Moe East, a small settlement to the east of Moe began developing as several families moved on to 10 acre allotments in the 1930s. As the population grew, a name change competition was held in 1942, to give the settlement a separate identity from Moe. 'Newborough' was judged the winning entry.

In the post war years, with massive extensions planned for the Yallourn power station, the SEC compulsorily acquired land at Newborough to build a new housing estate. At a time of great housing shortages, the SEC was aware that it would not attract skilled workers to the new construction site unless housing was provided. Influenced by a housing solution adopted by the Victorian Railways, the SEC placed an order with a Nottingham firm for 300 pre-cut houses that could be shipped from England and assembled on site. Although manufactured in England, the houses were designed by Australian architects. The houses were likened to a meccano set: one basic set of components could be assembled in different ways to produce a variety of designs.

The houses for the East Newborough subdivision arrived in 1950 and another 400 were ordered for the North Newborough subdivision. Because of the labour shortage, the SEC recruited skilled tradesmen from Britain and guaranteed them housing. The new employees who had travelled from

Britain to Newborough also moved into houses that had travelled from Britain - for this reason the project was also dubbed 'operation snail', not to imply slowness, but because the new residents were said to be bringing their houses with them. Most of the houses in the Newborough subdivision were reserved for British migrants; however, a number of other migrant groups including Ukrainian, Germans and Latvians came and settled in Newborough. They constructed places of worship and halls to meet and socialise (Context, 2008:45-6).

PLACE HISTORY

The first Newborough Hall was constructed in the early 1940s and became the the 'focus of a happy and close-knit community'. The site in Balfour Road was donated by Henry White (Goulding, 2005:15). The hall comprised a single room, square in layout, and could accommodate about 100 people. Approval was given by the Public Health Department in September 1940 and construction commenced soon afterward, however, it was delayed by the shortage of building materials caused by the Second World War. In early March 1942 the hall committee advised the Department that it "is impossible to obtain necessary materials to complete the hall" (PROV). However by the end of the month it appears that the necessary materials had been obtained and the Shire Engineer was able to report in April, 1942 that the "Public Hall, recreation reserve, Moe East had been inspected and was erected in accordance with specifications approved by the Public Health Department" (PROV).

The hall was managed by a board of trustees who obtained the title to the land in 1954. In 1956 the trustees obtained a grant of £1,500 from the Public Works Department for the construction of a new hall and plans were duly prepared, which were submitted in April 1957 to the Public Health Department for approval (PROV).

The initial plans show that it was proposed to build the hall in stages. Stage 1, as constructed, comprised a large hall space with a small office at the front and a small 'platform' at the rear. Ante-rooms leading off the hall on the west side contained a small kitchen and meeting room. The old hall building was retained and used as a free-standing separate supper room situated just to the south-west of the new hall. The new hall did not include toilets - as part of Stage 1 electric lighting was installed in an existing public toilet block facing Balfour Avenue. Final approval for opening of the hall was given by the PHD in December 1960.

In 1963 plans for additions at the front of the hall were approved. This comprised a foyer area with men's and ladies toilets and a semi-enclosed entrance porch with a reverse skillion roof. The elevations showed that the extension was to be built of 'Yallourn Cream Brick' with Castlemaine Slate facing to the main façade (PROV). In 1978 plans were prepared for extending the hall at the rear to create an extension to the main hall and and band hall projecting on the west side. This required the demolition of the old hall/supper room. The works were completed and approved for opening in July 1980.

The first hall briefly housed the Newborough Primary School, which opened in 1949 with 22 students. Between 1947 and 1978 the surrounding parklands were administered by a group of volunteers before Moe City Council assumed responsibility. In 1985 the reserve was named by Moe City Council in honour of Henry White (Goulding, 2005:15).

SOURCES

Public Records Office of Victoria (PROV), VPRS 7882/P1, Unit 1306

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', Latrobe City Council, 2008

Goulding, Graham, 'A short history of Moe & Newborough', Moe & District Historical Society, 2005

Creation Date 1960-3

Change Dates 1978-80

Associations

Henry White

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.2 The SEC towns

9. COMMUNITY & CULTURAL LIFE

9.3 Mechanics' institutes and public halls

STATEMENT OF SIGNIFICANCE What is significant?
 The Newborough Public Hall comprising the parts of the building constructed between 1960 and 1964 and the pair of Italian cypresses (*Cupressus sempervirens*) situated at the front of the hall.

The 1980 additions at the rear of the hall are not significant.

How is it significant?

The Newborough Public Hall is of local historic and social significance to Latrobe City.

Why is it significant?

The Newborough Public Hall is historically and socially significant as tangible evidence of the growth of the Newborough community by the late 1950s, which led to the need for the construction of this new and larger hall to replace the original hall that had served since 1942. It is a representative example of the community facilities that were constructed in Latrobe City to serve the developing communities during the post-war boom years. It has strong associations with the local community as a place constructed by voluntary labour that has served the community for over 50 years. (RNE criteria A.4, D.2, G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

EDWARD 'NED' STRINGER MEMORIAL

Place No. 244

ADDRESS Hower Street
Toongabbie

Last Update 21/01/2008

HO No. HO2



DESCRIPTION The Edward 'Ned' Stringer memorial comprises a plaque attached to a large stone, which is set within a curved stone wall. It is situated within the road reserve on the south-east side of Hower Street, Toongabbie.

Condition Good

Integrity Intact

Threats None apparent

Key elements Fence/Gate/Wall
Monument/memorial

Designer

Builder

HISTORY

When Ned Stringer discovered gold in Stringers Creek late in 1862, a route via Toongabbie proved to be the easiest way to the isolated mountain valley. It was on a track already cut by Archibald Campbell when he entered the competition to find a route between Sale and the Jordan gold fields. With the publicising of Ned Stringer's discovery, Toongabbie was poised to become a major supply post and its fortunes became linked to Walhalla's rise and fall. Gold mining at Walhalla was also responsible for tracks, roadways and railway lines being built in Latrobe City. After the mines closed, houses were relocated from Walhalla to Traralgon.

Ned Stringer died just one year after his discovery and was buried at Toongabbie in October 1863. His remains were re-interred in the Toongabbie Cemetery on 15 March 1893. A memorial was erected on the site of his original grave on 18 April 1970 by the Traralgon & District Historical Society.

SOURCES

Fletcher, Dr Meredith (2005) 'Latrobe City Thematic Environmental History'

Creation Date 1970

Change Dates

Associations

Local Themes

Edward 'Ned' Stringer

3. UTILISING NATURAL RESOURCES

3.3 Mining

9. COMMUNITY & CULTURAL LIFE

9.2 Memorials and remembering

STATEMENT OF What is significant?

SIGNIFICANCE Edward 'Ned' Stringer discovered gold at Stringer's Creek that led to the rush and resulted in the

development of Toongabbie. He died just one year after his discovery and was buried on this site. His remains were re-interred in the Toongabbie Cemetery on 15 March 1893. This memorial was erected on the site of his original grave on 18 April 1970 by the Traralgon & District Historical Society.

How is it significant?

Edward 'Ned' Stringer memorial is of local historic significance to Latrobe City.

Why is it significant?

Edward 'Ned' Stringer memorial is of historical significance for its associations with Ned Stringer as a commemoration of his original grave site. (RNE criteria A.4, H.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO2		Listed

Extent To the extent of the memorial and surrounding land to a minimum extent of 2m.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

In order to conserve the heritage significance of this place, it is recommended that the following objectives, as appropriate, be given priority in the future development or management of the place:

1. Conserve the fabric of the memorial, which is identified as contributing to the significance of the place.
2. Discourage the demolition of significant or contributory fabric unless the demolition is only of part of the memorial and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The fabric to be removed is not significant, or
 - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
 - It will assist in the long term conservation of the place, or
 - In the case of an industrial heritage place, it will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

Note: The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the heritage place has deliberately been allowed to deteriorate.
3. Ensure that the siting and design of new development does not overwhelm the historic setting of the building and the site as a whole by becoming a dominant element or by interfering with key views to and from the site.
4. Retain views of the memorial from the street.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

ADDRESS 135-75 Old Walhalla Road
Toongabbie

Last Update 25/03/2005

HO No.



DESCRIPTION The early farm complex at 'Mingara' includes a former dairy and shearing shed building surrounded by yards and loading ramp and a drinking trough hewn from a solid log, as well as other ruined buildings and remnant trees.

The dairy/shearing shed - signed and dated "11/9/30 WG"; is an excellent example of adzed slab

wall construction and roof truss design, despite its relatively late date of construction for this type of pioneering structure. It shows high quality workmanship with attention to fine detail and appears to have been later part converted to a shearing shed with areas of timber decking over the original concrete floor. The dairy section contains six milking stalls and an ingenious 'remote' system for opening the external doors to release the cows once they had been milked. The walls in the milking area have also been white-washed, presumably for reasons of hygiene. The shed is surrounded by yards and loading ramp and include a drinking trough hewn from a solid log.

Archaeological remains of the original homestead are nearby as is a very large English oak tree. On the other side of the creek is the site of a water well used in the 1880-90s consisting of original well (timber lined, but silted up), three of the four original posts fencing off the cattle, and the original trough used to bucket well water into. The date of the trough construction is unknown, but it is interesting in that it is constructed from concrete with chicken-wire reinforcing and local river pebbles for aggregate. It has been formed inside a half-round piece of corrugated iron which is still in situ. The trough measures approximately 2m in length by 1m in diameter. It has unfortunately suffered recently due to a nearby tree crashing onto it. Further research needs to be undertaken to establish the age of this concrete trough.

Half a dozen or so large apple trees are evidence of a previous use of this land as an orchard during the ownership of Robert Ferguson from 1876 onward.

Condition	Fair	Integrity	Low
Threats	Lack of maintenance weathering	Key elements	Buildings Ruins/remnants Tree/s
Designer		Builder	

HISTORY

The dairy/shearing shed at 'Mingara' was constructed in 1930 by William Goodwin, son of Pioneer settler, Robert Goodwin. Evidence of this is provided by the mark "11/9/30 WG" inside the building. The farm was settled in the mid to late nineteenth century by Robert Ferguson and there was a water well used by cattle owners in the 1880-90s which included a cement trough used to bucket well water into. The site is in the area of the discovery of kerosene and oil shale in the 1880s (anecdotal evidence suggests this is the earliest confirmed 'oil' discovery in Australia), but the locations of these sites are unknown.

During the ownership of Robert Ferguson from 1876 onward this property was developed for a commercial orchard. Ferguson moved into this area from Jordan near Walhalla. Fruit (predominantly apples and plums) was carted from Toongabbie by train to the markets in Melbourne and by dray to the Walhalla goldfields. (1) Packing sheds for the processing of the fruit used to stand on a flat area above the creek's banks. (2) The orchard trees were removed in the 1950s by Mick Affleck when he blew them up with dynamite. (3)

SOURCES

- [1] Information from Mr Roger Ries of Toongabbie.
- [2] Information from the owners, John and Jenny Clubley.
- [3] Roger Ries.

Creation Date	c.1880s, 1930	Change Dates	
Associations		Local Themes	

STATEMENT OF SIGNIFICANCE

What is significant?
Mingara, a property on the Old Walhalla Road at Toongabbie contains a well-preserved dairy/shearing shed of adzed slab wall construction, which was built by William Goodwin in 1930, as well as ruins and trees associated with the development of the farm from the time of first selection in c.1880.

How is it significant?
Mingara is of local historic and technical and scientific (archaeological) significance to Latrobe City.

Why is it significant?

Mingara is of historic significance for its associations with the selection of land for farming in the late nineteenth century. The shearing/shed dairy, ruins, and trees illustrate the development of the farm from the late nineteenth century until the mid twentieth century. (RNE criteria A.4, C.2, D.2, H.1)

The dairy/shearing shed is of technical significance as a fine and intact example of a vernacular rural building of adzed slab construction, which demonstrates the skill of its creator, William Goodwin. (RNE criterion F.1)

Scientifically, it is of archaeological significance for the ruined homestead site, which main contain further evidence of the early settlement and development of the Toongabbie area. (RNE criteria A.3)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended
Victorian Heritage Inventory	H		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	-	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

ST DAVID'S CHURCH OF ENGLAND

Place No. 325

ADDRESS 10 Victoria Street
Toongabbie

Last Update 17/07/2010

HO No. /HO81



DESCRIPTION St David's Church of England, Toongabbie is a typical small weatherboard Victorian era Carpenter Gothic church with an entrance porch and a painted corrugated galvanised steel roof (reclad). Windows are pointed with coloured flashed glass panes. The church is distinguished by the bell tower located at the front of the ridge line to the main roof, the stepped timber buttresses and the elaborate decorative carved bargeboards. The interior of the church has been beautifully restored. It has pressed metal detailing and includes some early furnishings.

A lych gate was added in 2001, which is sympathetic to the original church detailing. The front picket fence is sympathetic, but not original. There is a large Eucalypt at the rear of the church.

St David's compares most closely with St John's Church of England at Glengarry, which shares several similar design elements including the carved timber bargeboards and the inclusion of a bell tower that suggest the same designer or builder was involved in both churches.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer		Builder	Henry Bosustow

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region.. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques (Context, 2008)

PLACE HISTORY

St David's Anglican Church at Toongabbie was erected by 1884 on land that was owned by William Fryer. Fryer later swapped titles with the church for no fee. The builder was Henry Bosustow of Toongabbie. The bell tower and porch were added by 1900. The Rev. Cadwallader P.T. Thomas of Rosedale was the first minister and conducted the first service on Sunday 26

October 1884. The original trustees were Jonathan Bassett, William Goodwin, Prescott Humphrey, John Majendic, Robert Morgan and Charles Stewart.

The interior of the church was restored on the anniversary of its centenary in 1984 and the front fence and lych gate was erected in February 2001.

SOURCES

Church information board, also Alan Harding and Roger Ries, 'Toongabbie, Gippsland. A gateway to the Walhalla goldfields', 2003, pp.128-9

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date 1884

Change Dates 1900

Associations

William Fryer, Rev. C.P.T.Thomas

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

St David's Church of England, Toongabbie is a Victorian Carpenter Gothic Church erected by 1884 by local builder Henry Bosustow of Toongabbie. The bell tower and porch were added by 1900.

How is it significant?

Christ Church of England (former) is of local historic, social, aesthetic, and scientific (horticultural) significance to Latrobe City.

Why is it Significant?

St David's Church of England, Toongabbie is of historic and social significance as the centre of Anglican worship in Toongabbie for over one hundred years. It is one of the oldest extant churches in the municipality and illustrates the early development of Toongabbie after the land was opened for selection. (RNE criteria A.4, C.2, D.2, H.1)

St David's Church of England, Toongabbie is of aesthetic significance as a representative and intact example of a Victorian Carpenter Gothic church, which is notable for its detailing including the bell tower located at the front of the ridge line to the main roof, the stepped timber buttresses and the elaborate decorative carved bargeboards. The relatively intact interior contributes to the significance of the church. (RNE criteria D.2, E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO81		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	Yes		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	-	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

TRARALGON RAILWAY STATION SIGNAL BOX (FORMER)

Victory Park

Place No. 28

ADDRESS Argyle Street
Traralgon

Last Update 27/12/2007
HO No.



DESCRIPTION The former Traralgon Railway Station signal box is an elevated rectangular building with a simple corrugated iron gable roof, with weatherboard walls. A small enclosed porch projects from one end of the building, with a staircase attached. A continuous band of six-paned windows extends along one length of the building and three quarters of each end. Corrugated iron eaves extended along this window and contain a separate gutter system. An original Traralgon Railway Station sign is affixed to the outside. The barge boards are decoratively edged. Internally, the signal box retains equipment including the levers for operating the signals and points.

The signal box compares directly with the signal box at Sale. While the Sale signal box is still on its original site, its context has been completely changed as a result of the relocation of the Sale Railway Station to a new location further to the north in the 1980s. The Sale signal box is now also situated within a park adjacent to a road, with the only other remnant being a large signal situated directly opposite within what is now a car park.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY

THEMATIC CONTEXT

The rail network in the study area had a major impact on the development of the region. It has been responsible for developing new towns, attracting settlers, overcoming isolation and stimulating the region's economy. The many sites associated with railway history demonstrate the importance of railways to the historic development of the study area. When the first train steamed into Moe from Melbourne in 1878, the Gippsland road was still rough and flooded regularly and the coach ride was lengthy and arduous and would remain so well into the twentieth century. With the main Gippsland line forming a spine, branch lines were built on either side of the track and snaked off along river valleys or looped through agricultural districts.

Initial surveys for a railway line from Melbourne to Sale began in the early 1870s. One survey party started from Sale and another from the west. Crossing the Moe Swamp was an obstacle, and routes to the north and south were proposed before a more direct route to the south was adopted. Despite the survey being carried out, debates continued about other route options. One was a Sale-Port Welshpool link combined with the sea route from Port Albert. Another was a northern route via Heyfield and Toongabbie, making easier the connection to Walhalla. In 1873 the matter was decided. The Gippsland Railway Construction Act was passed and further survey work proceeded from the Haunted Hills (near Moe) to Bunyip.

The Gippsland Railway to Sale was constructed by the Victorian Government and opened for traffic in a series of unconnected stages, which in chronological order were:

- Morwell to Sale, 1 June 1877
- Oakleigh to Bunyip, 8 October 1877
- Moe to Morwell, 1 December 1877
- Bunyip to Moe, 1 March 1878

The last section to be completed was in the Melbourne suburban area between South Yarra and Oakleigh. Once this section was opened on 2 April 1879 trains could proceed direct from Melbourne to Sale.

The opening of the railway brought great economic and social benefits to Gippsland by facilitating the opening up the land for selection, and improving the transportation of farming produce from the region to the markets and vice-versa. Townships grew around the main stations established along the route while some existing settlements declined after being bypassed by the new line. One example was Morwell Bridge, which was replaced by a new town - Morwell - that sprang up close to the railway.

The first station buildings were established soon after at stopping points along the route. Many of these were simple, temporary structures that were opened as construction was completed and eventually replaced as demand increased. More substantial stations were constructed at main towns such as Warragul, Traralgon and Bairnsdale by the 1880s, however, the onset of the 1890s Depression saw a cessation of building activity until the early 1900s when new stations were erected at towns including Traralgon (1901), and Moe (1909).

First as stations on the main Gippsland lines, and then as junctions for branch lines, Moe, Morwell and Traralgon developed as busy railway towns. Depots were established at key points along the line and intense lobbying by locals led to Traralgon being established as a depot in 1903, replacing Sale. This necessitated the construction of a large engine shed in 1902 and a turntable in 1910/11 (Context, 2008:21-2).

PLACE HISTORY

The arrival of the rail line in 1877, linking Traralgon with Sale, and later Melbourne, has been universally cited as an event of great significance for the town. In 1881 the station building was first built and later extended in 1901. In 1903 Traralgon station became a maintenance depot and a locomotive turntable was erected on the site and still exists today partially intact.

The exact date of the signal box is not known. It was possibly built in 1881, at the same time as the station, or in 1883 when the branch line to Maffra via Heyfield was opened. It is known that interlocked signalling was in place by July 1885, which was worked from a 34 lever No.6 Pattern frame and so it is probable that the signal box was constructed by this time. In 1904 the yard was extended as part of the works associated with the construction of the depot and a new 43 lever frame providing 23 signal levers, 12 point levers and 7 lockbar levers was in place (2).

It was decommissioned and moved to the site of the model railway station at Victory Park in the early 1990s.

SOURCES

- (1) Context Pty Ltd & Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', Chapter 5.
- (2) Waugh, Andrew 'Victorian Signalling Histories No.65, Version 1.0', Traralgon, (April 2004)

Creation Date c.1885

Change Dates

Associations

Local Themes

Victorian Railways

4. TRANSPORT &
COMMUNICATIONS

4.2 Creating a railway network

STATEMENT OF SIGNIFICANCE What is significant?

The Railway Signal Box, constructed c.1885 as part of the Traralgon Railway Station complex, and now situated in Victory Park, Argyle Street, Traralgon. The form, original detailing and interior of the signal box, including the original signalling equipment, and the original Traralgon

Railway Station sign all contribute to the significance of the place.

How is it significant?

The former Traralgon Railway Station Signal Box is of local historic, social, and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant as perhaps the oldest surviving building associated with the Traralgon Railway Station and one of the few surviving nineteenth century signal boxes along the Gippsland Railway. Although the relocation of the box to Victory Park has diminished its significance, the box retains its characteristic form that enables its former use to be interpreted. The former signal box has social significance as evidence of the community action to save an important relic that represents an important phase in the development of Traralgon (RNE criteria A.4, D.2, G.1)

Aesthetically, it is significant as a representative example of a nineteenth century signal box, which displays the fine detailing that is characteristic of railway buildings of this period. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the Signal Box and surrounding land to a minimum extent of 5m.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

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- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

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6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place Citations, City of Traralgon, Traralgon

HOUSE

Place No. 33

ADDRESS 017 Breed Street
Traralgon

Last Update 17/07/2010

HO No. HO91



DESCRIPTION

17 Breed Street is a large Californian Bungalow house located on a prominent corner site overlooking the central township. The main facade illustrates the style, with the large and smaller offset gables, relatively simple terracotta roof-form, groups of smaller double-hung sash windows, and heavy verandah piers that appear to tie the building firmly to the ground. However, its form reflects the Edwardian form popular in Traralgon - that is, a projecting gable at each end of a return verandah. Overall the building is well-detailed. Externally it appears relatively intact, with a skillion addition to the west side.

This is one of a small number of Californian Bungalows in Latrobe City that demonstrate the dominant characteristics of the style. Other examples with similar double-gable facades include the houses at 100 and 102 Shakespeare Street in Traralgon.

Condition Good

Integrity High

Threats Redevelopment

Key elements Building

Designer

Builder

HISTORY

This house was probably built in late 1924 or early 1925 for John Roland Hill and Minnie E. Hill (nee Maxwell) shortly after they were married [1]. The 1924-25 rate book lists Mr Hill as the owner and person rated for a House in Breed Street. The previous year, Mr Hill was substituted as owner of a property described as 'Allot. Henry St'. Title information shows that John Roland Hill

became owner of this property in May 1924. Two months later he took out a mortgage to the State Savings Bank of Victoria, presumably to finance the construction of this house [5]. It is possible therefore that it is a State Bank standard design.

Roland Hill arrived in Traralgon in 1920 and met and married Minnie Maxwell in 1924. Both played a major role in the Traralgon community [2].

John Roland Hill - known as Roland - is best known locally for his associations with the motor industry. He joined with Alan Dunbar to conduct the Hotham Street Motor and Engineering Works, expanding the business after his partner's retirement and building the Roland Hill building in Seymour Street in 1956. This building, which comprised a garage, workshop, and showroom, with offices upstairs, still remains as a major element in the centre of the town [3].

Minnie Hill remained in Traralgon for a year after Roland Hill's death in 1977, then lived with her sister in Melbourne until her death in 1991.

Minnie Hill's contributions to the Traralgon community included her work in organisations such as Red Cross and in many aspects of church life. Her daughter recalled that she loved her home and garden. Roland also participated actively in many local organisations, including Rotary, St Andrews Church, Gippsland Hospital (Sale). He donated his 1902 Oldsmobile (which he owned from 1928) to Traralgon and District Historical Society to ensure it remained as part of Gippsland's heritage. Both were long-standing members of the Historical Society [4].

SOURCES

- Traralgon Shire Rate Books (RB) - 1923-24, (No. in rate, 255); 1924-25 (295)
 [2] 'Obituaries: Mrs Minnie Hill, 1902-1991' Traralgon and District Historical Society Bulletin 22 (3), July 1991, pp. 13-15.
 [3] 'Obituaries: Mr John Roland Hill' Traralgon and District Historical Society Bulletin, 8(5), Dec. 1977, p.18.
 [4] Traralgon and District Historical Society Bulletins 22(3) and 8(5).
 [5] Land Victoria, Certificate of title Vol.2933 Fol.495

Creation Date c.1924

Change Dates

Associations

Local Themes

Roland and Minnie Hill

7. BUILDING SETTLEMENTS & TOWNS
 7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE What is significant?
 The house, constructed c.1924 for John Roland Hill and Minnie E. Hill, at 17 Breed Street, Traralgon.

How is it significant?
 The house at 17 Breed Street, Traralgon is of local historic and architectural significance to Latrobe City.

Why is it significant?
 Historically, it is significant for its close association with John Roland Hill, important local businessman, and Minnie Hill, both of whom made substantial contributions to the Traralgon community. (RNE criteria A.4 & H.1)

It is architecturally significant as a well-executed example of the California Bungalow style in Latrobe City. (RNE criterion D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO91		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

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6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 69-71

HOUSE

Place No. 42

ADDRESS 13 Bridges Avenue
Traralgon

Last Update 21/01/2008

HO No.



DESCRIPTION The house at 13 Bridges Avenue, Traralgon is a brick Californian Bungalow with terracotta tiled roof. In form the house comprises a transverse gable, with another gable at right angles forming the front entry porch. The gable end treatment uses half-timbering over a rough-cast stucco. The stucco is continued on the piers supporting the porch gable. The windows in groups of three lights, with the upper sash of six-panes. These and other carefully executed details mark this house as the work of a builder conversant with the style and well-able to execute it fully.

The house is substantially intact externally except for the painting of the brickwork and stucco which detracts from its character.

13 Bridges Avenue is similar to 21 Bridges Avenue in its form and some of its detailing, although 21 is in timber. Other comparisons are 104 Church Street, 20 Gordon Street, and 9 Mabel Street.

Condition Good

Integrity High

Threats

Key elements Building

Designer

Builder

HISTORY

PLACE HISTORY

The Bridges Avenue precinct is situated on just over 5 acres of land that was purchased by one Maria Littlejohn of Brunswick in 1883. Part of Crown Allotment 5 in the Parish of Traralgon, it was bounded by Mabel Street to the west, Railway (later Morwell) Road to the south, Breed Street to the west and Henry Breed's 'Ben Venue' subdivision to the north (see Henry Street precinct citation). The land remained unsubdivided and in single ownership passing through several owners until purchased in 1897 by one Eyre Lewis Bruce, surveyor, of Moonee Ponds. He subdivided the land in 1916 creating Bridges Avenue as well as lots along the east side of the south end of Mabel Street, the north side of the Morwell Road (now Princes Highway) between Mabel and Breed Streets, and at the south end of Albert Street. The first lots were sold in 1917 and most were sold by 1925 when Mr Bruce died. [1]

The majority of houses were constructed during the Inter-War period. Some of the first houses constructed include No. 3, (c.1921 for Mr Ernest Leslie Clements) [2], No. 4 (c.1923 for Frederick Lidington Grubb) [3], No. 8 (c.1919 for Mr Harold Bowen) [4], No. 13 (1922 for Mr Coupar) [5] and No. 21 (c.1922 for Mr Charles Ford) [6].

The house at 13 Bridges Avenue was built in 1922 for Mr Coupar, proprietor of a grainstore in Traralgon. In the 1940s-50s it was owned by Australian Paper Mills (APM) and used to accommodate staff, one of a number of individual houses owned by APM (in addition to the

estates built by APM) [7]. The wrestler 'Big Chief Little Wolf' apparently lived there at some time; one of his visits to Traralgon was recorded in the Traralgon Journal in 1940 [8]. After APM the house was owned by Mr Hickman, first Town Clerk of the City of Traralgon, who converted it back to a private dwelling. It has had several owners since then.

SOURCES

- [1] Land Victoria, Certificate of Title Vol. 1518 Fol. 531, LP 6989
- [2] Land Victoria, Certificate of Title Vol. 4507 Fol. 275
- [3] Land Victoria, Certificate of Title Vol. 4794 Fol. 729
- [4] Land Victoria, Certificate of Title Vol. 4254 Fol. 789
- [5] Land Victoria, Certificate of Title Vol. 4164 Fol. 614
- [6] Land Victoria, Certificate of Title Vol. 4158 Fol. 483
- [7] Russell Wallace pers. comm.; rate books 1946; 'APM Housing Subdivisions' Plan 3935 1952; 'Shire of Traralgon: Plan' APM Drawing No. 10,404 1949
- [8] 'Traralgon 1940' extracts from the Traralgon Journal by JW. Davidson, Traralgon and District Historical Society Bulletin, 22(2), 1991, p.15

Land Victoria, Certificate of Title Vol. 4164 Fol. 614

Creation Date 1922

Change Dates

Associations

Local Themes

Mr Coupar, APM

- 7. BUILDING SETTLEMENTS & TOWNS
- 7.1 Establishing settlements and towns from the nineteenth century
- 7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The house, constructed c.1922 for Mr Coupar, at 13 Bridges Avenue, Traralgon. It is a brick Californian Bungalow with terracotta tiled roof. In form the house comprises a transverse gable, with another gable at right angles forming the front entry porch. The gable end treatment uses half-timbering over a rough-cast stucco. The stucco is continued on the piers supporting the porch gable. The windows in groups of three lights, with the upper sash of six-panes. These and other carefully executed details mark this house as the work of a builder conversant with the style and well-able to execute it fully.

How is it significant?

The house at 13 Bridges Avenue, Traralgon is of local historic, architectural and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant as one of a group of interwar houses in Bridges Avenue, which demonstrate an important phase of development in Traralgon. It is of interest for its associations with Mr Coupar, a local businessman and with the Australian Paper Mills. (RNE criteria A.4 & H.1)

It is architecturally significant as a fine and intact example of a house in the Californian Bungalow style. Aesthetically, it makes an important contribution to the historic inter-war character of the Bridges Avenue precinct. (RNE criteria D.2 & E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1994), Traralgon Heritage Study Volume 2: Place citations, Traralgon City Council, Traralgon, 91-3

HOUSE

Place No. 43

ADDRESS 21 Bridges Avenue
Traralgon

Last Update 21/01/2009

HO No.



DESCRIPTION The house at 21 Bridges Street, Traralgon is a timber Californian Bungalow probably dating from the early-mid 1920s. Similar in form to 13 Bridges Avenue, it also has a transverse gable with an intersecting gable forming the front porch. The roof is terracotta tiled (as are the window hoods) and retains its gable finials. The gable ends are half timbered over flat sheet, with lattice at the peak of the gable. The porch retains a stucco and face brick finish on the piers and balustrade (in excellent condition or perhaps recently redone). The chimneys also feature unpainted stucco. An attractive feature is the use of multi-paned leadlight windows in pairs, with porthole feature window on the porch and rectangular bay window to the north.

The house appears largely intact externally; a section of fence divides the porch (indicating perhaps two occupancies).

21 Bridges Avenue similar in form to 13 Bridges Avenue but is in timber rather than brick. It also compares to 20 Gordon Street in form. Only a small number of buildings of the 1920s that could be broadly classified as Californian Bungalows have been identified in this study.

Condition Good

Integrity High

Threats

Key elements Building

Designer

Builder

HISTORY

It is believed that the house at 21 Bridges Street, Traralgon was built c.1922 for Charles Ford, solicitor, who established his office at 47-49 Princes Highway in the 1930s [6].

The Bridges Avenue precinct is situated on just over 5 acres of land that was purchased by one Maria Littlejohn of Brunswick in 1883. Part of Crown Allotment 5 in the Parish of Traralgon, it was bounded by Mabel Street to the west, Railway (later Morwell) Road to the south, Breed Street to the west and Henry Breed's 'Ben Venue' subdivision to the north (see Henry Street precinct citation). The land remained unsubdivided and in single ownership passing through several owners until purchased in 1897 by one Eyre Lewis Bruce, surveyor, of Moonee Ponds. He subdivided the land in 1916 creating Bridges Avenue as well as lots along the east side of the south end of Mabel Street, the north side of the Morwell Road (now Princes Highway) between Mabel and Breed Streets, and at the south end of Albert Street. The first lots were sold in 1917 and most were sold by 1925 when Mr Bruce died. [1]

The majority of houses were constructed during the Inter-War period. Some of the first houses constructed include No.3 (c.1921 for Mr Ernest Leslie Clements) [2], No.4 (c.1923 for Frederick Lidington Grubb) [3], No.8 (c.1919 for Mr Harold Bowen) [4], No.13 (1922 for Mr Coupar) [5]

and No.21 (c.1922 for Mr Charles Ford) [6].

SOURCES

- [1] Land Victoria, Certificate of Title Vol. 1518 Fol. 531, LP 6989
- [2] Land Victoria, Certificate of Title Vol. 4507 Fol. 275
- [3] Land Victoria, Certificate of Title Vol. 4794 Fol. 729
- [4] Land Victoria, Certificate of Title Vol. 4254 Fol. 789
- [5] Land Victoria, Certificate of Title Vol. 4164 Fol. 614
- [6] Land Victoria, Certificate of Title Vol. 4158 Fol. 483

Creation Date c.1922

Change Dates

Associations

Mr Charles Ford

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The house, constructed c.1922, at 21 Bridges Avenue, Traralgon is a weatherboard inter-war dwelling in the Californian Bungalow style.

How is it significant?

The house at 13 Bridges Avenue, Traralgon is of local historic, architectural and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant as one of a group of interwar houses in Bridges Avenue, which demonstrate an important phase of development in Traralgon. (RNE criterion A.4)

It has architectural significance as a fine and intact example of a house in the California Bungalow style. Aesthetically, it makes an important contribution to the historic inter-war character of the Bridges Avenue precinct. (RNE criteria D.2 & E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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None Specified

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of

initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1994), Traralgon Heritage Study Volume 2: Place citations, Traralgon City Council, Traralgon, 94-6

TRARALGON OLD CEMETERY

Gippsland Memorial Park

Place No. 247

ADDRESS Cemetery Lane
Traralgon

Last Update 1/01/2008

HO No. /HO



DESCRIPTION

The Traralgon Old Cemetery is situated at the northern end of what is now known as Gippsland Memorial Park. The old cemetery occupies a most picturesque position set on the edge of a high bank overlooking the Latrobe River valley. At the entrance there is the nineteenth century gatehouse. This is a small bi-chromatic brick building with gothic pointed windows and a gable roof. A discreet extension using sympathetic materials has been made on the south side to accommodate toilets.

The graves are arranged around a serpentine pathway extending generally east-west, which divides about halfway along its length to enclose a section of memorials known as the island. As is traditional, the cemetery is divided into denominational sections. A notable monument is the Widdis family memorial, situated at the eastern point of 'the island'.

A notable feature of the cemetery are the various trees and shrubs that are remnants of the early plantings. Specimens include:

- Chinese Windmill (or Fan) Palms - about 4 or 5 specimens can be seen along the side of the pathway.
- Cotton Palms (*Washingtonia filifera*) - At least two mature specimens, over 80 years old.
- A grove of Scots Pine (*Pinus sylvestris*) on CA 15B, CA 15B2 - these have been listed by the National Trust of Australia (Victoria).
- A line of English Oaks (*Quercus robur*) extending east-west between Lawns 7 and 8. This includes 3 mature Oaks and four semi-mature specimens in a small group at the western end.

Other early plantings include Chinese Hawthorn, Irish Strawberry and Lilly Pilly. These are interspersed amongst the more recent plantings of Eucalypts.

To the south of the old cemetery are the newer sections of the Memorial Park including the lawn cemetery areas, a chapel, and more recent landscaping.

Condition Varies

Integrity

Threats None apparent

Key elements Building
Cemetery
Tree/s

Designer

Builder

HISTORY

THEMATIC CONTEXT

Cemeteries provide a commentary on the local area, with insights to how people have lived and

died. They provide an important record of the development of communities and are sometimes the only tangible evidence of the existence of a settlement.

Before the establishment of cemeteries, or in places remote from cemeteries, burials were in single, isolated graves in the bush or beside roads and the Gippsland region has a number of these 'lone' graves. After burying a friend on the banks of the Latrobe River near Traralgon in 1846, squatter Henry Meyrick bitterly reflected on the lack of cemeteries and cultural institutions in the newly settled region. He felt despair at leaving his friend in an isolated grave. Another 'lone' grave was that of Edward 'Ned' Stringer who died in September 1863 at Toongabbie and is thought to have been buried on one of the surveyed allotments on the south side of what would later become the railway reserve. The remains of a child, Edwin Cowan, were buried nearby in 1873. The remains of both were later interred in the Toongabbie cemetery. Once cemetery trusts were formed, settlers had the solace of burying their families and friends in a designated burial area, rather than a lonely grave (Context, 2008:63).

PLACE HISTORY

Compulsory registration of deaths in Victoria was required from 1853 and the first Gippsland return was made at Flooding Creek (Sale) in September of that year. The first entry recording at Traralgon district was the death of Mary Gardiner (aged 4 months) on 26 February 1869. It is believed that she was buried in the first town cemetery, which was in the vicinity of the intersection of Hotham Street and Princes Street. Up to 12 burials are thought to have taken place there.

In about 1869 a cemetery reserve of 10 acres in the vicinity of Stockdale Road was set aside and there may have been at least one burial there. However, by 1872 this was abandoned in favour of a new site at the 'Bluff'. Now known as the 'Old Cemetery', this forms part of the present Traralgon Cemetery at the end of Cemetery Lane.

Early records of the cemetery were destroyed in 1947 and the exact date of the first burial at the 'Bluff' is unknown, but thought to be around 18 August, 1872. In 1877 Trustees of the Cemetery were appointed. Over 3000 burials were made at the Cemetery between 1872 and 1972 (Davidson 1).

An article in the May 1920 edition of the Traralgon 'Record' reported that all of the pine trees in the Traralgon 'Bluff' cemetery were removed on 28 May of that year. It is possible that the present plantings were made after this time as replacements (Davidson 2).

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Davidson 1 - Presentation by Mr J. Davidson to the monthly meeting of the Traralgon & District Historical Society, as recorded in the TDHS Bi-Monthly Bulletin Vol. 3 No.5, 7 December 1972, p.7

Davidson 2 - 'Documented Extracts from the Traralgon Journal', April 1920, transcribed by John W. Davidson in 1968 - Traralgon & District Historical Society website, viewed 20 August, 2008 National Trust of Australia (Victoria), File No. T11196

Creation Date 1872

Change Dates

Associations

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.4 Cemeteries

STATEMENT OF SIGNIFICANCE

What is significant?

The site of the Traralgon Old Cemetery, originally known as 'The Bluff Cemetery' was reserved in 1877 and is still used for this purpose, now forming part of the Gippsland Memorial Park. Notable features of the old cemetery include the brick gatehouse, the pathway system leading around 'the island', old memorials and remnants of the early planting scheme including Oaks, Washingtonia Palms, Chinese Windmill Palms, Chinese Hawthorn, Lilly Pillys, and Irish Strawberry trees. A feature is the row of Scots Pines along the western boundary.

How is it significant?

The Traralgon cemetery is of local historic, social and scientific (horticultural) significance to Latrobe City.

Why is it significant?

Historically, it is the oldest cemetery in Latrobe City and is significant as a representative example of a nineteenth century cemetery that retains features such the early gatehouse, pathway layout and remnant plantings that are typical of cemeteries of that era. (RNE criteria A.4, C.2, D.2)

Socially, it is significant as a record of the early settlement of the Traralgon district and for its continuous use as a cemetery for over 130 years. (RNE criterion G.1)

Scientifically, the grove of Scots Pines (*Pinus slyvestris*) is of horticultural significance as a rare example of these trees not only in Gippsland, but Victoria. (RNE criteria A.3, B.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the old cemetery and notable trees including the mature Oaks and Scots Pines as shown on the plan attached to this citation.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
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 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can

be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

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6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon

ST MICHAEL'S CATHOLIC CHURCH

Place No. 46

ADDRESS 057 Church Street
Traralgon

Last Update 27/12/2007

HO No.



DESCRIPTION St Michael's church has a Neo Gothic nave and tower built in Briagolong sandstone. The original side walls and buttresses have been removed and extended as bays, with imported French windows forming sections of the north and south walls. The roof is copper ribbed decking.

The tower contains a castellated parapet and a pointed arch window identical to the windows which originally featured in the nave. A circular clerestory window features above four window highlights of the eastern entrance. To the immediate south of the entrance between the buttresses is an alcove, which may have been added after 1936.

The interior shows the structural changes of the wing extensions, in marked contrast to the original 1936 nave. The chancel has also been completely altered in the 1977 extensions with modern lighting, a circular Avon River stone altar, and a tabernacle embedded in a concrete pillar behind the altar. All original woodwork has been removed.

The main section of the nave has painted wooden trusses which were probably originally dark wood. The ceiling is aligned with the slope of the roof except in the centre, (which may have been lowered), where it is horizontal.

The 1970s extension introduces a deep steel trussed structural beam running the length of the nave. The beam is painted bright red and connects three round concrete pillars, while the perpendicular beams, both old and new, are painted grey. The southern extension contains a continuous length of window wall with the imported windows. The windows consist of very thick coloured glass inlaid in concrete, forming an abstracted design depicting the life of Christ (Designer unknown). The northern wall contains two panels of window plus an enclosed stone section which contains a shop, another entrance and a vestry at the western end. It is not known what happened to the original windows. The modern extensions were completed in the same stone as the original. The lower side extensions effectively transform the character of the building from one with visual lines reaching skyward with steep roofline, arched windows and narrow nave, - to a broader, barn-like structure, held to the ground by splayed sides and square, chunky windows.

The western extension fronts on to Kay Street and has an entrance lobby and landscaped corner in front of the glass windows with shrub plantings. The eastern wing borders the St Michael's primary school quadrangle. Overall, the plantings are not significant and do not enhance the church.

The importance of the building has been reduced due to changes to Fritsch and Fritsch's original design. The church is unique in Traralgon and Latrobe City in its use of Briagolong Sandstone - it is the only stone church and earliest and only example of a stone building in the municipality.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Building
Designer	Augustus A. Fritsch (1936), P. Archibald (1977)	Builder	P. Minster (1977)

HISTORY

In 1935-6, the present St Michael's church was built on the site that was originally purchased from the Crown by Archbishop J.A. Goold in 1878. This original purchase included the convent corner and a third allotment behind this on Breed Street. The first church to be built on the site was a wooden building, built by Fidler Brothers of Sale in 1883. Prior to this, Mass had been held at the old courthouse behind the Traralgon Hotel [1]. The present St Michael's church was built by Lodge Brothers and the architects were Fritsch and Fritsch, who had also designed the 1916 convent 'Arva' next door (now demolished).

Augustus Alfonso Fritsch was the Catholic diocesan architect from 1900 until 1933, and his work is characterised by a robust, eclectic architecture. His works include many churches in Melbourne, rural Victoria and interstate. His works include St Josephs Church in Surrey Hills; Church of the Immaculate Conception, East Malvern; St Patrick's, Sale; Our Lady of Victories, Camberwell and Newman College, Melbourne, in conjunction with Walter Burley-Griffin. Augustus' son Alfonso, joined him in practice in 1933 and may have been responsible in part for St Michael's which is a relatively simple design compared to Augustus' more Romantic designs. [2]

The extensions to the church were commenced in 1977 by builders P. Minster of Traralgon, with P. Archibald as architect. The extensions were aimed at increasing the seating capacity from 350 to 620 [3]. The slate-tiled roof was removed and replaced by copper-ribbed decking and sandstone from the nave walls was reused in the extensions. Bishop Fox of Sale opened the extensions on 2nd July 1978.

SOURCES

[1] Traralgon and District Historical Society Bulletin Vol 6(3).

[2] G. Marain, Humanities investigation Project No. 3. Architectural Biography, University of Melbourne.

[3] Traralgon and District Historical Society Bulletin Vol 9(4) Sept 78, p.16.

Creation Date 1936

Change Dates 1977

Associations

A.A. Fritsch

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

St Michael's Church, designed by Augustus A. Fritsch and constructed in 1936 and the 1977 addition, at 57 Church Street, Traralgon.

How is it significant?

St Michael's Church, Traralgon, is of local historic, social and architectural significance to Latrobe City.

Why is it significant?

Historically and socially, it is significant as the centre of Catholic worship in Traralgon for over 70 years. It is also significant for its associations with the ecclesiastical architect Augustus A. Fritsch who was responsible for many prominent Catholic churches in Victoria and interstate during the first three decades of this century. (RNE criteria A.4, G.1 and H.1)

It has architectural significance as a fine example of an inter-war church constructed in stone. It has aesthetic significance as a landmark building, and one of two churches that stand opposite one another and contribute to the historic character of Kay Street. (RNE criteria D.2, E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 110-13

HOUSE

Place No. 49

ADDRESS 104 Church Street
Traralgon

Last Update 1/01/2008

HO No. HO



DESCRIPTION 104 Church Street is rendered Californian Bungalow house, striking in its combination of materials, colours and forms. In form the house comprises two intersecting gables, crating an L-shaped roof. The detailing is unusual, with flared window hood and gable treatment, heavy square timber verandah posts in pairs on a rendered piers, and brown painted timber-work resembling the typical stained timber of the Bungalow style (which rarely survives today).

There are few comparable buildings in Latrobe City, the only examples being perhaps 62 Grey Street and 9 Mabel Street, both of which are unusual variations on Bungalow styles. Other examples of bungalows include 76 Princes Street and 21 Bridges Avenue in Traralgon and 9 Railway Avenue and Bailleul, 121 Moore Street, Moe.

Condition Good

Integrity High

Threats

Key elements Building

Designer

Builder Carey & Son

HISTORY

The house at 104 Church Street, Traralgon was built for Mrs Janet Fick, and was completed on 12st March 1921 by Carey and Son. Electric wiring was installed in readiness for the 'great day' when electric lighting would be available [1]. The rate books record that she owned and occupied the house in 1935, with other members of the family occupying it in the following years (including Algie Fick and Hans Nicholas Fick) [2]. The 1949 rate books describe the house as reinforced concrete on an allotment of 50' by 150'.

SOURCES

[1] 'Traralgon, 1920-1930' extracts from the Traralgon Record by J. W. Davidson, Traralgon and District Historical Society Bulletin Vol 20(4), Sept. 1989.

[2] The family is also recorded in the rate books as owning and occupying 106 Church Street in 1946; the authors do not know whether this is part of the Fick family of Calignee - Traralgon and District Historical Society Bulletin 6(5), Dec. 1975.

Creation Date 1921

Change Dates

Associations

Local Themes

Fick family

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE What is significant?
 The house at 104 Church Street, Traralgon was constructed by Carey & Son in 1921 for Mrs Janet Fick. It is a rendered Californian Bungalow house, striking in its combination of materials, colours and forms. In form the house comprises two intersecting gables, crating an L-shaped roof. The detailing is unusual, with flared window hood and gable treatment, heavy square timber verandah posts in pairs on a rendered piers, and brown painted timber-work resembling the typical stained timber of the Bungalow style.

How is it significant?
 The house at 104 Church Street, Traralgon is of local architectural significance to Latrobe City.

Why is it significant?
 It is architecturally significant as a representative and intact example of a finely detailed California Bungalow, which is one of the best examples of its style in Latrobe City and is advanced in its adoption of the Bungalow style in 1921 compared to other examples. (RNE criteria D.2 & F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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 - the building is structurally unsound and cannot feasibly be repaired, or

- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study Volume 2: Place citations, City of Traralgon, Traralgon

FARMHOUSE

Place No. 53

ADDRESS 134 Dunbar Road
Traralgon

Last Update 29/12/2007

HO No.



DESCRIPTION

The house is a detached weatherboard cottage built in stages. It comprises the 1850s two-room section with rear skillion and a simple straight verandah. A higher gable roofed, square-edged extension is attached to the south of the building at right angles to the earlier section, with a single window, with six-paned sashes, facing east. The older section has two doors placed in the approximate centre of the facade with a six-pane sash window to the north, and two large two-pane fixed windows to the south. The verandah floor is wooden with thin square posts and lattice fence. The southern end of the verandah is sinking. The roof is corrugated iron, painted red, while the boards are painted white.

The interior appears to be reasonably intact, with beaded pine board walls and ceiling and wooden floorboards beneath covering. Overall the building is in a deteriorated condition, apparently suffering from wood rot and moisture rising from the sinking stump foundations.

There is another one room weatherboard building to the north-west closer to the roadside boundary which is more recent and contains a red brick chimney and skillions attached to the north and south.

A large peppercorn tree is situated in the rear yard with other established shrubs and trees located close to the house and native trees on the eastern boundary.

Condition	Fair	Integrity	High
Threats	Lack of maintenance	Key elements	Building Tree/s
Designer		Builder	

HISTORY

The house on the hill at Dunbar Road had been connected with the Cole family for over one hundred years, from 1870 to 1975. Two rooms of the house originally formed part of a house on the Rowe family property, built in the 1850s, down on the flats below the present site. Thomas Rowe lived nearby in 'The Homestead' on the flats when he was managing the Traralgon West run for Goldsborough and Co. His cousin Arthur Cole arrived in Traralgon in the early 1870s and worked for Rowe as a boundary rider and secretary.

Arthur Cole met Johanna McColl through the Rowe's and they married in the Presbyterian Church in Campbell Street in 1878. Johanna was the daughter of Peter McColl (Duncan Campbell's cousin), and reputedly the first 'white girl' to be born in Traralgon.

In 1855 when the Traralgon West run was divided up Cole purchased lots 19 and 20 of Crown

Allotment 76 on which the family home stands today at the top of the hill. With the assistance of members of the McColl family, he built the house, incorporating the two rooms from the 1850s house on the flat. Originally there was a detached kitchen constructed with vertical slabs which is no longer extant [1]. With a total area of fifteen acres, Cole grew fruit and vegetables and maintained a few cows. He also maintained the flock of John English.

The Cole property was farmed using horse power until 1958. Arthur and Johanna's son Robert took over from his father and continued to farm the property until his retirement in 1961. Robert died in 1975 concluding that family's connection with the property.

SOURCES

[1] Traralgon and District Historical Society, Bulletin 4(2), May, 1973.

Creation Date c.1850

Change Dates 1878

Associations

Rowe family, Cole family

Local Themes

2. SETTLING THE LAND: LAYERS OF SETTLEMENT

2.1 Squatters and the pastoral era

2.2 Selection

STATEMENT OF SIGNIFICANCE

What is significant?

The farmhouse at 134 Dunbar Road, Traralgon was erected on the present site in 1878. It comprises the section of the original two room cottage constructed c.1850, which was originally situated on a site at the bottom of the hill, which was relocated to this site and extended with a wing placed perpendicularly to the south of the building. An old Peppercorn tree and other mature trees provide an appropriate setting.

How is it significant?

The farmhouse and mature trees at Dunbar Road, Traralgon are of local historic significance to Latrobe City.

Why is it significant?

Historically, it is significant as probably the oldest building in Traralgon and one of the earliest surviving in the Gippsland region. It is one of the few surviving examples of a building associated with the pastoral era in Latrobe City and therefore provides important evidence of the earliest phase of settlement. The historic setting of the house is enhanced by the mature Peppercorn and other trees. It is also important for its historic associations with the Cole family who occupied the house for over one hundred years. The Coles were pioneers in the local farming and pastoral industry. (RNE criteria A.4, B.2, D.2 & H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries or the land including the house, the peppercorn tree and land to a minimum extent of 10m from these features.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 110-13

RODGER'S BUILDINGS

Place No. 57

ADDRESS 013 - 17 Franklin Street
Traralgon

Last Update 1/01/2008

HO No. HO



DESCRIPTION Rodger's Buildings at 13-17 Franklin Street, Traralgon is an interwar commercial building comprising three shops. The most distinctive feature is the stepped rendered parapet with the name of the building in raised letters centrally placed flanked by diamond motifs with horseshoes. There are six pilasters with tall pyramidal caps - two pairs at either end and two flanking the central raised section of the parapet.

The upper façade appears to very intact (with the possible exception of the colour scheme), however, the shopfronts are not original. The non-original above verandah signage obscures the parapet and detracts from the appearance of the building.

Condition	Good	Integrity	Minor Modifications
Threats	Redevelopment	Key elements	Building
Designer		Builder	James Rogers

HISTORY

THEMATIC CONTEXT

Traralgon's importance as a railway town increased when it became a service depot in 1903 employing over 90 workers, which boosted development and created a demand for housing. Consequently the town began to expand beyond the 1858 boundaries. To the south of the railway many railway workers moved into cottages in new subdivisions including the Queen's Parade (formerly Railway Parade) area and the combination of houses and railway buildings in this precinct reveal the integration of work and community. To the north the subdivision and sale from 1907 onwards of the former Traralgon Park estate enabled the town boundaries to extend beyond Grey Street creating Moore Street and Campbell Street (now Gordon Crescent). The commercial centre continued to grow, extending along the length of Franklin Street between the station end and the post office and courthouse. Imposing new two story commercial buildings were constructed including the Gippsland Trading Company in 1903, and Layton's Stores in 1907. Traralgon's growth continued after World War One before the on-set of the Great Depression. In the early 1920s after a period of inactivity after the war, Traralgon experienced a 'building boom' as a number of new houses were built including Wigg's brick house in Hickox Street. (Context, 2008:42).

PLACE HISTORY

Rodger's Buildings at 13-17 Franklin Street, Traralgon was built c.1935 by Mr James Henry Rogers (1885-1958), a successful local builder who constructed a number of houses and commercial buildings after the 1930s depression. Prior to starting a business as a builder he drove coaches and continued to run a carrying business for many years [1].

Rogers built many buildings in Traralgon including 13 and 15 Seymour Street, and many other shops, including some in Morwell and Moe. He also built houses, often as speculative developments for resale [2]. His own house at 11 Seymour Street is described in a separate citation in this Study.

James Rogers was a councillor of the Shire of Traralgon and well-known for both his business and community participation [3].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008, p.42

[1] 'Rogers Family, Traralgon' Traralgon and District Historical Society Bulletin 21(4) Sept 90 pp.7-8.

[2] R. Rogers, pers. comm.

[3] Traralgon and District Historical Society Bulletin, 21(4) Sept 90 pp.7-8.

Creation Date c.1935

Change Dates

Associations

Local Themes

James Rogers

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

Rodger's Buildings, constructed c.1935 by James Rodgers, at 13-17 Franklin Street, Traralgon is an interwar commercial building comprising three shops. The most distinctive feature is the stepped rendered parapet with the name of the building in raised letters centrally placed flanked by diamond motifs with horseshoes. There are six pilasters with tall pyramidal caps - two pairs at either end and two flanking the central raised section of the parapet. The upper façade appears to very intact (with the possible exception of the colour scheme), however, the shopfronts are not original

How is it significant?

Rodger's Buildings is of local historic significance to Latrobe City.

Why is it significant?

Historically, it is significant for its associations with James Rodgers, a prominent local businessman who was well known in the local community. During the early twentieth century, Traralgon became one of the leading shopping centres serving Gippsland and Rodger's Buildings is now one of a small number of surviving commercial buildings that illustrate its development at that time. (RNE criteria A.4, B.2 & H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	

Description:

None specified

None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

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3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

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- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and

improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon

LAYTON BROS. STORE (FORMER)

Economy Market

Place No. 58

ADDRESS 024 - 36 Franklin Street
Traralgon

Last Update 29/12/2007
HO No.



DESCRIPTION

The former Layton's store is a two-storey corner building with a wide cantilevered verandah returning part way along Hotham Street, with complete coverage along Franklin Street. The building is constructed in red brick and was built in two sections. The southern section (containing six arched windows) dating from 1905 once contained two shops with a balconied residence on the first floor, and the verandah was timber posted (see 1922 photo). The balconies to each shop are recessed behind a triple arched colonnade.

The 1907 shop at the corner has four arched windows (one facing Hotham Street) with pilasters that feature ornate capitals and have wide architraves with keystones and rendered string courses. The adjacent window clusters have brick courses and plain window surrounds with coloured panes. The rendered parapet extending across all three shops is surmounted by cast ornamental orbs.

On the ground floor the basic form is intact with original tiled entries and window design. Black ceramic tiling is evident beneath the wooden wall cladding.

The cantilevered verandah has a pressed metal ceiling and continuous vertical sign board in metal. The interior has a fine pressed metal ceiling with cast iron structure columns.

To the rear of the building some wooden buildings remain.

Condition	Good	Integrity	Medium
Threats	Redevelopment	Key elements	Building
Designer		Builder	F.E. Grubb, J. King

HISTORY

THEMATIC CONTEXT

Traralgon's importance as a railway town increased when it became a service depot in 1903 employing over 90 workers, which boosted development and created a demand for housing. Consequently the town began to expand beyond the 1858 boundaries. To the south of the railway many railway workers moved into cottages in new subdivisions including the Queen's Parade (formerly Railway Parade) area and the combination of houses and railway buildings in this precinct reveal the integration of work and community. To the north the subdivision and sale from 1907 onwards of the former Traralgon Park estate enabled the town boundaries to extend beyond Grey Street creating Moore Street and Campbell Street (now Gordon Crescent). The commercial centre continued to grow, extending along the length of Franklin Street between the station end and the post office and courthouse. Imposing new two story commercial buildings were constructed including the Gippsland Trading Company in 1903, and Layton's Stores in 1907.

Traralgon's growth continued after World War One before the on-set of the Great Depression. In the early 1920s after a period of inactivity after the war, Traralgon experienced a 'building boom' as a number of new houses were built including Wigg's brick house in Hickox Street (Context, 2008:42).

PLACE HISTORY

Research undertaken by Valma Plant indicates that this building was built in two stages. Traralgon Shire rate books show that this property was owned in 1904 by Emily Wright. In that year the rate valuation changed from £30 to £105 N.A.V. it is believed that F.E. Grubb built what two, two storey shops. The site of what is now the third shop at the corner of Hotham Street was still vacant at that time. In 1905 the shops were acquired by Grogan Brothers and in 1906-07 the Layton Bros. acquired them. By 1907 a two storey shop had been built on the corner site. This shop was built by Mr J.G. King for Mr. Grubb.

Layton Bros. purchased the two-storey store from the Grogan Bros. in 1907, according to a Traralgon 'Journal' newspaper article in 1932 [1]. A Mr. J. Grogan, presumably of the same family, later took over the shoe store owned by H.G. Ladson in 1913 [2]. Part of the first storey was used as living quarters by the Layton Bros. until 1910 after which they married and moved to houses in the town. The remainder of the building housed a department store. 'Layton Bros. Universal Providers' advertised hardware, drapers, groceries, furniture and footwear [3]. In 1935, W.A. Purvis took over management of a major part of Laytons store and A.A. Errington leased the drapers store. The rate books show these two businesses still occupied the premises in 1954 and they probably continued to do so until the property was sold to Woolworths in 1965 [4]. Prior to this transfer, the building underwent considerable cosmetic alterations incorporating new windows, verandah and cladding to the facade at both levels. This was removed c.1994 revealing the original upper level façade.

This building is the only significant example of an early general store in Traralgon and one of the few in Latrobe city. Before World War One other large stores existing on Franklin Street included Henden's 'Traralgon Bazaar' and the Gippsland Trading Co., and later Rogers Market on the site of the old Club Hotel, (corner of Hotham Street) [5].

The following history of the Layton Bros. is provided by the Traralgon & District Historical Society:

"Joseph Layton, father of the two boys, had interests in wearing apparel in Flinders Lane, Melbourne. Alfred and Arthur Layton were both working in large warehouses in Flinders Lane; both men were in their Twenties, and their father decided to purchase a business for them.

He purchased the premises and business in Franklin Street, Traralgon, adjoining the Grand Junction Hotel, where they conducted a drapery and general store. Later, the property on the corner of Franklin and Hotham Streets was purchased and added to their real estate, the grocery and general store operating from these premises being incorporated into the existing Layton business. This continued until 1936 when the partnership with Aubrey Errington was established and the Layton Bros., with their families, retired to Melbourne to live.

Alfred (referred to as Bass, as he had a good singing voice) and Arthur had living quarters above the shop until they married and lived in houses situated in Traralgon. They both married women who were in charge of departments in the store, so the interest of the shop was retained by the combined members of the family.

Arthur Layton lived in a home, "Tarrangower", on the corner of Ethel and Henry Streets, and Bass Layton lived in the big brick house (still standing) on the corner of Albert and Seymour Streets, opposite the swimming pool.

Bass had a family of 4 girls and 1 boy, while Arthur's family comprised 2 girls and 2 boys. The Layton brothers were held in high esteem by everyone and they gave valuable assistance to the farming community, especially the "hill people". Credit was never refused and they helped many farmers through bad seasons with their credit system.

There were big timber mills in the Callignee-Balook-Carrajung areas. Layton Bros. purchased a large bus and literally took their store to the people. They also opened branches of their general store at Tyers, Gormandale, Glengarry and Yarram.

By 1936 the children of both families were growing up and they discussed selling the business,

leasing the property and moving to Melbourne to live. W.A.Purvis Stores had purchased the grocery, hardware and grain store but they were not interested in the drapery section. As recorded in the history of the building this was leased to Mr. A. Errington who was the occupier until 1965.

It is typical of the Layton tradition that the brothers founded the business on an equal partnership, but they never considered it necessary to have any document or signatures to bind them.

Alfred and Arthur were respected members of the Traralgon community and their musical talents were always in demand at social functions in the Gippsland area. The families were also ardent supporters of St. James Church, and were regular attendees at church functions."

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

'Layton's Building, Traralgon', article by Valma Plant viewed on Traralgon & District Historical Society website - www.gardencentre.com.au/traralgonhistory (4 December 2008)

[1] Traralgon and District Historical Society Bulletin 21(3) July 1990, p.9.

[2] Traralgon and District Historical Society Bulletin 20(1) March 1989.

[3] Traralgon and District Historical Society photo.

[4] Traralgon and District Historical Society photo.

[5] H. Graham, Maps of Traralgon Business, Traralgon and District Historical Society (n.d).

Creation Date 1904-07

Change Dates

Associations

Local Themes

Layton Bros., W.A. Purvis, A.A. Erringt

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The two storey Edwardian commercial building at 24-36 Franklin Street, Traralgon, constructed in 1905 and 1907 was operated as a department store by Layton Bros. until 1935 and then by W.A. Purvis and A.A. Errington until 1954 when it was sold to Woolworths. The upper façade is substantially intact, and the lower façade retains some early shopfront detailing. Internally some original features remain including cast iron columns and pressed metal ceilings.

Post-war additions and alterations to the building are not significant.

How is it significant?

The former Layton Bros. (later W.A. Purvis) Store is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant as a rare example within Latrobe City of a typical large early twentieth department or general store. It was one of several similar stores constructed in Traralgon in the early twentieth century when it became an important regional centre, but is now the only example to survive relatively intact and therefore provides evidence of this important phase in the development of the town. It is also significant for its associations with W.A. Purvis who established a chain of grocery stores in the Gippsland region of which this is thought to be the only surviving example. (RNE criteria A.4, B.2, D.2)

Aesthetically, it is the finest example of Edwardian commercial architecture in Latrobe City and one of the best in the Gippsland region. The building has significant aesthetic value, contributing to the Franklin Street streetscape as an important local landmark. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 135-7

MARSH BUTCHERS SHOP (FORMER)

Place No. 59

ADDRESS 050 Franklin Street
Traralgon

Last Update 21/02/2008

HO No. /HO



DESCRIPTION The butcher's shop at 50 Franklin Street, Traralgon is a simple single storey shop front, with the distinguishing feature of a rendered parapet containing a pediment inscribed with the date '1886' and scrollwork.

Photographs taken in the 1930s indicate that the southern wall was unattached at this stage. The other side of the building abutted a rendered two storey solicitor's office. The shop had a central door originally and probably wooden window frames. By the 1930s, the verandah was cantilevered with peripheral signage and it exists today. At the same time the original shop front windows were replaced. The form that exists today has an entrance to one side and new windows.

This is thought to be the only surviving nineteenth century shop in Traralgon and one of the few older shops that retain elements of the original form. It is also notable for more than 100 years of continuous commercial use as a butcher's shop.

Condition Good	Integrity Medium
Threats	Key elements Building
Designer	Builder

HISTORY The building known as Marsh's butcher's shop in Franklin Street has existed on the same site since 1886, and has been continually used as a butcher's shop. It was originally owned by J.W. Grubb of 'Hollydale', and was sold in 1913 to a Mr Piper [1]. Later in the 1930s it was run by 'Marsh and Co. Family Butchers'. Members of this family ran the business until the mid 1950s. The shop is still occupied by a butcher.

SOURCES
[1] Traralgon and District Historical Society Bulletin 20(1), March 1989.

Creation Date c.1886	Change Dates 1930
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Associations	Local Themes
J.W. Grubb, Marsh family	7. BUILDING SETTLEMENTS & TOWNS 7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE What is significant?
The shop, constructed in 1886, at 50 Franklin Street, Traralgon has been used continuously as a

butcher shop for over 100 years. It is a simple single storey Victorian era shop with the distinguishing feature of a rendered parapet containing a pediment inscribed with the date '1886' and scrollwork. The shopfront and the awning are later additions and are not significant.

How is it significant?

The butcher shop at 50 Franklin Street, Traralgon is of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant as perhaps the only surviving nineteenth century shop in Traralgon and one of the few in Latrobe City. It provides rare evidence of an important early phase of development of Traralgon after the opening of the railway. It is also of note for its continuous use as butcher for over 100 years. (RNE criteria A.4, B.2)

It has architectural significance as a representative example of a Victorian era shopfront with typical detailing to the parapet. (RNE criterion D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or

- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study Volume 2: Place citations, Traralgon City Council, Traralgon

CHEMIST

Robinson's chemist

Place No. 82

ADDRESS 092 - 96 Franklin Street
Traralgon

Last Update 17/07/2010
HO No. /HO, HO100



DESCRIPTION

This semi-detached and two-storey corner building comprises a shop and residence, (it is not known whether the residence is still used as such). It is constructed of brick, with rendered parapet walls and a hip corrugated iron roof. There is an angled corner section, which has now been obscured by a sign, which covered one of the windows. While the shop front and ground floor have been altered, key features of the original design of the top floor façade remain intact.

The features of the upper storey facade incorporate several typical Art Deco/Moderne motifs on the smooth, rendered wall surfaces. The main part of the facade is slightly projected and returns only a short way along Seymour Street continuing in painted brick. Two 'waterfall' buttresses run vertically down the walls while three string courses run horizontally above the windows. This section of parapet wall has indented steps at the top. The original windows comprised a fixed larger central pane, flanked by thin vertical sash windows, but have been replaced.

The facade walls recede slightly (on both street fronts), away from the corner. A decorative tiled stripe vertically marks the wall end but has been painted the wall colour.

The cantilevered verandah may be original in structure, but has been remounted with new rim signage. A shallow cantilevered porch projects above the side (residence) entrance.

The building is in good condition and has a moderate degree of external integrity. As noted above windows and doors have been replaced on the ground floor and first floor. The interior seems also to have been extensively altered, although the first floor interior may be intact.

Condition	Good	Integrity	Medium
Threats		Key elements	Building
Designer		Builder	

HISTORY

THEMATIC CONTEXT

Apart from Traralgon, which was boosted by the opening of the railway depot in 1903, and Morwell, which was boosted by closer settlement of its hinterland, Moe and the other smaller towns in the study area grew slowly in the first decades of the twentieth century or began to decline in population. However, all development was halted by the Great Depression. As noted above much of the growth in the inter-war period was concentrated in the new town of Yallourn. However, after this period of dormancy the opening of the APM complex in 1937 and massive expansion of the SEC after the Second World War had a profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres,

which began to rival Sale for the role of 'Capital of Gippsland'.

It was in Traralgon that APM's decision in the 1930s to build a paper pulp had the most impact. APM built 1,000 houses for its employees in Traralgon. The APM estates were influenced by garden suburb planning ideas and included generous areas of open space. An elite group of six houses was also built by APM for senior staff in Kay, Clarke and Grey Streets. Workers were able to buy their houses by paying a deposit and using their rent to contribute to the balance. Now a major component of housing in Traralgon, the APM estates reveal insights to company housing and facilities considered suitable for staff and workers.

The construction of the APM mill resulted in a shortage of housing. In 1945, Cuthill notes that:

"It was still impossible for people not working out at the mill to find an empty house, and the Victorian Housing Commission took over a large piece of Traralgon Park in Gordon Street. The Commission called for people to give a price for building houses there, and Mr. J.J. Clift from Melbourne was successful in getting the job, Mr. Gavin Blythman, his foreman, came up from Melbourne, and work was started. The Commission built 199 houses in this particular part of the town, the scheme in this area being finished in 1952."

Despite the housing provided by the APM and the HCV, housing shortages were still experienced in Traralgon. As a result many large older houses in Traralgon were converted to boarding houses to meet demand. One example is 'Etheldale' at 15 Collins Street, which was operated by APM as a 'Staff Boarding House' from 1946-54.

During this time the commercial centre of Traralgon extended beyond Franklin Street into the intersecting streets. Imposing new buildings such as the Roland Hill centre symbolised the confidence of the town.

Developing the Loy Yang open cut and power stations integrated Traralgon into the power generating rhythms of the Latrobe Valley. The town's population of 14,666 in 1971 had increased to 19,774 in 1991, as tradespeople and SEC workers moved to Traralgon [Context, 2008:46-8]

PLACE HISTORY

The premises on this site have a continual history of use as a chemist shop since the nineteenth century. In the 1890s, Mr. P. Kleesattel, a Polish migrant, occupied a shop on this corner of Seymour and Franklin Street. It is uncertain whether his shop was the first building on the site. He was the town chemist and dentist for many years. Photographs (of 1888) illustrate a single storey corner building with hip roof, chimney, and wide return verandah (Context, 1992:152).

In the 1920s, Mrs. Kleesattel owned the property, but it was occupied by the chemist J.B. Robinson. The building which stands today was known as the Robinson Chemist for many years. Rate books from 1925 and 1935 indicate Robinson ran the business on Franklin Street but lived in Kay Street.

Rate books from 1934 to 1939 consistently list this property as owned by Mrs Kleesattle and Mr J.B. Robinson as the person rated. The valuation remains relatively consistent during this time, increasing slightly from £90 to £95.

In 1939-40 Mr Robinson alone is listed as both owner and person rated for the Shop, 92-96 Franklin Street. A notation has been added to description 'Corner £100, next £60', which indicates the construction of a new building.

In 1940-41 Mr Robinson is listed as the owner (and person rated) of a building at 92-6 Franklin Street, valued at £100, while another entry inserted underneath lists him as the owner of a separate building valued at £60.

The significant increase in the combined value of the buildings over the previous building points to 1940-41 as being the construction date of the new building.

Chemists Challam and Brinsmead have also occupied the shop. In 1992 it was Kelly and Holmes pharmacy, a Chemmart Chemist, which occupied the whole of the 92-96 Franklin Street address. In 2008 it was still used by a discount Chemist chain.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic

Creation Date c.1940

Change Dates

Associations

Robinson family

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The former chemist, constructed c.1940, at 92-96 Franklin Street, Traralgon is a two-storey corner building constructed of brick, with rendered parapet walls and a hip corrugated iron roof. There is an angled corner section. The features of the upper storey facade incorporate several typical Art Deco/Moderne motifs on the smooth, rendered wall surfaces. The main part of the facade is slightly projected and returns only a short way along Seymour Street continuing in painted brick. Two 'waterfall' buttresses run vertically down the walls while three string courses run horizontally above the windows. This section of parapet wall has indented steps at the top. The windows comprise a fixed larger central pane, flanked by thin vertical sash windows. The facade walls recede slightly (on both street fronts), away from the corner. A decorative tiled stripe vertically marks the wall end but has been painted the wall colour. The cantilevered verandah may be original in structure, but has been remounted with new rim signage. A shallow cantilevered porch projects above the side (residence) entrance.

The adjoining single storey building fronting Franklin Street, the ground floor windows and doors, which have been replaced, the paint scheme and the signage are not significant.

How is it significant?

The chemist at 92-96 Franklin Street, Traralgon is of local architectural significance to Latrobe City.

Why is it significant?

It has architectural significance as a representative example of an inter-war commercial building with Art Deco/Moderne detailing, which is demonstrated by the decorative features to the façade. It is the only example of this style in a commercial building in Latrobe City. (RNE criteria B.2, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO100		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

The following actions would be supported should the opportunity arise:

- The removal of all first floor signage and in particular the sign obscuring the corner window.
- The accurate restoration/reconstruction of the first floor windows based on historic evidence.
- The application of a more appropriate colour scheme.

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon
Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

SEC OFFICES (FORMER)

Place No. 84

ADDRESS 116 Franklin Street
Traralgon

Last Update 29/12/2007

HO No.



DESCRIPTION The former SEC offices are a good example of Moderne design, using a horizontal design emphasis and contrasting surfaces. Behind the facade, the building is a plain construction of orange brick with a gable roof extending the breadth of the building. Detailing of drains and window frames are minimalist but form sharp contrast with the original construction materials of tan and brown brick, and rendered course work and tiling.

The ground floor has been extensively altered but the simple linear emphasis presides over these alterations. The shallow balcony upstairs has been enclosed with tinted glass which is not contributory to the overall design.

These offices compare in design style to 101 Franklin Street, also a two-storey building with shop front alterations, and 41-43 Princes Drive. These three buildings each employ the use of subtle polychromatic brickwork and coursing, characteristic of early Modern design. Metal framed windows with three panes are another feature.

Condition	Good	Integrity	Medium
Threats	Redevelopment	Key elements	Building
Designer		Builder	

HISTORY

The Franklin Street, Traralgon offices of the State Electricity Commission of Victoria (SEC) were opened on 16th December 1938 [1].

The Gippsland branch of the SEC had been established at Traralgon since 1923, initially occupying offices in the old Shire Office, opposite the Traralgon Hotel in Franklin Street. Mr. Cornelius Crowley was the first officer in charge. As staff increased, premises were leased further east along Argyle Street as well as a portable room attached to the Fire Station on the corner of Franklin and Argyle Streets. One room served as a general office, (while) the other was a store room. As the only telephone connected was in the portable room, a great deal of sprinting up and down the Argyle Street footpath was done by the officers, rain and sunshine, to answer calls [2].

In 1926, the offices moved to the Cobbledick building on the corner of Franklin Street and Princes Highway (now demolished). At this time, the portable room was moved opposite, to the railway yards and used as a store room.

In July 1937, the property owned by Mayze Bros. (Blacksmiths), was purchased and a new two-storey building erected to house the SEC workers. The official opening was attended by several prominent local people [3]. A bronze plaque is fitted in the showroom [4].

The scale and location of this office building explains something of the importance of the SEC to the town as it expanded in the inter-war years. The SEC has been historically very significant in the town's development as it is the centre for its regional offices.

SOURCES

- [1] Traralgon and District Historical Society Bulletin 21(5) Dec'90.
- [2] K. M. Huffer, A Brief History of the Traralgon branch of the SEC, (n.d.) p.11.
- [3] K. M. Huffer, A Brief History of the Traralgon branch of the SEC, (n.d.) p 12.
- [4] Traralgon and District Historical Society Bulletin, 21(5), December 1990, p.14.

Creation Date 1938

Change Dates

Associations

Local Themes

State Electricity Commission

5. INDUSTRIALISATION & MAKING A REGION

5.1 Providing the State with fuel and power

STATEMENT OF SIGNIFICANCE

What is significant?

This building at 116 Franklin Street was constructed in 1938 as the first permanent purpose-built offices for the State Electricity Commission of Victoria (SECV) in Traralgon. It is good example of Moderne design, using a horizontal design emphasis (in the use of horizontal glazing bars in the windows and the balcony opening and trim) and contrasting surfaces. Behind the facade, the building is a plain construction of orange brick with a gable roof extending the breadth of the building. Detailing of drains and window frames are minimalist but form sharp contrast with the construction materials of tan and brown brick, and rendered course work and tiling.

The brickwork has been painted, the ground floor façade has been altered and the balcony has been enclosed. These elements are not significant.

How is it significant?

The former SEC offices at 116 Franklin Street are of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant for its associations with the development of the SECV as an important regional industry. (RNE criteria A.4, H.1)

Aesthetically, it is significant as a representative example of an interwar commercial building, which illustrates the influence of modern design and construction techniques. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 162-4

OSTLERS HOUSE AND TRARALGON (RYANS) HOTEL

Place No. 87

ADDRESS 171 Franklin Street
Traralgon

Last Update 29/12/2007

HO No.



DESCRIPTION

The Traralgon Hotel is a two storey brick building with a verandah along the two main facades of its key corner site. The design is basically Victorian in style with minor Federation details. The upper level verandah Victorian features include a cast iron balustrade and eave brackets with turned posts. The verandah is bull nosed with exposed rafters and a segmental gable at the angled corner. Brown brick courses and arches above the ground floor windows are Queen Anne details, as are the tall chimneys with terracotta pots.

Internally, the building retains some of its original features such as the timber stair and balustrade and the timber fretwork valence over the stairway. On the upper level, there are a series of guest bedrooms and facilities, redecorated in the 1950s and some more recently. On both floors the ceilings have been lowered. There have also been a series of additions and alterations to the rear of the main building.

To the west of the hotel is a small brick building known as the 'Ostler's House'. It comprises a single room with entrance on property boundary. The roof is gabled and the walls are constructed of red brick patterned with brown header bricks.

The overall condition of the building is good. Internal ground floor alterations and rear extensions are not contributory to the Victorian design character of the building.

The Traralgon Hotel compares favourably with similar hotels in townships throughout central Gippsland as it retains its Edwardian verandah and corner building form. Similar hotels which

exist in the region have been altered extensively, for example the Victorian Hotel in Bairnsdale, which no longer retains the verandah and exposed brick [1].

SOURCES

[1] R. Peterson: 'City of Bairnsdale Urban Conservation Study', (1989).

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Buildings
Designer		Builder	Mr McCarthy

HISTORY

Duncan Campbell, owner of the Traralgon West run, first built a hotel on this site in 1858 naming it the Traveller's Rest. This was the second inn to be built in Traralgon, the first being run by Thomas and Elizabeth Windsor from 1848 on the site of the Uniting Church (former Wesleyan) today.

Campbell's establishment served many functions in the early life of the town when there were few other buildings of any substance. Campbell ran a general store and the post office from the hotel. A separate wooden building to the rear of the Hotel (in Kay Street) served as an early court house and also a venue for other meetings and church services in the 1860s and 1870s [1].

The 1858 hotel building was a simple rectangular building with gable roof, timber post verandah, later enclosed at both ends with extra rooms. Photographs show timber room additions extending along Franklin Street. Eight bedrooms, four sitting rooms, a large dining room, bar and cellar were contained in the main building facing Kay Street while the rear extensions housed kitchen, laundry and 6 more bedrooms [2].

In 1914, the hotel which stands today, was built for Mrs. M. Hoare [3]. A Mr. McCarthy of Rosedale won the building contract from 12 other tenders. At this time, the Traralgon Hotel, at the Station end of Franklin Street which had been built in 1914.

The small brick building known as the 'Ostlers House' is substantially earlier than the 1914 hotel, being shown on a photograph (held by the Traralgon & District Historical Society) of a street procession in 1893. It is apparently in the general location of the timber Court House building and may have served for a time as an office [4]. Further research is required.

During the inter-war years, licences exchanged hands several times. W. Daris took over H. H. Green (formerly of the Crown Hotel) in 1929 [5]. J.E. Ford ran the hotel for a short time from 1930 [6].

T. Gartland ran the premises in 1933 when it was taken over by Amby Ryan, after whom the premises was named for several years. In 1958, M. Buckley, a daughter of Ryan's still owned the licence [7]. Stained glass windows on the ground floor still name 'Ryan's' Hotel.

SOURCES

- [1] W. J. Cuthill, The history of Traralgon, Manuscript, 1955, Vol 4 part 3 p.3.
- [2] Traralgon and District Historical Society, Traralgon: a tableau through time, Traralgon and District Historical Society, Traralgon, 1984, p.16.
- [3] ational Trust of Australia (Victoria) File 2977.
- [4] .W. J. Cuthill, 'St. Michael's Roman Catholic Church', The history of Traralgon, Manuscript, 1955, Vol 4-3, p.3.
- [5] Traralgon and District Historical Society Bulletin 20(4) Sept '89.
- [6] Traralgon and District Historical Society Bulletin 21(2) May '90.
- [7] Traralgon and District Historical Society Bulletin 21(3) July, 1990.

Creation Date	c.1890 (Ostlers House), 19	Change Dates	
Associations	Duncan Campbell	Local Themes	7. BUILDING SETTLEMENTS & TOWNS 7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE What is Significant?
 The Traralgon (Ryans) Hotel, constructed by Mr McCarthy in 1914, at 171 Franklin Street, Traralgon and the adjacent building known as Ostler's House.

How is it significant?
 The Traralgon (Ryan's) Hotel and Ostlers House are of local historic, social, and aesthetic significance to Latrobe City.

Why is it significant?
 Historically, it is significant as the oldest hotel still on its original site in Latrobe City and it is the most externally intact of all the surviving early twentieth hotels retaining its overall form and most of its details from its 1914 date of construction. It is located on the site of Duncan Campbell's Traveller's Rest Hotel which symbolised the town centre in the early days. (RNE criteria A.4, B.2 & D.2)

Aesthetically, it is significant as corner building provides an important landmark as one of a group of historic buildings and other features which forms the town centre. The Post Office, Kay Street plantings and memorial also contribute to this focal point. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

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- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

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- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 173-6

HOUSE

Place No. 88

ADDRESS 203 Franklin Street
Traralgon

Last Update 17/07/2010

HO No.



DESCRIPTION 203 Franklin Street is an Edwardian timber house, with return verandah on two sides. Its location at the corner of Franklin and Gordon Streets makes the form and detailing of the building highly visible and able to be appreciated by passers-by. Each gable features decorative barge-boards, timber finial and double hung sash windows with coloured glass sidelights. The verandah roof is bull-nosed, with delicately-patterned iron lace below, turned timber posts and capitals.

Externally the house is substantially intact, except for the glassed enclosure of a small section of the verandah.

Houses of this form were popular during the Edwardian period in Traralgon and there are a number of intact and well-conceived examples that remain including 85 Church Street, 63 Loch Park Road, 'Ewington' 35 Shakespeare Street, 61 Loch Park Road. This house is also a good example of the styles, and has close historical associations with a significant Traralgon family over a remarkable 70 year period.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Building
Designer		Builder	

HISTORY

The house at 203 Franklin Street was built for the Chaundy family who arrived in Traralgon in 1910. It is sited on part of CA 15, an allotment originally purchased from the Crown by Duncan Campbell and that once formed part of the vast Traralgon Park estate. Traralgon Park was broken up and sold in 1907 and the land immediately to the north of Grey Street was subdivided into suburban allotments. This property forming part of lots 11 and 12 sec. 1 LP 4864, was purchased in February 1908 by Frederic Woodward. When the house was built soon after it was surrounded by open paddocks, and would have seemed some distance from the town. The family remained as the only occupiers of the house until 1981 when Miss Chaundy and her sister moved out [1].

The family moved to Traralgon from Toongabbie, Richard John Chaundy being the manager of the butter factory there. He had imported the first steam plough from England for use by the Chaffey Brothers at Echuca, but had found the climate there difficult and moved to Melbourne, and then after his marriage to Elizabeth Sarah Byrne, the family moved to Gippsland [2].

Miss Chaundy was well-known locally as the organist at St James' Church of England where she played from 1915 until 1975, a remarkable service of 60 years [3]. She worked for the Traralgon Butter Factory for many years [4], and was reported to be 'the first lady in Victoria to take and receive a Cream Tester's certificate, and was acting Traralgon Butter Factory Manager at one time'

[5]. She also ran the Blue Bird Cafe (in Franklin Street on the site of the present Commonwealth Bank) in partnership with Miss Ruby Wickham for some years, later returning to the Butter Factory until her retirement [6].

SOURCES

Land Victoria, Certificate of Title Vol. 3259 Fol.722, LP 4864

[1] Keith Chenhall Obituary - Violet Mary Chaundy, Traralgon and District Historical Society Bulletin 14(4), Sept. 1983, pp.10-11.

[2] Chenhall, p.10.

[3] Chenhall, p10; Errata Traralgon and District Historical Society Bulletin, 14 (5).

[4] Chenhall, p11.

[5] Traralgon 1920-1930, Extracts from the Traralgon Record, Traralgon and District Historical Society Bulletin 20(2), Sept. 1989, p.10.

[6] Chenhall, p11.

Creation Date c.1910

Change Dates

Associations

Local Themes

Chaundy family, Miss Violet Chaundy

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The house, constructed c.1910 for the Chaundy family, at 203 Franklin Street, Traralgon. It is an Edwardian timber house, with return verandah on two sides. Each gable features decorative bargeboards, timber finial and double hung sash windows with coloured glass sidelights. The verandah roof is bull-nosed, with delicately-patterned iron lace below, turned timber posts and capitals. Externally the house is substantially intact, except for the glassed enclosure of a small section of the verandah.

How is it significant?

The house at 203 Franklin Street, Traralgon is of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant for its long association with the Chaundy family and in particular Miss Violet Mary Chaundy who made a notable contribution to community life in Traralgon. (RNE criteria H.1)

It is architecturally significant as a fine and well developed example of a gabled Edwardian villa with a return verandah. (RNE criterion D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
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 - It will assist in the long term conservation or maintenance of the place, or
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 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
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7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 178-80

GREY STREET PRIMARY SCHOOL NO.3854

Grey Street, Higher Elementary School

Place No. 94

ADDRESS 30 - 44 Grey Street
Traralgon

Last Update 29/12/2007

HO No.



DESCRIPTION The school today centres around the red brick building complex that was first built in 1910. The building has recently undergone its second major alteration and no longer resembles the Edwardian design of 1910 or the Modern design of 1939, except in plan.

The two sections which are now entrances were the original lobby and change rooms of 1910. The raised parapets which were added in 1939 have been altered to form a pediment silhouette in elevation, and a verandah with a small central gable has been added also. The windows with horizontal bars and the doors remain intact. The three projecting red brick sections are the altered classrooms which now have blank wall facades.

The classroom wings appear to be largely intact with the original roof chimneys and windows preserved. The windows are typical of the 1910 contemporary school design with double-hung sashes, six panes each, and a three-pane highlight. Cast iron 'clamps' hold the drain pipes to the walls. The roof plan remains intact.

The grounds contain a number of mature exotic trees including some Oaks that appear to be remnants of the memorial plantings to those who served in World War I. Other significant trees include a pair of cedars.

Landscaping at the Grey Street entrance and new fencing accompanied the 1991 additions, and some prefabricated buildings from earlier dates also exist on the site but do not contribute to its heritage significance.

Condition	Good	Integrity	Medium
Threats	Redevelopment	Key elements	Buildings
Designer	Public Works Department, Percy Everett (1929)	Builder	

HISTORY THEMATIC CONTEXT

Although the State took over responsibility for primary education following the passing of the Free, Compulsory and Secular Education Act 1872, and subsequently began building State schools throughout Victoria, parents often had to lobby hard to persuade the Education Department that a school was urgently needed in their area. This was the case at Tyers. Although parents first requested a school in 1875, one was not established until 1879. Parents often had to provide a venue, as at Traralgon South, or classes were held in community buildings such as churches or halls before a school was built. For many parents getting a school and keeping it open was a continuous struggle with the Education Department, as the history of the Driffield School

illustrates. Driffield parents were anxious to have a school on their side of the Morwell river because of the dangers children faced crossing it. The first school was a portable building, opened in 1881, with a two roomed teacher's residence - quite useless in this case as the first teacher had 10 children. When it was burnt in bushfires in 1905, the Department decided not to rebuild and the school was effectively closed. Eventually, a teacher was appointed in the 1920s but classes had to take place in the church. Driffield did not get a new school until 1946.

The one-room rural schools that still dot the landscape of the study area illustrate how quickly communities formed in the wake of the selection era. For example, in the Morwell district a total of 12 schools were opened in the 1880s alone, with a further three in the 1890s. Many schools did not survive for long and increasingly they were centralised on a single site. Few nineteenth century schools remain and most of the one-room rural schools in the study area are the result of the massive building program undertaken by the Education Department in the inter-war period when over 700 rural schools were built.

After opening in portable or rented buildings and changing sites several times, substantial brick schools were eventually built in central locations in the main towns. In Morwell, teacher John Irving stepped off the first through train from Melbourne to Sale to open a school in a former butcher's shop in 1879. The school moved to its present site in Commercial Road in 1881, and gradually brick classrooms were built. The main section of the Commercial Road Primary School was designed by chief architect of the Public Works Department, Percy Everitt, who had also designed the impressive Yallourn Technical School in the 1930s. In Moe, a brick school was built in 1926, after its timber building was destroyed in a fire. At Traralgon 'All things come to those who wait', said Councillor Pettit, president of the school council, when Traralgon's Grey Street Primary School, with its substantial brick buildings, was finally opened in 1912 after much community lobbying [Context, 2008:54-5].

PLACE HISTORY

The first State School in Traralgon was built in 1871 in Campbell Street as Rural School No. 66, (becoming State School No. 1328 in 1874). This first school building was a 'rough bush structure' [1]. It was also used by the Presbyterian congregation before their first church was built on a neighbouring block in 1878 [2]. New wooden classrooms were constructed in 1878 [3]. This school was situated on the eastern side of the Traralgon Creek and so it was not always convenient for students from the western side, where most of the town was developing.

In 1907 a public meeting was held to push for the establishment of a school on the western side of the Traralgon Creek and in April 1908 approximately 60 children started school in the rented Baptist Church Hall. It was known as State School No.3854. Meanwhile a suitable site was sought for a new school building and in late 1909 about one half of the present site in Grey Street was purchased.[16]

The new brick school in Grey Street was officially opened on 28 June, 1912 in front of 1,000 residents. The cost of the new building was 4,277/2/-. It consisted in plan of a U-shape surrounding a central courtyard with a meeting hall or double classroom at one end with foyers, change rooms and toilets flanking this on either side and classrooms extending in a linear pattern, creating a rectangular central courtyard which was enclosed with lattice fencing.

The building was constructed in red brick from Wigg's brick works [4]. It had rendered courses, architraves and chimneys and a terracotta tiled hip roof. The Federation details including semi-circular multi-paned windows, tall chimneys, curved parapets and complex roof form were all incorporated. This design is a simplified version of an Edwardian Pavilion Infants type as categorised by Peterson in his comparative survey of historic government schools [5].

In 1913 a further piece of land was acquired and in 1915 following lobbying by the head teacher, Mr Griffiths, the school became a Higher Elementary School and the old Campbell Street school building was moved to the site to provide additional classrooms

Alterations were carried out in 1929 when Percy Everett was chief architect of the Department of Public Works. Everett was a well known architect who had previously been principal of Brunswick and Brighton Technical Schools. He had strong ideas about school design and an emphasis on natural light was one of his major themes [6]. An article in the 26 June 1953 edition of the 'Argus' quotes:

"This new look has embraced also our high schools particularly, in a manner which has played no minor role in the healthy enthusiasm with which hundreds of thousand of children now go gaily to

school. The black holes and dark corridors, which were used too often as places of punishment for children, were given notice to quit: light replaced darkness!" [7]

Certainly the alterations and extensions to Grey Street School followed along these lines, replacing the centre facade with a new wall containing corner windows and a central glass brick section. Classroom additions to each wing were composed of similar features. These extensions compare with Peterson's classifications of Percy Everett 'type 9, multi-room' schools (such as the Upwey Higher Elementary School, Sherbrooke, 1936), where the horizontal theme predominates and roofs are completely concealed by parapets [8]. The parapets in Grey Street school were built up to a significant height to conceal the tall Edwardian chimneys.

Gradually other pre-fabricated buildings were erected in the grounds of the school, including the former Campbell Street school building which housed the higher education school from 1915-1956 [9]. Also in 1915, local residents contributed two-thirds of the cost of converting an old wooden gymnasium into a woodwork room which was attached to the north-west corner of the primary school in the 1920s [10]. It was used as an art room in the mid 1930s and later moved to Commercial Road, Morwell where it was used by the Morwell brass band. The Education Department purchased Woodward's land extending the school block to Church Street.

After World War Two the school required more accommodation and rented the Band Room across the road on Franklin Street, and an army hut was installed on the school block [11].

School plantings as part of Arbour Day celebrations were a traditional feature of primary school life in the early part of this century, especially in rural areas. From 1916-18 about 26 Oaks and Elms along Moore Street were planted as memorials to deceased soldiers of World War One, and yearly prizes were awarded to Grey Street pupils who had the best plots. Plaques were later attached to the trees [15]. As part of Anzac Day Celebrations on 25 April 1926 a Sugar Gum was planted in honor of Private Marshal Robert Macfarlane. In 1929 three hundred pines were planted by the school on the 'Switch bank Plantation', now the local rubbish tip [12]. In October 1931, half these trees were burnt down [13]. Other plantings included an ANZAC Day planting of a Sugar Gum Tree in 1929, presumably in the school grounds [14].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

- [1] L. J. Blake, 'Vision and Realisation: a centenary history of State education in Victoria', 1973, p.1300
- [2] The Traralgon Record, 9 June 1914.
- [3] Traralgon and District Historical Society, Traralgon: a tableau through time, Traralgon and District Historical Society, 1984, p.29.
- [4] Traralgon and District Historical Society Bulletin Vol 11, No 5, Dec 1980.
- [5] R. Peterson., Survey of historic Government Schools in Victoria, introduction, 1990.
- [6] Historic Buildings Council, File P. Everett.
- [7] The Argus, 3/7/34.
- [8] R. Peterson.
- [9] Blake, p.1300.
- [10] Traralgon and District Historical Society Bulletin 9(1) March, 1978, p.8.
- [11] Traralgon and District Historical Society Bulletin 9(1) March 1978, p.8.
- [12] Traralgon and District Historical Society Bulletin 20(4) Sept '89.
- [13] Traralgon and District Historical Society Bulletin 21(2) May 1990.
- [14] Traralgon and District Historical Society Bulletin 20(4) Sept. 1989.
- [15] Traralgon and District Historical Society Bulletin 9(1) March 1987, p.9.
- [16] 'History of the Grey Street Primary School No.3854 1912-1987' by Dorothy Steer in 'Schools in Traralgon' on Traralgon & District Historical Society website, viewed 20 August 2008

Creation Date 1912

Change Dates 1939

Associations

Percy Everett, Education Department

Local Themes

8. GOVERNING & ADMINISTERING
8.4 Educating

STATEMENT OF What is significant?

SIGNIFICANCE The Grey Street Primary School No.3854, comprising the buildings constructed prior to 1950 and

mature trees at 30-44 Grey Street, Traralgon.

How is it significant?

The Grey Street Primary School is of local historic, social and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant as the oldest school building in Traralgon and the buildings on the site illustrates the growth of Traralgon during the early to mid twentieth century. The plantings in the grounds are significant for their associations with Arbour Day and as a memorial to students who served in the World Wars (RNE criteria A.4, D.2, G.1)

Socially, the school also captures a strong cultural sentiment and is significant to generations of former primary school students. (RNE criterion G.1)

It is architecturally significant as a representative example of inter-war school architecture. (RNE criterion D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 173-6

HOUSE

Place No. 96

ADDRESS 62 Grey Street
Traralgon

Last Update 29/12/2007
HO No.



DESCRIPTION The house at 62 Grey Street, Traralgon is a well-detailed timber Bungalow of unusual and unique design, probably dating from the late 1920s (and possibly as late as the mid-late 1930s). The roof is a transverse gable, with a centrally placed small gable forming an entry porch, which has slender columns set on brick piers and a rendered balustrade. Unusual features include the paired external chimneys, use of terra-cotta tiles on the roof, triple light windows using diamond-paned upper sashes on the sidelights; and use of a corner window.

This unusual Bungalow, has no real direct comparisons in Latrobe City.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Building
Designer		Builder	

HISTORY The house at 62 Grey Street, Traralgon was lived in by Charlie and Gertrude Overy for some years; it is not known if they were the original owners. Mr Overy was an agent in Traralgon dealing in property and machinery [1]. The 1946 rate books list Mrs Gertrude Overy as the owner and occupier of this house (described as Lot 1, Section 3).

Mr Overy's death at the age of 90 was recorded by the Historical Society in 1972 [2].

SOURCES

[1] V. and G. Plant, pers. comm.

[2] Obituary: Mr Overy Traralgon and District Historical Society Bulletin, 3(1), p. 8.

Creation Date c.1930

Change Dates

Associations

Local Themes

C & G Overy

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE What is significant?
The house at 62 Grey Street, Traralgon is a well-detailed timber Bungalow of unusual and unique design. The terra-cotta tile roof is a transverse gable, with a centrally placed small gable forming an entry porch, which has slender columns set on brick piers and a rendered balustrade. Unusual features include the paired external chimneys, triple light windows using diamond-paned upper

sashes on the sidelights; and use of a corner window.

How is it significant?

The house at 62 Grey Street, Traralgon is of local architectural significance to Latrobe City.

Why is it significant?

It is of architectural significance as a representative example of an interwar bungalow, which is notable for its unusual and locally rare design features that illustrate the Moderne influence upon house design in the 1930s. (RNE criteria B.2, D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 205-6

HOUSE

Place No. 97

ADDRESS 76 Grey Street
Traralgon

Last Update 4/08/2008
HO No.



DESCRIPTION 76 Grey Street is a large timber house, built in the Edwardian period, on an elevated site in Grey Street. The main facade to Grey Street is symmetrical, demonstrating the continuing influence of Victorian forms on housing fashions in Traralgon. The bull-nosed verandah supported on turned timber posts returns on two sides, on the east side to a projecting gabled section complete with decorative barge-boards and timber finial. The windows to either side of the centrally placed entry door each have narrow sidelights. Under the verandah is a deep band of flat cast-iron lace, with matching brackets, a feature typical of the period but unusual (or perhaps rarely remaining) in Traralgon.

Condition Good

Integrity High

Threats

Key elements Building

Designer

Builder

HISTORY

The exact date of the house at 76 Grey Street, Traralgon is not known, although it appears to have been built c.1920 for Andrew Breen and his wife Elizabeth. This property forms part of two lots created as part of the 1907 subdivision of the Traralgon Park estate. Andrew Breen purchased lots 16 and 17, Block 3 in 1920 and is rated for a house and land in Grey Street valued at £30 in 1920-21 [1]. In the year previously, he is listed as the occupier of a house in Argyle Street and there is no listing from between 1915-18 when Andrew went to West Australia (see below). Bernard Breen is listed as the owner/occupier of a house in Argyle Street from at least 1914, but it is not certain that it is this house [2].

Andrew Breen was well-known locally, as a Shire Councillor and trader. Andrew Breen arrived in Traralgon as a child late last century. He was educated at the Campbell Street State School but left as a young man, establishing a successful bakery business in Western Australia. He returned to Traralgon with his wife Elisabeth in 1918, first purchasing the Post Office Bakery business, and later extending into tea-rooms. He sold the business and retired early, contributing to community activities, particularly sport [3]. He lived in this house until his death in 1932. He was survived by his widow Elizabeth who owned the property until her death in 1973 [4].

SOURCES

- [1] Land Victoria, Certificate of title Vol.3659 Fol.647; Traralgon Rate Books, 1920-21 (No. in rate 39); Traralgon Journal, Dec. 3, 1923, p.1 'Sold every block! Mr Campbell's Subdivision'
- [2] Traralgon Sanitary Rate Book, Year ending 1914 (Nos. 25 and 26), Year ending
- [3] Margaret Vickers, Traralgon trader: Andrew Breen, Traralgon and District Historical Society Bulletin 12(3), July 1981, p. 12.
- [4] Land Victoria, Certificate of title Vol.3659 Fol.647

Creation Date c.1920

Change Dates

Associations

Local Themes

Andrew & Elizabeth Breen

7. BUILDING SETTLEMENTS &
TOWNS

STATEMENT OF SIGNIFICANCE What is significant?
The house at 76 Grey Street, Traralgon was constructed c.1920 for Andrew and Elizabeth Breen.

How is it significant?

The house at 76 Grey Street, Traralgon is of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant as a representative example of a house that is associated with an important phase of growth in Traralgon during the early decades of the twentieth century. It is also significant for its long associations with the locally important Breed family. (RNE criteria A.4, D.2, H.1)

The house is architecturally significant as a representative and relatively intact example of a substantial transitional Federation/Edwardian weatherboard house. (RNE criterion D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

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6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

APM STAFF HOUSE

Place No. 98

ADDRESS 93 Grey Street
Traralgon

Last Update 17/07/2010

HO No. /HO86



DESCRIPTION The former APM Staff House at 93 Grey Street is a simple timber house, based on a Bungalow, with a transverse gable and central gabled porch (now enclosed).

It would appear that the porch was intended to suggest a classical reference, with the enclosed gable forming a pediment supported on paired columns. These columns can be seen through the small windows in the boarded walls that enclose the porch. Otherwise the house appears to be largely intact, with its fence and garage (at the rear of the house) being part of the original plan. The carport at the side of the house is a later addition.

This detailing suggests an American-influenced design (Georgian Revival). For such a house, a front portico with columns and an oculus are typical features. The multi-light casements are unusual and against suggest the American patternbook influence. The only similar house is 62 Grey Street which is more a traditional Bungalow, while 93 Grey Street has a lower pitched roof, showing greater influence of the Modern movement. The classicism in the porch is notable.

Condition Good

Integrity Medium

Threats

Key elements Building
Fence/Gate/Wall
Outbuildings

Designer

Builder

HISTORY

THEMATIC CONTEXT

Apart from Traralgon, which was boosted by the opening of the railway depot in 1903, and Morwell, which was boosted by closer settlement of its hinterland, Moe and the other smaller towns in the study area grew slowly in the first decades of the twentieth century or began to decline in population and much of the growth in the inter-war period was concentrated in the new town of Yallourn. However, after a period of dormancy following the Great Depression the opening of the APM mill complex in 1937 and massive expansion of the SEC after the Second World War had a profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres, which began to rival Sale for the role of 'Capital of Gippsland'. After experiencing years of decline, many of the smaller rural towns were also to find new life as dormitory suburbs serving the employment centres in the main townships (Context, 2008:46).

It was in Traralgon that APM's decision in the 1930s to build a paper mill had the most impact. APM built 1,000 houses for its employees in Traralgon. The APM estates were influenced by

garden suburb planning ideas and included generous areas of open space. An elite group of six houses was also built by APM for senior staff in Kay, Clarke and Grey Streets. Workers were able to buy their houses by paying a deposit and using their rent to contribute to the balance. Now a major component of housing in Traralgon, the APM estates reveal insights to company housing and facilities considered suitable for staff and workers (Context, 2008:48).

The construction of the APM mill resulted in a shortage of housing and Cuthill recalls that, by 1945:

"It was still impossible for people not working out at the mill to find an empty house, and the Victorian Housing Commission took over a large piece of Traralgon Park in Gordon Street. The Commission called for people to give a price for building houses there, and Mr. J.J. Clift from Melbourne was successful in getting the job, Mr. Gavin Blythman, his foreman, came up from Melbourne, and work was started. The Commission built 199 houses in this particular part of the town, the scheme in this area being finished in 1952."

Despite the housing provided by the APM and the HCV, housing shortages were still experienced in Traralgon. As a result many large older houses in Traralgon were converted to boarding houses to meet demand. One example is 'Etheldale' at 15 Collins Street, which was operated by APM as a 'Staff Boarding House' from 1946-54 (Context, 2008:48)

PLACE HISTORY

As noted above, APM established large housing estates in Traralgon, starting in 1939. These estates were modelled on the notions emerging at this time about 'industrial garden villages' and were influenced by the appointment of Herbert Gepp as General Manager of APM. He had been influential in bringing these ideas, which had been applied by Electrolytic Zinc in Hobart, into APM [1].

In addition to estates for workers, APM established hostels and a senior staff housing area on Grey and Kay Streets. This house is one of six within the 'senior staff group' which was started in 1938. A plan dated 1941 shows the 'footprint' of each house, annotated with the intended occupant. The plan does not indicate the designer of the building. This house was for R.S. Lee Esq. [2] who was the first pulp mill superintendent [3].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] R. Freestone, 'Model communities: the Garden City movement in Australia', Nelson, Melbourne, 1989, pp. 141, 146, 149, 222

[2] Housing and Property - Traralgon: Staff Subdivision Complete Block Plans, Drawing No. P431, 18/4/1941; Timber residence for R.S. Lee Esq. Drawing No. 3363, 3/12/1938.

[3] E.K. Sinclair, 'The spreading tree: A history of APM and AMCOR 1844-1989', Allen and Unwin, North Sydney, 1991, p.97

Creation Date c.1940

Change Dates

Associations

Local Themes

Australian Paper Manufacturers

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The former APM staff house, constructed c.1940, at 93 Grey Street, Traralgon is a late inter-war house in the bungalow style with a classically inspired front porch. It is complemented by an early garage and front fence.

Non-original additions and alterations including the enclosed porch and carport addition are not significant.

How is it significant?

The former APM staff house at 93 Kay Street, Traralgon is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant as one of the APM senior staff group of houses which demonstrate and provide evidence of the impact of APM on the growth of Traralgon and (by comparison with the housing estates) the housing standards suited to workers and managers. As a group these houses demonstrate a diverse range of architectural influences. (RNE criteria A.4, D.2 & H.1)

Aesthetically, it is of local architectural significance as fine example of the Bungalow style within the Gippsland region, which is notable for the classical detailing to the front porch. It is also notable as a representative example of an inter-war residence with garage and fence, which also enhance the aesthetic qualities of the setting of the place. (RNE criteria D.2 & F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO86		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1994), Traralgon Heritage Study Volume 2: Place citations, Traralgon City Council, Traralgon, 211-3

TRARALGON PARK

Place No. 32

ADDRESS 21 Hedges Avenue and 5 Windsor Court
Traralgon

Last Update 3/08/2008

HO No. /HO106



DESCRIPTION The former Traralgon Park homestead is now situated at 21 Hedges Avenue in Traralgon, the property having been subdivided into suburban lots in 2007-08. Hedges Avenue follows the approximate line of the old driveway to the homestead and some of the Oak and Eucalypt trees that lined the drive have been retained in the road reserve. The homestead is situated on a rise and faces south, looking toward Traralgon. To the north the land falls away to the Traralgon Creek flats.

The homestead is a double fronted and relatively substantial Victorian weatherboard villa. It has an M-hip corrugated iron roof and there are corbelled brick chimneys. The verandah, which returns on two sides, has a straight profile and a cast iron frieze. The symmetrically composed front elevation has a central doorway with sidelights and highlights and is flanked by two tripartite windows in the front elevation, which are set in shallow bays. Other windows are double hung sash - there are three in the west side elevation. There are four rendered brick chimneys, three of which have terracotta pots. The surrounding garden contains some mature trees and there is a mature Oak (*Quercus robur*?) on the flats to the north-east of the house, which is now contained on a separate lot as a result of the 2007 subdivision.

A concrete block addition has been made to the rear north-east corner of the house - although unsympathetic it does not detract too greatly as it is mostly concealed from view when approached from the entrance to the south-west.

Condition	Good	Integrity	High
Threats	Redevelopment	Key elements	Building Tree/s
Designer		Builder	

HISTORY Edmund Hobson leased the Traralgon run from 1844, and his brother Edward managed the run. In 1853 (five years after his death in 1848) his executors relinquished the run. It was leased in two portions - Traralgon East (east of the creek) to John Turnbull and Traralgon West briefly to Edward Hobson, then James Purves and in 1855 to Duncan Campbell who held it until 1862. Duncan Campbell built a house, and its location is shown on a plan of Turnbull's pre-emptive right, and appears to have been close to the boundary of what would be allotments 22 and 23 [1]. Duncan Campbell is not related to the Campbell family that are the current owners of the property.

Archibald Campbell and his wife Isabella (nee Brown) migrated from Scotland with their seven children in 1852. Two of the sons - Nichol and John - first purchased land in the Traralgon area in 1868, acquiring land on the west bank of Traralgon Creek and other allotments in the following

years. Another son (Dugald) also bought land in 1870. They increased their holdings after the passing of the Victorian Selection Act of 1869. In 1876, Hugh (another son) started purchasing land locally [2].

The brothers formed a legal partnership in 1879, and then jointly held a freehold of 2112 acres in the Parish. By 1880, the family's holdings included Turnbull's former pre-emptive right. By the time the estate was broken up in 1906 the property comprised 4036 acres [3].

After Dugald's early death in 1891, his nephew John (son of Hugh) was sent to manage the property. He built a new house for £800, and it is this house that remains today. When Hugh died in 1906 the estate was broken up and sold. John Campbell purchased the homestead block, on the west side of Traralgon Creek, while Hugh Campbell and other members of the Campbell family purchased part of the property on the east side of Traralgon Creek. Other areas were sold to Standing, Pettit, Pentland, Widdis, Bruce, Sergeant and Bruce, and Milligan, with the land that is now the Agnes Brereton Park being purchased by Ah Wing Hop, a market gardener [4]. A significant amount of land on the north side of Grey Street was subdivided into suburban allotments thus enabling the expansion of Traralgon township in the early decades of the twentieth century.

The present 'Traralgon Park' homestead is a timber house dating from 1895, which was constructed for John Campbell as noted above. When constructed it apparently incorporated part of the kitchen of Duncan Campbell's c.1855 house [5], although it is thought this no longer remains [6]. Little is known of Duncan Campbell's house. It is thought to be one of two dwellings recorded in an 1861 census of the town as having more than 6 rooms [7].

The land around 'Traralgon Park' homestead was subdivided into suburban allotments in 2007 and the homestead survives on a much reduced allotment facing toward a new street, Hedges Avenue, which follows the former driveway.

SOURCES

- [1] Plan of John Fowler Turnbull Pre-emptive Right at Traralgon East, prepared by Surveyor Dawson, Plan PR T38 c. 1855.
- [2] R. McClure 'The Campbells of "Traralgon Park"' Traralgon and District Historical Society Bulletin 15(3), pp. 4-6.
- [3] McClure, pp.5-6, Land Victoria Certificates of title Vol. 1527 Fol. 213/4/5
- [4] McClure, pp.4-6, Land Victoria Certificate of title Vol. 3189 Fol. 681
- [5] 'Oldest buildings' Traralgon and District Historical Society Bulletin 2(2), pp. 1-2.
- [6] V. Plant, pers. comm.
- [7] Cuthill 'Early Directories' The history of Traralgon, Manuscript, 1955, vol. 4-1, p.3.

Creation Date c.1895

Change Dates

Associations

Local Themes

Campbell family

2. SETTLING THE LAND: LAYERS OF SETTLEMENT
2.2 Selection

STATEMENT OF SIGNIFICANCE

What is significant?

This property once formed part of the Traralgon run, which was leased from 1844 by Edmund Hobson and managed by his brother Edward. In 1853 Edmund's executors relinquished the run and it was leased in two portions - Traralgon East (east of the creek) to John Turnbull and Traralgon West briefly to Edward Hobson, then James Purves and in 1855 to Duncan Campbell who held it until 1862. In 1852 Archibald Campbell (no relation to Duncan) and his wife Isabella migrated from Scotland with their seven children in 1852. Two of the sons - Nichol and John - first purchased land in the Traralgon area in 1868, acquiring land on the west bank of Traralgon Creek and other allotments in the following years. Another son (Dugald) also bought land in 1870. They increased their holdings after the passing of the Victorian Selection Act of 1869. In 1876, Hugh (another son) started purchasing land locally. The brothers formed a legal partnership in 1879, and then jointly held a freehold of 2112 acres in the Parish. By 1880, the family's holdings included Turnbull's former pre-emptive right. By the time the estate was broken up in 1906 the property comprised 4036 acres. After Dugald's early death in 1891, his nephew John (son of Hugh) was sent to manage the property. He built a new house for £800, and it is this house that remains today. When Hugh died in 1906 the estate was broken up and sold. John Campbell purchased the homestead block, on the west side of Traralgon Creek, while Hugh Campbell and other members of the Campbell family purchased part of the property on the east

side of Traralgon Creek. The property remained in Campbell family ownership for much of the twentieth century. In 2007-08, the property was subdivided for suburban development. The c.1895 homestead now occupied a much reduced allotment, but remains substantially intact. Some mature trees remain in the garden, along Hedges Avenue (which follows the route of the driveway that once led to the house), and there is a single mature Oak on the Creek flats to the north of the house, which is now situated on 5 Windsor Court.

The concrete block addition to the house is not significant.

How is it significant?

The homestead and trees associated with the former Traralgon Park property are of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant as a place that is associated within an important phase of settlement in the mid to late nineteenth century. The house illustrates the more substantial dwellings that were built by selectors once Crown Grants were obtained for properties. It is also important for the long associations with the locally well-known Campbell family. (RNE criteria A.4, D.2, H.1)

The homestead is architecturally significant as an intact and well-detailed representative example of a substantial late nineteenth century rural homestead in Latrobe City. The significance of the place is enhanced by its rarity value as one of a small number of surviving late nineteenth century homesteads in Latrobe City. (RNE criteria B.2, D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO106		Recommended

Extent The whole of the property as defined by the Title boundaries plus the Oak tree at 5 Windsor Court.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

HOUSE

Place No. 100

ADDRESS 02 Henry Street
Traralgon

Last Update 17/07/2010
HO No. /HO, HO107



DESCRIPTION This detached Edwardian weatherboard house has an unusual symmetrical form with a complex hip roof containing two flying gables. The fine detailing reflects a Queen Anne influence and fine craftsmanship. This includes the gable ends incorporate pressed metal with half timbering at the face with deep curved eave brackets and unusual curved metal 'cornice' supporting this. The roof is corrugated iron with finials at four points and a single red brick chimney with terracotta pot. There are exposed rafters in the eaves of the roof, and the weatherboard walls are square-ridged.

Each bay contains a box window containing three front casement windows with highlights and covered by an unusual metal roof with slatted fretwork. The front door is situated in a porch and contains wide panels and sidelights. Overall the building appears and is in excellent condition.

This building contains architectural detailing superior in craft and condition to most houses of this period. The overall form combines Edwardian massing and symmetry with Queen Anne roof plan and detailing which compares to one other example at 19 Breed Street, Traralgon (q.v.).

Condition	Good	Integrity	Minor Modifications
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY

The exact date of the house at 2 Henry Street, Traralgon is not known, but the style of the house would suggest a construction date of c.1915. This site comprises part of the 'Ben Venue' Breed Subdivision of 1884 [1].

The rate books record that in 1946 J.L. Grubb owned the house but leased it to Percy Ross. A local school teacher, Mr. Johnson, is thought to have lived there in the 1950s [2].

SOURCES

- [1] W. J. Cuthill, The history of Traralgon, Manuscript, 1955, Vol 4 part 1 p.22.
[2] V. and G. Plant, pers. comm.

Creation Date c.1915

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS &
TOWNS

STATEMENT OF SIGNIFICANCE What is significant?
The house, constructed c.1915, at 2 Henry Street, Traralgon is a detached Edwardian weatherboard house, which has an unusual symmetrical form with a complex hip roof containing two flying gables. The fine detailing reflects a Queen Anne influence and fine craftsmanship. This includes the gable ends incorporate pressed metal with half timbering at the face with deep curved eave brackets and unusual curved metal 'cornice' supporting this. The roof is corrugated iron with finials at four points and a single red brick chimney with terracotta pot. There are exposed rafters in the eaves of the roof, and the weatherboard walls are square-ridged. Each bay contains a box window containing three front casement windows with highlights and covered by an unusual metal roof with slatted fretwork. The front door is situated in a porch and contains wide panels and sidelights. Overall the building appears and is in excellent condition.

How is it significant?

The house at 2 Henry Street, Traralgon is of local architectural significance to Latrobe City.

Why is it significant?

It is architecturally significant as an excellent representative example of an early twentieth century residence with finely crafted Queen Anne details. The double gabled form is rare within Latrobe City and the significance of the place is enhanced by its relatively high degree of external integrity. (RNE criteria B.2 & D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO107		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

HOUSE

Place No. 106

ADDRESS 19 Henry Street
Traralgon

Last Update 29/12/2009

HO No. /HO108



DESCRIPTION

This late Edwardian villa with Queen Anne detailing is an outstanding example of domestic architecture in Traralgon. The house occupies a prime site on the corner of Henry and Mabel Streets and is raised well above the footpath.

The plan of the building is Queen Anne influenced, with bays projecting perpendicularly, and a diagonal bay and return verandah addressing the corner of the site. However, the roof massing is not typical of this style. The gables at each wing are merged into a hipped roof segment which in turn merges into the dominant volume of roof which is the main part of the house. This main roof has been altered to accommodate a second story, with dormer window facing north, replacing one of the double chimneys. One single and one double Queen Anne chimney remain. The eaves contain simple Edwardian brackets.

The walls are constructed of timber ashlar boards in the main section of the house, with additions to the rear in weatherboard. The three projecting bays contain sashed window triplets with highlights. There is a stained leadlight window in the east box window. Curved metal, scalloped hoods are mounted above the exposed perpendicular bays. The gable ends have plain bargeboards, with finial and pendant and stucco fascia. The bullnose verandah has turned posts and flat metal fretwork.

The original section of the house is very intact (apart from the roof alteration) and set in a leafy garden divided at the rear by a jasmine covered lattice fence. A addition in sympathetic style has been made at the rear.

19 Henry Street has regional design significance due to its unusual blend of Edwardian and Queen Anne architectural styles and its ornate detailing which combine to produce a design which is superior to most housing built at the turn of the century in the Latrobe region.

The house also provides a landmark in the immediate vicinity of Henry Street which has been identified as a heritage area.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY This house was built between 1900 and 1920 as the house of a prominent town business person. The Shire rate books reveal that a Mr. C.R. Lewis paid the rates on the property between 1935 and 1946. Lewis was a jeweller who ran his business on Franklin Street in the 1930s [1]. A Mrs M. Gilbert is listed as owner of the property between 1925 and 1946. More research is required to verify the original owner of the building.

Between 1949 and 1952 the Australian Paper Manufacturers owned the house.

SOURCES

- [1] Traralgon and District Historical Society Bulletin 9(1), March 1978, p.11.
- [2] Plan 3935 1952, 'Shire of Traralgon': Plan'. APM Drawing 10.404, 10.3.49.

Creation Date	c.1915	Change Dates	
Associations		Local Themes	
			7. BUILDING SETTLEMENTS & TOWNS
			7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE What is significant?
 The house, constructed c.1915, at 19 Henry Street, Traralgon. The addition at the rear is not significant.

How is it significant?
 The house at 19 Henry Street, Traralgon is of local historic and aesthetic significance to Latrobe City.

Why is it significant?
 Historically, it is significant as a fine example of the quality of housing erected in Traralgon during a significant phase of growth in the early twentieth century when it became the pre-eminent town in the region. (RNE criteria A.4)

Aesthetically, it is significant as an outstanding example of Edwardian domestic architecture with Queen Anne influences. Constructed predominantly in timber ashlar, the house contains fine wooden detailing in the fenestration and fretwork. The elevated siting of the house on a prominent corner also attributes landmark qualities or aesthetic significance to the building. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings			
Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO108		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
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 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 225-7

ADDRESS 34 Henry Street
Traralgon

Last Update 29/12/2007

HO No.



DESCRIPTION 'Thus Kaner' is an unusual variation on the typical Edwardian villa design that predominates along Henry Street. The Queen Anne roof and eastern wing may be later additions to a Victorian villa.

The symmetrical facade with sidelights in windows and door is identical to 14 Henry Street. The roof is a Queen Anne gambrel roof with finials and a projecting bay to the east, which is extended in a rear skillion. Both rear side walls feature relatively new bay windows. The wooden fretwork and brackets on the verandah are typical Federation details with turned timber posts. The unusual straight corrugated iron roof returns on both sides, and would have been added at the same time as the main roof alterations and rear extensions. Suspended from the verandah on chains is the name of the house in wrought iron lettering.

The house is in excellent condition, set on a large block on the north-east corner of Henry Street and Loch Park Road.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer		Builder	Thomas Downey

HISTORY This house was built for Roy Marsh, son of George Marsh pioneer butcher who settled in Traralgon in the 1890s. Roy Marsh engaged Thomas (Tom) Downey, builder, to construct the house in 1915. The Marsh's occupied the building until 1973 [1]. Roy's son Reg Marsh described his childhood home and land to the west of Loch Park Road as being 'mainly open grazing land but in the area were small but important industries - abattoirs, a poultry farm and a shearing shed, all of which functioned until the early 1930s' [2].

According to the Shire rate books, Miss Eileen Tanner owned and occupied the building in 1946 (but not in 1935 when the rate books were also checked). The Tanners were a local pioneer family. Thomas Dean Tanner first arrived in the area in the mid 1870s. His sister Annie lived with him for a while and may also have been the 'Miss Tanner, Dressmaker' of Franklin Street in the 1880s [3]. A W.J. Tanner also owned a garage on Franklin Street which had been previously owned by Roland Hill [4].

Thomas Downie was born in Traralgon in 1883, and returned there after travelling to New Zealand where he met his wife. He was a builder all of his working life and built many Traralgon houses. He died at eighty (c1963). Other houses in Traralgon identified by this Study as being built by Downie include his own house at 2 Coates Street, 48 and 50 Moore Street, 3 and 5 Thomas Street and 26 Gordon Crescent.

SOURCES

- [1] Traralgon and District Historical Society Bulletin 5(4), Sept 1974, p.11.
- [2] Traralgon and District Historical Society Bulletin 20(2), May 89.
- [3] H. Graham 'Historical Map Traralgon Businesses', Traralgon and District Historical Society file Traralgon Streets.
- [4] Traralgon and District Historical Society Bulletin 9 (1), March 1978.

Creation Date 1915

Change Dates

Associations

Local Themes

Marsh family, Tanner family

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

'Thus Kaner', the Edwardian weatherboard house constructed in 1915 by Thomas Downey for Roy Marsh, at 34 Henry Street, Traralgon.

How is it significant?

'Thus Kaner' at 34 Henry Street, Traralgon is of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant for its associations with key local personalities the Marsh family who were associated with the butcher shop at 50 Franklin Street. It illustrates the middle class villas erected along Henry Street during the early twentieth century when Traralgon became the pre-eminent city in the region. (RNE criteria A.4, D.2, H.1)

Thus Kaner is architecturally significant as a representative example of a transitional Victorian/Edwardian villa, with intact detailing. (RNE criterion D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

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GUIDELINES (SPECIFIC)

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GUIDELINES (TREES)

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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 224-26

TRARALGON SERVICE RESERVOIR

Water tower

Place No. 99

ADDRESS 40A Henry Street
Traralgon
Lot 1, TP257029

Last Update 21/06/2010

HO No. HO110



DESCRIPTION The Traralgon Service Reservoir or water tower is constructed of reinforced concrete. It is round in plan and approximately twenty metres high.

The siting on prominent hill makes it a local landmark.

Condition Good

Integrity High

Threats Lack of maintenance

Key elements Building

Designer

Builder

HISTORY THEMATIC CONTEXT

The provision of a safe, secure and adequate water supply was a vital component in the establishment and development of settlements. For this reason, many early settlements were

situated on or near a watercourse, which provided a ready made supply until the inevitable impacts of pollution forced towns to look further afield. As townships in the study area grew the first engineered water supply systems were constructed in the first decades of the twentieth century. The development of the power industry from the 1920s onwards also created a demand for water and separate supplies were created to serve the needs of the SEC and other industries.

Local governments had the responsibility of supplying water for domestic use, in a response to public health issues and creating a water supply for fighting town fires. In Traralgon, for example, the first public water supply was a pump installed on the Traralgon Creek in 1877. In 1880 the Victorian Railways constructed a reservoir in Hickox Street for the supply of water to the railway station only, but in 1884 the Shire of Traralgon obtained permission to tap into the railway pipeline for fire-fighting purposes. By the following February, pipes had been laid to Franklin Street. Eventually, a Water Trust was formed in 1907 to provide Traralgon with a domestic water supply from the Tyers River. As the township of Traralgon grew a water tower was built in 1928 on high ground in Henry Street to provide increased water pressure to the town and in 1933 the Hilltop reservoir was constructed to provide a reserve supply.

With post war expansion in the Latrobe Valley, existing water supplies were soon inadequate. The Latrobe Valley Water and Sewerage Board (LVWSB) was established in 1954 with a mandate to oversee the water supply for towns and industries of the Latrobe Valley, as well as waste disposal. Plans were drawn to build a large reservoir on the Tyers River that could meet much of the Latrobe Valley's domestic needs and those of industry. Building the Moondarra Reservoir involved drowning the town of Gould. The reservoir and its pipeline system were built between 1959 and 1962 and now the majority of towns in Latrobe City receive their water from the Moondarra Reservoir (Context, 2008:15-6).

PLACE HISTORY

Traralgon's first reticulated water supply was designed in 1907 by A.K.T. Sambell, an engineer employed by the Shire of Traralgon [Court & Thompson, 1976:13]. The water was piped from the Tyers River and in 1908 water was supplied to area bounded by Breed Street, Grey Street, Franklin Street and Princes Street. By the 1920s water supply was extended to Loch Park Road and Gordon Street and from Campbell Street to Shakespeare Street (TDHS website).

As the township grew problems with maintaining pressure arose and the original 6" cast iron pipes were replaced with wooden stave pipes bound together, like an elongated wine barrel in construction (TDHS website). In 1928 this water tower was built as a service reservoir to improve supply to the town [TDHS, 1984:5] and in 1933 the Hilltop Reservoir was constructed at a cost of £1,869 as a town reserve supply (TDHS website).

Service reservoirs are smaller reservoirs where water is stored just prior to distribution to consumers. Historically, they were built to provide the dual function of balancing supply with demand and maintaining adequate pressure throughout the distribution network. This means that they can be filled gradually (with water from the storage reservoirs) during periods of low demand, but then have a relative large volume, locally available, for rapid distribution when demand is high. In addition, they can sometimes assist with improving water quality by allowing water to settle and filtering impurities (Context, 2008:25).

This water tower was one of many reinforced concrete water towers based on the Monier system (However, it was not one of the reservoirs constructed by the Reinforced Concrete & Monier Pipe Co., which was established by John Monash), the first being at Kiama, (New South Wales) in 1899, with this method of construction being commonly applied in the early twentieth century [Lewis, 1988:18-9].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Context Pty Ltd & Dr Helen Doyle, 'Victorian Water Supply Heritage Study. Volume 1: Thematic Environmental History', 2008, unpublished report prepared for Heritage Victoria

J. Court and B. Thompson, 'From squatter's hut to city: Traralgon 1840-1976', Traralgon, November 1976, p.13.

Miles Lewis (ed.) Two hundred years of concrete in Australia, Concrete Institute of Australia, North Sydney, 1988

Traralgon and District Historical Society (TDHS), 'Traralgon: a tableau through time', Traralgon and District Historical Society, Traralgon, 1984

Traralgon Water Supply article by Donald Dunbar MBE viewed on-line at the Traralgon &

Creation Date 1928

Change Dates

Associations

Local Themes

3. UTILISING NATURAL RESOURCES

3.4 Providing a water supply for towns and industry

STATEMENT OF SIGNIFICANCE

What is significant?

The service reservoir (water tower), as constructed c.1928, at the corner of Henry Street and Fairview Street in Traralgon.

The alterations and additions made in 2009-10 to convert it to a residence are not significant.

How is it significant?

The Traralgon Service Reservoir (Water Tower) is of local historic and technical significance to Latrobe City.

Why is it significant?

Historically, it is significant as a representative example of a service reservoir constructed in reinforced concrete, which is associated with expansion of the Traralgon water supply system in the 1920s to meet increased demand as a result of the growth of the town. (RNE criteria A.4, D.2)

At a local level, it has technical significance as an early example of the use of reinforced concrete technology. (RNE criterion F.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO110		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

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GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

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REVIEW OF SIGNIFICANCE & POLICY

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professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1994), Traralgon Heritage Study Volume 2: Place citations, Traralgon City Council, Traralgon

TAVERSHAM

Place No. 113

ADDRESS 17 Hickox Street
Traralgon

Last Update 1/01/2008

HO No. /HO



DESCRIPTION 'Taversham' is a fine Victorian-style house, built by the Wigg brothers after they acquired the brick works in 1907. The brickwork is all stretcher courses, suggesting that it uses cavity wall construction. The house is symmetrical around the centrally placed entrance door, with ornate iron lacework decorating the verandah. The house has been extended, but the earlier sections are substantially intact.

A fine house that forms a local landmark due to its siting and is one of few brick houses in Traralgon. Associated with the Wigg brothers, providing important evidence of their brick works (which were located immediately to the north). Both of the original Wigg family homes remain today. See also the citation for 'Hazel- Lyn', 5 Shakespeare Street.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer		Builder	Abraham Wigg

HISTORY Frank George Hickox purchased an allotment of more than 27 acres (CA 10?) in 1885. This allotment contained the brickworks of Bonhomme and extended from the railway to Hyde Park Road, Hickox Street and a line close to the present position of Derby Street.

Hickox was a Walhalla hotelier who moved to Traralgon in the early 1870s, building several shops and cottages, the Star and Club Hotels and purchasing a large, dilapidated brickyard on 28 acres. The brickworks had been established by Bonhomme at least since the 1870s. Hickox sold 18 acres of the allotment and built up the brickworks to an operating condition, sending bricks to Melbourne (presumably after the opening of the railway) as well as selling them locally. His brick yard employed about 20 men, with Tom Price as the Manager [1]. Bricks from his works were used to construct many important buildings in the town, including the post office and court house, and in surrounding towns [2].

The works was taken over by Flewin and Sons (who built a house which remains at 9 Woods Court to the south of the works) and then purchased by the Wigg brothers - Arthur and Abraham - in 1907. The works continued to thrive. Each brother built a substantial brick house, Arthur in Shakespeare Street and Abraham here in Hickox Street, right next to the brick yard. After Abraham's death in 1938, the house was purchased by Mrs Vera Josephine Christensen. The 1949 rate books describe it as a brick house of 6 rooms on an allotment 85' by 163' [3].

SOURCES

[1] W.J. Cuthill The history of Traralgon, Manuscript, 1955, Vol. 4-3, pp.1-2; 'Frank George

Hickox' extracts from 'The New Tourists Guide and Victorian View Album 1888-89' Traralgon and District Historical Society, Bulletin, 17(2) May 86 pp.16-17.

[2] Cuthill, Vol 4-3, pp.1-2.

[3] 'Traders of Traralgon: Wigg brothers' Traralgon and District Historical Society, Bulletin, 11(5) Dec 80 pp.15-16; rate books 1949.

Creation Date c.1910

Change Dates

Associations

Local Themes

Abraham Wigg

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

'Taversham', the house constructed c.1910 by Abraham Wigg as his own residence, at 5 Shakespeare Street, Traralgon. It is a fine Victorian-style house. The brickwork is all stretcher courses, suggesting that it uses cavity wall construction. The house is symmetrical around the centrally placed entrance door, with ornate iron lacework decorating the verandah. The house has been extended, but the earlier sections are substantially intact.

How is it significant?

'Taversham' is of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant for its strong association with the Wigg family who operated an important brickworks in Traralgon. As all evidence of the brickworks has been removed, this house and the other surviving Wigg house at 5 Shakespeare Street provides the most substantial extant evidence of the importance of these brickworks in the township. (RNE criteria A.4, D.2 & H.1)

It is architecturally significant as a fine and externally intact example of a transitional Victorian brick house, which is notable for its ornate wrought iron verandah detailing. (RNE criterion D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

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GUIDELINES (SPECIFIC)

None specified.

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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 244-6

ADDRESS 59 Hickox Street
Traralgon

Last Update 18/02/2008

HO No. HO



DESCRIPTION 'Lilintree' is an asymmetrical house, which demonstrates the influence of the Modern architectural style in its simpler forms and geometry. The house is double-fronted with a hipped roof. The walls are rendered, using a dark glazed tapestry brick trim to emphasise the simple geometry of the form. Glazed tapestry brick is also used around the windows, which have a fixed central pane flanked by double hung sashes. There are two simple brick chimneys along the south side elevation. The garage, front and side low rendered brick fence and garden appear to date from the same period, forming a complete composition.

The house is in excellent condition and has a relatively high degree of external integrity. The flat roofed front verandah is the only addition to the front, but does not detract from the house. This is a fine example of a late inter-war or post-war villa and fence in Latrobe City and compares with the house at

Condition	Excellent	Integrity	High
Threats	None apparent	Key elements	Buildings Fence/Gate/Wall
Designer		Builder	Harry Duff?

HISTORY

THEMATIC CONTEXT
THEMATIC CONTEXT

It was in Traralgon that APM's decision in the 1930s to build a paper mill had the most impact. APM built 1,000 houses for its employees in Traralgon. The APM estates were influenced by garden suburb planning ideas and included generous areas of open space. An elite group of six houses was also built by APM for senior staff in Kay, Clarke and Grey Streets. Workers were able to buy their houses by paying a deposit and using their rent to contribute to the balance. Now a major component of housing in Traralgon, the APM estates reveal insights to company housing and facilities considered suitable for staff and workers (Context, 2008:48-9).

The construction of the APM mill resulted in a shortage of housing. In 1945, Cuthill notes that:

"It was still impossible for people not working out at the mill to find an empty house, and the Victorian Housing Commission took over a large piece of Traralgon Park in Gordon Street. The Commission called for people to give a price for building houses there, and Mr. J.J. Clift from Melbourne was successful in getting the job, Mr. Gavin Blythman, his foreman, came up from Melbourne, and work was started. The Commission built 199 houses in this particular part of the town, the scheme in this area being finished in 1952."

Further housing was provided in estates developed by private entrepreneurs, however, despite all of this housing shortages were still experienced in Traralgon. As a result many large older houses in Traralgon were converted to boarding houses to meet demand. One example is 'Etheldale' at 15 Collins Street, which was operated by APM as a 'Staff Boarding House' from 1946-54.

During this time the commercial centre of Traralgon extended beyond Franklin Street into the intersecting streets. Imposing new buildings such as the Roland Hill centre and the AMP centre, which was designed by noted Melbourne architect Harry Norris, symbolised the confidence of the town.

Developing the Loy Yang open cut and power stations integrated Traralgon into the power generating rhythms of the Latrobe Valley. The town's population of 14,666 in 1971 had increased to 19,774 in 1991, as tradespeople and SEC workers moved to Traralgon (Context, 2008:48-9).

PLACE HISTORY

'Lilitree' was built by Harry Duff, a sawmiller who owned his own mill near Morwell [1]. While the exact date of construction is not known, the 1949 rate books indicate that a house and land at 57 Hickox Street were then owned and occupied by Mrs Daisy Irene Duff and that the house was located on Lot 12 Plan of Subdivision 1666. Other allotments from this subdivision were recorded as being sold in the 1950s.

SOURCES

- [1] V. and G. Plant pers. comm.
- [2] Traralgon rate books, as cited

Creation Date c.1935

Change Dates

Associations

Local Themes

Duff family

7. BUILDING SETTLEMENTS & TOWNS

STATEMENT OF SIGNIFICANCE What is significant?
'Lilitree', comprising the house, garage and fence, at 59 Hickox Street, Traralgon.

The flat roofed verandah addition to the front of the house is not significant.

How is it significant?

'Lilitree' at 59 Hickox Street, Traralgon is of local historic and architectural significance to Latrobe City.

Why is it significant?

'Lilitree' is historically significant as a house that is representative of the more substantial houses that were constructed in Traralgon as the city developed in the late inter-war period after the opening of the APM mill. It is architecturally significant as an intact and well executed representative example of a mid-twentieth century house, which retains a complementary garage and fence forming a complete composition. (RNE criteria A.4, D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		

Outbuildings or Fences: Description:	Yes Garage & front fence	Incorporated Plan: None specified	No None specified	Incorporated Plan Details None specified
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Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to

the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 241-2

ROLAND HILL BUILDING

Place No. 115

ADDRESS 76 - 84 Hotham Street
Traralgon

Last Update 8/03/2009

HO No.



DESCRIPTION

The Roland Hill Building is a double-storey post-war commercial building with Modern design influences such as the strong horizontal emphasis and minimalist detailing in the upper storey. The walls are constructed of tan brick in the original part of the building with a brown brick extension to the north with a zig zag roof elevation.

The upper floor is relatively intact in both exterior and interior. Thirteen metal framed windows, including a corner window, form an almost continuous horizontal band above the cantilevered verandah. Each window has two casements and a fixed centre pane. A concrete strip cornice connects the windows which each have a concrete painted sill. A projecting bay at one end features a corner window and stepped parapet, signifying the location of the main office or board room. The name of the building is mounted on the main parapet wall. Internally, the building retained most of its 1956 details when inspected in 1992. The patterned vinyl floor, thin metal balustrades and wall fixtures were noted period features. It is not known whether these finishes survive today.

The ground floor has been completely refurbished as a group of shops comprising an arcade. The eastern entrance to the stair well and offices above is still intact, but no other recognisable evidence of the workshop, showrooms or cafe remain (1950s photographs of the interior show a trussed roof with plain painted brick walls). The cantilevered verandah has been altered also and now partially obscures the first floor windows. A large projecting sign has unfortunately been added to the corner projecting bay.

The Roland Hill building has historical links with the transport industry in Traralgon and remains the only surviving example of this type of premises. Other early garages have been demolished such as the former Ikin's garage (1-3 Argyle Street) which was similar in scale to the 1930s Roland Hill buildings, and also Cobbletick's Garage which was of similar scale and existed on the corner of Princes Highway and Franklin Street.

The building is one of the best examples of of post-war Modern architecture in Latrobe City and compares to the former SEC building at 116 Franklin Street, and the Morwell Post Office.

Condition Good

Integrity Medium

Threats

Key elements Building

Designer

Builder

HISTORY

THEMATIC CONTEXT

It was in Traralgon that APM's decision in the 1930s to build a paper mill had the most impact.

APM built 1,000 houses for its employees in Traralgon. The APM estates were influenced by garden suburb planning ideas and included generous areas of open space. An elite group of six houses was also built by APM for senior staff in Kay, Clarke and Grey Streets. Workers were able to buy their houses by paying a deposit and using their rent to contribute to the balance. Now a major component of housing in Traralgon, the APM estates reveal insights to company housing and facilities considered suitable for staff and workers (Context, 2008:48-9).

The construction of the APM mill resulted in a shortage of housing. In 1945, Cuthill notes that:

"It was still impossible for people not working out at the mill to find an empty house, and the Victorian Housing Commission took over a large piece of Traralgon Park in Gordon Street. The Commission called for people to give a price for building houses there, and Mr. J.J. Clift from Melbourne was successful in getting the job, Mr. Gavin Blythman, his foreman, came up from Melbourne, and work was started. The Commission built 199 houses in this particular part of the town, the scheme in this area being finished in 1952."

Further housing was provided in estates developed by private entrepreneurs, however, despite all of this housing shortages were still experienced in Traralgon. As a result many large older houses in Traralgon were converted to boarding houses to meet demand. One example is 'Etheldale' at 15 Collins Street, which was operated by APM as a 'Staff Boarding House' from 1946-54.

During this time the commercial centre of Traralgon extended beyond Franklin Street into the intersecting streets. Imposing new buildings such as the Roland Hill centre and the AMP centre, which was designed by noted Melbourne architect Harry Norris, symbolised the confidence of the town.

Developing the Loy Yang open cut and power stations integrated Traralgon into the power generating rhythms of the Latrobe Valley. The town's population of 14,666 in 1971 had increased to 19,774 in 1991, as tradespeople and SEC workers moved to Traralgon (Context, 2008:48-9).

PLACE HISTORY

Mr John Roland Hill came to Traralgon in 1920 and ran a business with Mr Alan Dunbar in Hotham Street in motor and engineering works [1]. Rate books of 1925 quote J.R. Hill occupying a motor garage in Hotham Street, owned by Peter Dunbar. J.R. Hill and Gordon J. Hill both owned houses in Breed Street in that year. It is unclear as to where this site was because other sources quote J.R. Hill as occupying a premises on Franklin Street in the 1920s in a garage later run by Tanner's [2].

In 1922 Roland Hill Motors was established in Dunbar and Ham's garage which had been the old Pentland livery and bait stables in Hotham Street [3]. Photographic records show Pentland's premises advertising horses and buggies for hire from a large weatherboard garage in 1903. This garage featured two central sliding doors, a chimney and a curved central roof section with side vents.

Roland Hill Motors of 1927 utilised this building and replicated it in brick immediately next door. In this second building the curved gable end was echoed by an arched entrance for vehicles. Advertisements painted on the facade mention the sale of used parts, 'cars washed while you wait' and services for Buick, Oldsmobile and Chevrolet. Later this brick building was painted white and also accommodated the RACV service station.

At some stage in the mid 1930s, the wooden building was destroyed by fire [4]. In 1940 J. Roland Hill purchased the property from the estate of P. Dunbar [5]. Rate book search indicates R.J. Hill owned and occupied the premises at 76-80 and 82-84 Hotham Street in 1949, but by 1954 his share of the business decreased from full to two-thirds and then one-third shared with D.R. Hill. (It is assumed that J.R. Hill and R.J. Hill are the same person).

In 1956 Roland Hill built a modern two-storey brick building which accommodated offices upstairs and workshop, show room and cafe on the ground floor. R.J. Hill was a prominent citizen and active member of various organisations including Apex International and the board of management of St. Andrew's Church [6]. He died in 1977.

The R.J. Hill Building still remains intact in the first floor office station, but the ground floor has been converted to an arcade of shops.

SOURCES

Context Pty Ltd & Dr. Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Context Pty Ltd, 'Traralgon Heritage Study. Volume 2: Place citations', 1992, pp. 243-45 cites the following sources:

- (1) Traralgon & District Historical Society (TDHS) Bulletin 8 (5) Dec 1977, p.18
- (2) TDHS Bulletin 9 (1) March 1985
- (3) TDHS photo, 1827
- (4) TDHS photo
- (5) TDHS Bulletin 22 (2) 1991
- (6) TDHS Bullertin 8 (5) December 1977, p.18

Creation Date 1956

Change Dates

Associations

Local Themes

Roland J. Hill

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Roland Hill Building, constructed c.1956, at 76-84 Hotham Street, Traralgon. The original external form, materials and detailing such as the windows contribute to the significance of the place

The later additions and alterations to the ground floor elevation and the awning, and the signage are not significant.

How is it significant?

The Roland Hill Building at 76-84 Hotham Street, Traralgon is of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant as a building that is associated with the significant development of Traralgon into a regional city after World War II. The scale and design of the building expresses the progressive and forward-looking development of the city at that time. The Roland Hill Building is also significant for its associations with John Roland Hill, who ran a garage from the premises for many years and was a prominent member of the community (RNE criteria A.4 & H.1).

The Roland Hill Building is architecturally significant as a good example of a Modern commercial building in Latrobe City. (RNE criteria D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
None Specified			

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

The following conservation actions would be supported should the opportunity arise:

- Remove or replace projecting above-verandah sign with a less visually obtrusive sign.
- Reduce the size of the fascia to the awning.

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any

significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

COTTAGE

Place No. 117

ADDRESS 10 Janette Street
Traralgon

Last Update 21/01/2008

HO No.



DESCRIPTION 10 Janette Street is a timber cottage, with a gabled roof, rear skillion and pair of external chimneys. The windows are double hung sash. The verandah retains a scalloped valence on the east side. The building is, externally, relatively intact. The verandah floor has been replaced in concrete.

Condition Good

Integrity Medium

Threats

Key elements Building

Designer

Builder

HISTORY The exact date of the house at 10 Janette Street, Traralgon is not known, but it may have been constructed c.1895 when a mortgage was taken out by the owner of the land (see below).

The property at 10 Janette Street, Traralgon was created as the result of a subdivision in 1887 of a 20 acre allotment owned by Hector McNeil that extended between what is now Hickox Street and Traralgon Creek. The subdivision created properties facing Janette Street and the lots were sold off from 1886 to 1889. This property, lot 36, was one of several lots purchased in October 1888 by William Carey [1]. He took out a mortgage over his property (which also included lots 4, 5, 35, 37 & 38) in January 1895 [2]. In August 1896 he sold to John Food who died in 1900. This property (along with lots 35, 37 & 38) was sold in September 1918 to Patrick Rooney [3].

SOURCES

[1] Land Victoria Certificate of title, Vol. 1768 Fol. 536, LP 1480

[2] Land Victoria Certificate of title, Vol. 2076 Fol. 009

[3] Land Victoria Certificate of title, Vol. 2625 Fol. 829

Creation Date c.1895

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE What is significant?
The house at 10 Janette Street, Traralgon is a simple gabled weatherboard cottage with a rear skillion and a pair of external brick chimneys.

How is it significant?

The house at 10 Janette Street, Traralgon is of local historic significance to Latrobe City.

Why is it significant?

Historically, it is one of the oldest surviving houses in Traralgon and provides rare evidence of one of the earliest phases of development during the late nineteenth century. The significance of the house is enhanced by its rarity value as one of a small number of late nineteenth century houses in Traralgon and its relatively high degree of external intactness. (RNE criteria A.4, B.2, D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 257-9

COTTAGE

Place No. 118

ADDRESS 11 - 13 Janette Street
Traralgon

Last Update 21/06/2010
HO No. HO116/HO115



DESCRIPTION 11-13 Janette Street is a late nineteenth century weatherboard cottage, with a gabled roof, rear skillion and a single external brick chimney. The front door is unusually placed slightly off centre and is flanked by double hung timber windows with 6-paned sashes. The verandah is a skillion in form, with shaped posts. The timber floor has been replaced with concrete. The verandah is a skillion in form, with shaped posts. The timber floor has been replaced with concrete.

Apart from alterations to the verandah the building is externally substantially intact.

Condition	Fair	Integrity	High
Threats	Lack of maintenance Redevelopment	Key elements	Building
Designer		Builder	

HISTORY The property at 11-13 Janette Street, Traralgon was created as the result of a subdivision in 1887 of a 20 acre allotment owned by Hector McNeil that extended between what is now Hickox Street and Traralgon Creek. The subdivision created properties facing Janette Street and the lots were sold off from 1886 to 1889. This property, comprising lots 7 & 8, was purchased (along with lots 6 and 20) in October 1887 by William Cribbons [1].

The exact date of the cottage on this property is not known, but it could have been built as early as

1887 when William Cribbons is first listed for a house and land in Traralgon valued at 16 pounds. Cribbins lived in the cottage until 1901 when John Powell is listed as the occupier [2].

In 1903 Cribbons sold lots 6, 7 & 8 to Emily Beaton who remained owner until 1924. Beaton is listed as the owner in the Traralgon Rate Books from 1902-03 [3].

SOURCES

[1] Land Victoria, Certificate of title, Vol. 1768 Fol. 536, LP 1480

[2] Traralgon Rate Books, 1887 (No. in rate 564); 1901/02 (593)

[3] Land Victoria, Certificates of title, Vol. 1957 Fol. 234, Vol. 2976. Fol. 168, Traralgon Rate Book 1902-03 (209)

Creation Date c.1887

Change Dates

Associations

Local Themes

William Cribbons

7. BUILDING SETTLEMENTS & TOWNS

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 11-13 Janette Street is a simple gabled weatherboard cottage with a rear skillion and a single chimney. The front door is unusually placed slightly off centre and is flanked by double hung timber windows with 6-paned sashes. The verandah is a skillion in form, with shaped posts. The timber floor has been replaced with concrete. Apart from alterations to the verandah the building is externally substantially intact.

How is it significant?

The house at 11-13 Janette Street, Traralgon is of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is one of the oldest surviving houses in Traralgon and provides rare evidence of one of the earliest phases of development during the late nineteenth century. It is architecturally significant as a good example of a simple late nineteenth century cottage with typical detailing. The significance of the house is enhanced by its rarity value as one of a small number of late nineteenth century houses in Traralgon and its relatively high degree of external intactness. (RNE criteria A.4, B.2, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO115		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of

initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 260-2
Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

ELM MEMORIAL AVENUE & WAR MEMORIAL

Place No. 119

ADDRESS Kay Street
Traralgon

Last Update 29/12/2007

HO No.



DESCRIPTION The Kay Street median is a feature which creates a very European boulevard effect along a street which has become an institutional precinct within the town. English Elms stand in two rows on either side of the median from Franklin Street to Breed Street. West of this Breed Street intersection are plantations of native shrubs and bushes which effectively disconnect the residential area from the institutional strip.

Unfortunately the median has been converted to car parking bays opposite the Shire and City Offices which detracts significantly from the parkland character of the strip.

At the Franklin Street intersection a war memorial stands marking an important junction.

The statue represents a soldier standing at ease, now oriented facing west down the boulevard. It is carved out of white stone and mounted on a composite granite pedestal. A section with plaster cornices sits on top of the inscribed plaque section with a rusticated granite base. A concrete path leads from the west and surrounds the base of the statue by about one metre. Two flower beds are positioned in the lawn astride the statue while two diagonal walls extend north-west and south-west, and were installed in 1979.

Condition

Integrity

Threats

Key elements Monument/memorial
Streetscape
Tree/s

Designer

Builder

HISTORY In the early history of the township, Kay Street represented the main road leading into Traralgon from Melbourne. This accounted for the strategic siting of the Traveller's Rest Hotel (on the site of the present Traralgon Hotel), and also the Post Office and Court House, at opposite corners of the intersection with Franklin Street.

The first town survey describes Kay Street as a wider street than any other in the town, and lays precedent for the character of the street today [1].

Kay Street was planted with pine trees around 1903. In 1911, there were already suggestions in Council that an avenue of elms replace these trees [2]. On 20th September 1928 The Traralgon Record heralded the fact that 'Pine trees in Kay Street gardens get the axe' [3]. In October of that year, the gardens were ploughed and the new trees later planted. Photos indicate that a picket fence surrounded a large proportion of this plantation. Also at this time, the war memorial was

landscaped in gravel and patterned grass sections [4]. There are no longer any fences or park seats and the grassed area is continuous, replacing the paths of gravel.

The war memorial was built to commemorate the services of the First World War in which over two hundred and thirty Traralgon men served, and fifty did not return [5]. A collection was started for the memorial in July 1919 and with £250, the community decided on a statue rather than a garden and rotunda as previously nominated. During the inter war years, the Returned Service League and church organisations were extremely active in the community organising fund raising concerts, picnics and community services. The Traralgon Record recorded in 1920, that the RSL president 'informed the public that Layton Bros. store would be boycotted' for dismissing two ex-servicemen, while two 'non-diggers' retained their jobs [6].

In 1921, five pine trees were removed from the Kay Street median strip in preparation for the war memorial. It was not until 25 February 1923, that after more than four years, the memorial was finally unveiled. The cost was £731 in total, including surrounding gardens and picket fence.

The statue was turned around to face west in February 1979, when the names of the soldiers who died in the Second World War and Vietnam were added [7]. At this time two brick 'wings' were constructed, splayed out towards the avenue [8].

SOURCES

- [1] Plan of the township of Traralgon and adjacent lots, prepared by A. L. Jones, 1858.
- [2] Traralgon and District Historical Society, Bulletin, 20(1) March '89, p.12.
- [3] Traralgon and District Historical Society, Bulletin, 20(4) March '89.
- [4] Traralgon and District Historical Society photo, n.d.
- [5] J. Court and B. Thompson, From squatters hut to city: Traralgon 1840-1976, Traralgon, November 1976, p.37.
- [6] Traralgon and District Historical Society Bulletin, 20(3) Jul '89, p.17.
- [7] Traralgon and District Historical Society Bulletin, 20(4) Sept. '89.
- [8] Traralgon and District Historical Society Bulletin, 10(2) May, 1979.

Creation Date 1923, 1929

Change Dates 1979

Associations

Local Themes

- 7. BUILDING SETTLEMENTS & TOWNS
- 9. COMMUNITY & CULTURAL LIFE
- 9.2 Memorials and remembering

STATEMENT OF SIGNIFICANCE

What is significant?

Kay Street was originally the main roading leading into Traralgon from Melbourne and this accounted for its exceptional width, which is unusual within Traralgon. It was originally lined with pines. In 1921, several pines at the Franklin Street end were removed to allow the construction of a World War I memorial, which was finally unveiled on 25 February, 1923. Then in 1929, the pines were replaced by Elm trees in a double row from Franklin to Breed streets. In 1979, the memorial was moved to face west and flanking wings were added.

How is it significant?

The Elm Memorial Avenue and War Memorial, Kay Street, Traralgon is of local historic, social, and aesthetic significance to Latrobe City.

Why is it Significant?

Historically, the Elm Avenue is significant as it marks what was once the key entry point into Traralgon from Melbourne and signifies the importance of Kay Street at what was once the civic heart of Traralgon. The importance of the place is enhanced by the War Memorial, which has social significance as a reminder of the impact of World War I and other conflicts upon the Traralgon community. The now mature landscape is representative of the streetscape works carried out by municipal authorities in the early twentieth century, which followed European ideals. (RNE A.4, D.2 & G.1)

Aesthetically, the Elm Avenue is significant as a notable cultural landscape feature, unique within the town and Latrobe City. Together with the War Memorial, it forms an impressive civic space. (RNE criterion E.1)

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the central median of Kay Street between Franklin and Breed streets.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 255-7

ST ANDREW'S UNITING CHURCH COMPLEX (FORMER)

St Andrew's Presbyterian Church

Place No. 122

ADDRESS 023 Kay Street
Traralgon

Last Update 1/01/2008

HO No. HO3



DESCRIPTION NOTE: The following description was prepared as part of the Traralgon Heritage Study in 1992. Since that time there have been alterations and additions to the church both internally and externally. It is not known whether the Sunday School has survived. This description should be reviewed and updated at any time that it is proposed to alter the church in future.

The church is an example of the Federation Gothic style, constructed with 'blood and bandage' motif using red bricks with white plaster string courses and architraves. The simple nave has a corrugated iron gable roof form.

The facade is typically asymmetrical with a square tower on the west side, surmounted by a square spire with metal 'scale' cladding. The tower is a common Romantic element in Federation Gothic. A wheel window is incorporated in the central window piece, as well as stained glass. Painted concrete mouldings cap the spires, gables and eaves.

The porch originally receded between the vestry and the tower, below a broad round arch containing decorative brick and plaster work. This arched entrance appears to have been reconstructed and then doors added to enclose the porch entrance.

The walls of the nave originally contained 4 bays each containing a pair of painted arched windows connected by rendered mouldings at the top. Rafters protrude from the shallow eaves, and buttresses divide each bay.

Today, there are 5 bays with a Modern chancel attached to the south. There are no windows on the south wall of the chancel, but side lights allow lumination of the interior.

Excluding the chancel, the interior is quite intact. The fine ceiling incorporates exposed rafters with cross beams. Moulded string courses above the windows are intact as are other window architraves and sills. The paired memorial windows are dedicated to various people with commemorative plaques attached. They are:

- Memorial to John Stewart Milligan who died on 10 Jan 1913; these are the only windows with a makers name being W. Montgomery. The significance of this person's work has not been investigated.
- Memorial to Thomas Allard Pettit (1846-1920)
- Pair 'Behold a sower sent forth to sow' with a plaque on the wall in memory of Agnes Isabella Campbell; it is not known if the plaque is associated with these windows.
- Pari - James William Gilmour
- Elsie Kate Burton.

The remainder of the windows in the church are simple coloured glass windows, which are presumably contemporary with the building. The church also contains a Roll of Honour and plaque to Rev. John Green Wilson.

The church is attached to the Sunday school on the eastern side of the nave.

Architecturally, the church compares to Presbyterian churches in other towns, such as St. Andrews, Maffra and St. Andrews, Rosedale (both in neighbouring Wellington Shire). However there are no other church buildings of this type in Latrobe City.

SOURCES

Traralgon and District Historical Society, photographs, 1914.

Condition	Excellent	Integrity	High
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY

The Presbyterian Church was the first to establish itself in the town due to a predominance of Scottish settlers in the area. The first Presbyterian services were held in the Turnbull home in 1854 and later in the State School building in Campbell Street [1]. Between 1866 and 1871 services were held at the Traralgon Hotel [2]. Land was granted to the Presbyterian Church in 1869 by the government prior to the State Aid Abolition Act. (This was the only such acquisition in Traralgon). In 1878 a brick church was built on that site; this was Traralgon's first church and first brick building.

Traralgon separated from the Rosedale Parish in 1879.

An article in the Journal May 26 1896 records the position of the congregation in Traralgon after the railway line effectively divided the town in two, making access to the Church on Campbell Street a matter of minor inconvenience to many Church members.

'To remedy this drawback as far as practicable, the Presbyterians decided a few years ago to divide their services, for which purpose the large hall of the Mechanics' Institute was engaged every Sabbath evening, the morning services being still held at the Church. This was a step in the right direction, and it was soon found to be so successful in every respect, that it only became a question of opportunity when the old edifice should be abandoned and the seat of Church work removed entirely to the body of the township. It is said that 'all things come to those that wait', and after waiting and watching their time, the opening has at last presented itself in the acquiring of the old Temperance Hall, Kay Street, which had fallen into disuse and was thrown upon the market. The property as already stated in our columns, was secured by purchase a few weeks ago, and last Sunday it was formally taken possession of and opened as a place of Divine worship [3].'

In 1890, the congregation moved to the Temperance Hall in Kay Street near to where St. Andrews Church now stands [4].

It wasn't until 1914 that the foundation stone was laid for St. Andrews Church on the corner of Church and Kay Streets. The opening of the church took place on 28th March 1915.

SOURCES

- [1] The Traralgon Record, 9/6/14.
- [2] Traralgon and District Historical Society Bulletin, 16(3) July 1985 p.5
- [3] The Traralgon Journal 26/5/1896.
- [4] Traralgon and District Historical Society Bulletin 16(3), 1985.

Creation Date	1914-5	Change Dates	
Associations		Local Themes	
Presbyterian Church		9. COMMUNITY & CULTURAL LIFE	
		9.1 Creating places for worship	

STATEMENT OF SIGNIFICANCE What is significant?
 St Andrew's Church, constructed in 1914-15, is a Federation Gothic brick church in the 'blood

and bandage' style at 23 Kay Street, Traralgon. The form and original internal and external detailing of the church contributes to the significance of the place.

The later additions are not significant.

How is it significant?

St Andrew's Church at 23 Kay Street, Traralgon is of local historic, social and aesthetic significance to Latrobe City.

Why is it significant?

Historically and socially, it is the oldest brick church in Traralgon and historically important for its strong associations with the Parish of Traralgon Presbyterian community, which is the oldest denomination in Traralgon and figured prominently in the early development of the town. (RNE criteria A.4 and H.1)

Aesthetically, it is architecturally significant as a fine and rare example of the Federation Gothic style in the municipality. (RNE criteria D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO3		Listed

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future development or management of the property:

1. Conserve the fabric of the buildings, which is identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the place and/or provide evidence of changing architectural styles or techniques.
2. Discourage the demolition of significant or contributory buildings unless the demolition is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The fabric to be removed is not significant, or
 - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
 - It will assist in the long term conservation of the place, or
 - In the case of an industrial heritage place, it will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

Note: The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the heritage place has deliberately been allowed to deteriorate.

3. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings.
4. Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Ensure that the siting and design of new development does not overwhelm the historic setting of the building and the site as a whole by becoming a dominant element or by interfering with key views

to and from the site.

6. Encourage any new development on the property to relate and be complementary in form, scale and materials to the significant buildings and other elements, but be clearly contemporary in design.

7. Retain views of significant building(s) and plantings from the street.

8. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition or buildings or trees may have changed.

It is therefore desirable that the information contained in this citation should be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1994), Traralgon Heritage Study Volume 2: Place citations, Traralgon City Council, Traralgon, 262-5

APM STAFF HOUSE

Place No. 123

ADDRESS 76 Kay Street
Traralgon

Last Update 21/01/2008

HO No.



DESCRIPTION 76 Kay Street is a timber house, with a gable roof, part of which extends to form a garage. A series of vertical fixed windows is the sole decoration on the south side (the garage), while the main section of the house uses corner windows to good effect. It is substantially intact.

The house at 76 Kay Street demonstrates the influence of modernism in its strong direct form, lack of decoration and row of narrow vertical windows on the south side. Compared to the other houses in the APM staff subdivision, this house provides the best demonstration of this influence as expressed in a relatively modest suburban house.

Condition Good

Integrity High

Threats

Key elements Building

Designer

Builder

HISTORY

THEMATIC CONTEXT

Apart from Traralgon, which was boosted by the opening of the railway depot in 1903, and Morwell, which was boosted by closer settlement of its hinterland, Moe and the other smaller towns in the study area grew slowly in the first decades of the twentieth century or began to decline in population and much of the growth in the inter-war period was concentrated in the new town of Yallourn. However, after a period of dormancy following the Great Depression the opening of the APM mill complex in 1937 and massive expansion of the SEC after the Second World War had a profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres, which began to rival Sale for the role of 'Capital of Gippsland'. After experiencing years of decline, many of the smaller rural towns were also to find new life as dormitory suburbs serving the employment centres in the main townships (Context, 2008:46).

It was in Traralgon that APM's decision in the 1930s to build a paper mill had the most impact. APM built 1,000 houses for its employees in Traralgon. The APM estates were influenced by garden suburb planning ideas and included generous areas of open space. An elite group of six houses was also built by APM for senior staff in Kay, Clarke and Grey Streets. Workers were able to buy their houses by paying a deposit and using their rent to contribute to the balance. Now a major component of housing in Traralgon, the APM estates reveal insights to company housing and facilities considered suitable for staff and workers (Context, 2008:48).

The construction of the APM mill resulted in a shortage of housing and Cuthill recalls that, by 1945:

"It was still impossible for people not working out at the mill to find an empty house, and the Victorian Housing Commission took over a large piece of Traralgon Park in Gordon Street. The Commission called for people to give a price for building houses there, and Mr. J.J. Clift from Melbourne was successful in getting the job, Mr. Gavin Blythman, his foreman, came up from Melbourne, and work was started. The Commission built 199 houses in this particular part of the town, the scheme in this area being finished in 1952."

Despite the housing provided by the APM and the HCV, housing shortages were still experienced in Traralgon. As a result many large older houses in Traralgon were converted to boarding houses to meet demand. One example is 'Etheldale' at 15 Collins Street, which was operated by APM as a 'Staff Boarding House' from 1946-54 (Context, 2008:48)

PLACE HISTORY

As noted above, APM established large housing estates in Traralgon, starting in 1939. These estates were modelled on the notions emerging at this time about 'industrial garden villages' and were influenced by the appointment of Herbert Gepp as General Manager of APM. He had been influential in bringing these ideas, which had been applied by Electrolytic Zinc in Hobart (of which he was then the General Manager) into APM [1].

In addition to estates for workers, APM established hostels and a senior staff housing area on Grey and Kay Streets. This house is one of six within the 'senior staff group' which was started in 1938. A plan dated 1941 shows the 'footprint' of each house, annotated with the intended occupant. This house was for Mr Frank M. Hunter [2]. Gepp had recruited Hunter from Kermantie and Bowaters (UK). While with APM he was involved in investigating tissue manufacture [3].

It is assumed that all of the houses in the APM staff house group were architect-designed, however this requires further research to confirm. Plans for this house were not located in a search of APM's archives during the 1992 Study, however, it is likely they are still held by APM.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] R. Freestone, 'Model communities: the Garden City movement in Australia', Nelson, Melbourne, 1989, pp.141, 146, 149, 222.

[2] Housing and Property - Traralgon: Staff Subdivision Complete Block Plans, Drawing No. P431, 18/4/1941.

[3] . K. Sinclair, 'The Spreading Tree: a history of APM and AMCOR 1844-1989', Allen and Unwin, North Sydney, NSW, 1991, p.180.

Creation Date c.1940

Change Dates

Associations

Local Themes

Australian Paper Manufacturers

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The former APM staff house, constructed c.1940, at 76 Kay Street, Traralgon.

How is it significant?

The former APM staff house at 76 Kay Street, Traralgon is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant as one of the APM senior staff group of houses which demonstrate and provide evidence of the impact of APM on the growth of Traralgon and (by comparison with the housing estates) the housing standards suited to workers and managers. As a group these houses demonstrate a diverse range of architectural influences. (RNE criteria A.4, D.2 & H.1)

Aesthetically, it is of local architectural significance as a representative example of a simple inter-war timber house demonstrating the influence of modernism in its strong direct form, lack of

decoration and row of narrow vertical windows on the south side. (RNE criteria D.2 & F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
None Specified			

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1994), Traralgon Heritage Study Volume 2: Place citations, Traralgon City Council, Traralgon, 267-9

APM STAFF HOUSE

Place No. 124

ADDRESS 78 Kay Street
Traralgon

Last Update 21/01/2008

HO No. /HO



DESCRIPTION 78 Kay Street is a Cape Cod style house, a style more common in the 1960s and 70s, and possibly fairly unusual at this early date. It is substantially intact, retaining its original form and detailing, down to the timber garage doors. The fence has been replaced.

This is a singular building within Latrobe City in its use of the Cape Cod style, and the most elaborate of this group of APM staff houses in Traralgon.

Condition	Good	Integrity	High
Threats		Key elements	Building
Designer		Builder	

HISTORY

THEMATIC CONTEXT

Apart from Traralgon, which was boosted by the opening of the railway depot in 1903, and Morwell, which was boosted by closer settlement of its hinterland, Moe and the other smaller towns in the study area grew slowly in the first decades of the twentieth century or began to decline in population and much of the growth in the inter-war period was concentrated in the new town of Yallourn. However, after a period of dormancy following the Great Depression the opening of the APM mill complex in 1937 and massive expansion of the SEC after the Second World War had a profound impact upon the three main towns in the study area. All experienced significant population growth in the period after the Second World War when they were transformed from small country towns to large urban centres, which began to rival Sale for the role of 'Capital of Gippsland'. After experiencing years of decline, many of the smaller rural towns were also to find new life as dormitory suburbs serving the employment centres in the main townships (Context, 2008:46).

It was in Traralgon that APM's decision in the 1930s to build a paper mill had the most impact. APM built 1,000 houses for its employees in Traralgon. The APM estates were influenced by garden suburb planning ideas and included generous areas of open space. An elite group of six houses was also built by APM for senior staff in Kay, Clarke and Grey Streets. Workers were able to buy their houses by paying a deposit and using their rent to contribute to the balance. Now a major component of housing in Traralgon, the APM estates reveal insights to company housing and facilities considered suitable for staff and workers (Context, 2008:48).

The construction of the APM mill resulted in a shortage of housing and Cuthill recalls that, by 1945:

"It was still impossible for people not working out at the mill to find an empty house, and the

Victorian Housing Commission took over a large piece of Traralgon Park in Gordon Street. The Commission called for people to give a price for building houses there, and Mr. J.J. Clift from Melbourne was successful in getting the job, Mr. Gavin Blythman, his foreman, came up from Melbourne, and work was started. The Commission built 199 houses in this particular part of the town, the scheme in this area being finished in 1952."

Despite the housing provided by the APM and the HCV, housing shortages were still experienced in Traralgon. As a result many large older houses in Traralgon were converted to boarding houses to meet demand. One example is 'Etheldale' at 15 Collins Street, which was operated by APM as a 'Staff Boarding House' from 1946-54 (Context, 2008:48)

PLACE HISTORY

As noted above, APM established large housing estates in Traralgon, starting in 1939. These estates were modelled on the notions emerging at this time about 'industrial garden villages' and were influenced by the appointment of Herbert Gepp as General Manager of APM. He had been influential in bringing these ideas, which had been applied by Electrolytic Zinc in Hobart (of which he was then the General Manager) into APM.

In addition to estates for workers, APM established hostels and a senior staff housing area on Grey and Kay Streets. This house is one of six within the 'senior staff group' which was started in 1938. A plan dated 1941 shows the 'footprint' of each house, annotated with the intended occupant. This house was for Mr J A Bardsley who was the second superintendent of construction appointed to oversee the building of the Maryvale mill. Bardsley was one of Gepp's overseas appointments. He was from England and had been recruited while working at the Wayagamak kraft pulp and paper mill in Canada.

The plans indicate an large house with a garage forming part of the overall design. The design provided for three bedrooms, a lounge and separate dining room, large well-equipped kitchen, built in storage spaces and an enclosed rear verandah.

It is assumed that all of the houses in the APM staff house group were architect-designed, however this requires further research to confirm.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] R. Freestone Model communities: the Garden City movement in Australia, Nelson, Melbourne, 1989, pp.141, 146, 149, 222.

[2] E. K. Sinclair The Spreading Tree: a history of APM and AMCOR 1844-1989, Allen and Unwin, North Sydney, NSW, 1991, p.180.

[3] Housing and Property - Traralgon: Staff Subdivision Complete Block Plans, Drawing No. P431, 18/4/1941.

Creation Date c.1940

Change Dates

Associations

Local Themes

Australian Paper Manufacturers

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

The former APM staff house, constructed c.1940, at 78 Kay Street, Traralgon is a late inter-war house in the Cape Cod Style, a relatively early example of this style and the only one in Latrobe City and possibly the Gippsland region. It is in good condition and has a relatively high degree of external integrity.

How is it significant?

The former APM staff house at 78 Kay Street, Traralgon is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant as one of the APM senior staff group of houses which demonstrate and provide evidence of the impact of APM on the growth of Traralgon and (by comparison with

the housing estates) the housing standards suited to workers and managers. As a group these houses demonstrate a diverse range of architectural influences. (RNE criteria A.4, D.2 & H.1)

Aesthetically, it is of local architectural significance as a rare and early example of the Cape Cod style within the Gippsland region. It is one of the most architecturally accomplished houses in Latrobe City, and the most elaborate of this group of APM staff houses. (RNE criteria D.2 & F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
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 - It will assist in the long term conservation or maintenance of the place, or

- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
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7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1994), Traralgon Heritage Study Volume 2: Place citations, Traralgon City Council, Traralgon, 270-2

HILLCREST

Place No. 125

ADDRESS 93 Kay Street
Traralgon
Lot 3, LP14807

Last Update 8/09/2008
HO No.



DESCRIPTION 'Hillcrest' is a transitional late Victorian/Federation timber house with a verandah extending across the main facade and returning on two sides. The verandah is decorated with cast-iron lace set on shaped (not turned) verandah posts. The main facade is symmetrical with a centrally placed entry door (with side and fan light) with a single double hung windows either side (Other original windows are also double hung sash). There are at least two symmetrically placed rendered chimneys and a smaller chimney the rear.

There is a large Canary Island Palm (*Phoenix canariensis*) in the front garden. The house appears largely intact, although a gabled extension may have been made at one side. A new extension to the rear incorporates a garage.

'Hillcrest' is similar in form to a number of other timber late Victorian-style houses in Traralgon, particularly those in Henry Street, and 76 Kay Street. However, it is slightly larger than most similar examples, and is set far more grandly on its site.

Condition Good

Integrity High

Threats

Key elements Buildings
Tree/s

Designer

Builder

HISTORY

THEMATIC CONTEXT

Traralgon's origins date from the early pastoral period. Edward Hobson occupied the Traralgon run in 1844 and an accommodation house near Traralgon Creek provided shelter for travellers on the route between Melbourne and Sale. The town was surveyed in 1858 and a census in 1861 revealed there were 36 residents. However, it was the construction of the railway line between Sale and Melbourne, which was completed in 1879, that was a major impetus to the town and most development thereafter took place on the western side of the creek to the north of the station.

In 1880, the Traralgon became the centre of the Shire of Traralgon, which separated from the Shire of Rosedale. The construction of a branch railway line from Traralgon to Stratford by 1886 further consolidated the role of Traralgon as a legal, administrative and educational centre for the surrounding hinterland where dairying and saw milling were developing as major industries. In the 1880s four brickyards were operating, substantial public buildings were constructed in the town and new subdivisions provided land for housing. The importance of Traralgon as a regional centre was illustrated by the construction of the new post office and courthouse in 1886.

Traralgon's importance as a railway town increased when it became a service depot in 1903

employing over 90 workers, which boosted development and created a demand for housing. Consequently the town began to expand beyond the 1858 boundaries. To the south of the railway many railway workers moved into cottages in new subdivisions including the Queen's Parade (formerly Railway Parade) area and the combination of houses and railway buildings in this precinct reveal the integration of work and community. To the north the subdivision and sale from 1907 onwards of the former Traralgon Park estate enabled the town boundaries to extend beyond Grey Street creating Moore Street and Campbell Street (now Gordon Crescent). The commercial centre continued to grow, extending along the length of Franklin Street between the station end and the post office and courthouse. Imposing new two story commercial buildings were constructed including the Gippsland Trading Company in 1903, and Layton's Stores in 1907. Traralgon's growth continued after World War One before the on-set of the Great Depression. In the early 1920s after a period of inactivity after the war, Traralgon experienced a 'building boom' as a number of new houses were built including Wigg's brick house in Hickox Street (Context, 2008:42).

PLACE HISTORY

The exact date of the house, now known as 'Hillcrest', is not known, but title and subdivision information suggests that it was constructed c.1905 for Stanley Sergeant, an estate agent of Traralgon (who purchased the property and 6 adjoining lots in May, 1904), or Eliza Wilson who purchased the property in 1908 and remained owner until her death in 1918, when ownership was transferred to Agnes Wilson (Land Victoria 1).

Agnes Wilson retained ownership of all 7 lots until 1938 when the land was re-subdivided, with this property being Lot 3 in the subdivision. The adjoining land was sold in two groups of three lots each and only this allotment was sold individually, in 1940 after Agnes' death to Annie Thompson (Land Victoria 1).

The property once formed part of 14 acres of land, being CA 48, that was purchased in June 1887 by Charles Wilkes, a commission agent. The property remained unsubdivided until 1903 when it was purchased by Eliza Pentland of Traralgon. The land was then subdivided into 60 lots which were mostly sold between 1903 and 1914. As noted above, Stanley Sergeant purchased 7 lots in the subdivision at the northern end of the block between Fairview Street and Loch Park Road. This included lot 30, which appears to correspond to the location of the present day No.93 (Land Victoria 2).

SOURCES

Land Victoria 1, Certificate of title Vol.2986 Fol.031, LP14807
 Land Victoria 2, Certificate of title Vol.1922 Fol.300, LP4399

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date c.1905

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The house, constructed c.1905, and the mature Canary Island Palm (*Phoenix canariensis*) at 93 Kay Street, Traralgon.

How is it significant?

The house at 93 Kay Street, Traralgon, now known as 'Hillcrest', is of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant as a representative example of the fine villas that were constructed in Traralgon in the era when the establishment of the railway workshops stimulated development in the early decades of the twentieth century. It has architectural significance as a fine and intact example of a transitional late Victorian/Federation villa in a garden setting. The mature Canary Island Palm contributes to the setting of the house and illustrates the fashion for specimen plantings of exotic trees during the early twentieth century. (RNE criteria A.4, D.2)

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
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7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE

Place No. 133

ADDRESS 09 Mabel Street
Traralgon

Last Update 1/01/2008

HO No. HO



DESCRIPTION The house at 9 Mabel Street, Traralgon illustrates the development of the Californian Bungalow style during the inter-war period, with the introduction of the hipped gabled roof form. The house presents this dominant gable to the street, with the main entrance located under a smaller side gable that forms a porch. The windows are particularly ornate, being triple lights with curved and vertical glazing bars. Other features include shingling under the gable end and a brick chimney. The low brick front fence with castelled sections separated by square piers provides a complementary setting.

A detached carport has been constructed at one side.

A singular building in Latrobe City due to its form and material. It compares with other examples in Traralgon including 104 Church Street, 76 Princes Street, and 13 and 21 Bridges Avenue.

Condition Good

Integrity High

Threats

Key elements Building

Designer

Builder Thomas Downie

HISTORY

The property at 9 Mabel Street, Traralgon was created as the result of a 1920 subdivision. It was purchased in August 1927 by Traralgon builder Thomas Downie who it is presumed built the brick bungalow soon afterwards as an investment property. Described as Lot 4 in the subdivision, it extended from Mabel Street through to Ethel Street at the rear.

The 1935 and 1946 rate books list the house as occupied by Arthur Marsh. In 1938 the land was subdivided in two and the rear lot facing Ethel Street was sold. This property remained in Downie family ownership until 1941 when it was sold to Mary Daly.

Thomas Downie was born in Traralgon in 1883, and returned there after travelling to New Zealand where he met his wife. He was a builder all of his working life and built many Traralgon houses. He died at eighty (c1963).

SOURCES

Land Victoria, Vol. 5363 Fol. 507, LP 8058, Traralgon rate books

Creation Date c.1925

Change Dates

Associations

Local Themes

Thomas Downie

7. BUILDING SETTLEMENTS &

STATEMENT OF SIGNIFICANCE What is significant?
The house at 9 Mabel Street, Traralgon illustrates the development of the Californian Bungalow style during the inter-war period, with the introduction of the hipped gabled roof form. The house presents this dominant gable to the street, with the main entrance located under a smaller side gable that forms a porch. The windows are particularly ornate, being triple lights with curved and vertical glazing bars. Other features include shingling under the gable end and a brick chimney. The low brick front fence with castelled sections separated by square piers provides a complementary setting.

The carport is not significant.

How is it significant?

The house at 9 Mabel Street, Traralgon is of local architectural significance to Latrobe City.

Why is it significant?

Aesthetically, it is significant as a representative example of an inter-war house that illustrates the development of the California Bungalow style. It is a fine and intact example of the style within Latrobe City and is believed to be the only example to incorporate a hipped gable roof. (RNE criteria D.2, F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

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7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

GEORGE BOLTON EAGLE GRAVE

Place No. 238

ADDRESS Marshalls Road
Traralgon

Last Update 6/03/2005

HO No.



DESCRIPTION The George Bolton Eagle gravesite is marked by a large stepped concrete slab. The larger base slab measures 3.6m by 3.4m and steps up to a smaller slabe measuring 1.98m long by 1.07m wide. The large slab has a metal barrier made of galvanised pipe to keep out grazing stock, and the smaller slab supports a grave surround consisting of a hooped, wrought iron fence. A brass plaque, presented by the Traralgon City/Shire Council 150th anniversary committee and the Traralgon Historical Society sits on a 'pillow' of concrete within the inner enclosure. The inscription reads:

'In memory of George Eagle. Died 30 July 1846, Aged 24 years. First white settler to die in Traralgon.'

Condition Good

Integrity Intact

Threats None apparent

Key elements Monument/memorial

Designer

Builder

HISTORY

THEMATIC CONTEXT

Cemeteries provide a commentary on the local area, with insights to how people have lived and died. They provide an important record of the development of communities and are sometimes the only tangible evidence of the existence of a settlement.

Before the establishment of cemeteries, or in places remote from cemeteries, burials were in single, isolated graves in the bush or beside roads and the Gippsland region has a number of these 'lone' graves. After burying a friend on the banks of the Latrobe River near Traralgon in 1846, squatter Henry Meyrick bitterly reflected on the lack of cemeteries and cultural institutions in the newly settled region. He felt despair at leaving his friend in an isolated grave. Another 'lone' grave was that of Edward 'Ned' Stringer who died in September 1863 at Toongabbie and is thought to have been buried on one of the surveyed allotments on the south side of what would later become the railway reserve. The remains of a child, Edwin Cowan, were buried nearby in 1873. The remains of both were later interred in the Toongabbie cemetery. Once cemetery trusts were formed, settlers had the solace of burying their families and friends in a designated burial area, rather than a lonely grave (Context, 2008:63).

PLACE HISTORY

The following history is provided by the 'Lone Graves of Gippsland. Pilot Heritage Study':

'George Eagle was a young Englishman who was assisting Henry Meyrick in droving sheep from Port Phillip to Meyrick's run at Glenmaggie. They were forced to spend time at Edmund Hobson's Traralgon Station with an outbreak of scab in their sheep, and were halted by flood. On the 30th

July 1846 George Eagle fell unexpectedly ill and died. Meyrick and Eagle were working together when Eagle indicated he felt very ill. He lay down and within an hour was dead. Meyrick thought he may have burst a blood vessel. Hobson and Meyrick got some boards together to make a coffin, but on returning to the body next day, decided that all they could do was place Eagle between two sheets of bark, and bury him where he lay.' [1]

A memorial plaque was installed at the site of the grave c.1985 by the Traralgon City/Shire Council 150th Anniversary Committee and the Traralgon Historical Society.

SOURCES

[1] Rob Kaufman & Lorraine Thompson 'Lone Graves of Gippsland. Pilot Heritage Study, Site ID #33 (cites J Rogers & N Halyar, 'Lonely Graves of the Gippsland Goldfields and Greater Gippsland', 1994, p.39)
Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date c.1846

Change Dates

Associations

Local Themes

George Bolton Eagle

9. COMMUNITY & CULTURAL LIFE
9.4 Cemeteries

STATEMENT OF SIGNIFICANCE

What is significant?
George Bolton Eagle Grave, which marks the grave site of the first white man to die in the study area in 1846.

How is it significant?
The George Bolton Eagle grave is of local historic significance to Latrobe City.

Why is it significant?
The George Bolton Eagle grave is of historic significance as place associated with the earliest phase of non-indigenous settlement of the study area. It demonstrates the hardships faced by early settlers and explorers. (RNE criteria A.4, C.2, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the memorial and surrounding land to a minimum extent of 5m.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of

available evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

SHOP AND DWELLING

Place No. 136

ADDRESS 18 Moore Street
Traralgon

Last Update 1/01/2008

HO No. /HO



DESCRIPTION

18 Moore Street is an Edwardian timber house with return verandah extending between two projecting gabled sections. A shop has been built as an extension of one of these gabled sections. The house retains a number of features typical of the period including coloured side-lights to the front door and windows, a pressed metal window hood on the feature window (on the remaining gabled section) and a corbelled brick chimney. The shop appears intact to its period of construction (thought to be the 1940s). It has a stepped parapet covered in sheet metal, a chrome-edged shop window frame and recessed doorway. The house and shop are substantially intact.

18 Moore Street is typical of many houses built in Traralgon in the early years of this century, but has been altered by the addition of a shop in the 1940s to create a 'corner shop', one of few such buildings in Traralgon dating from this period.

Condition Good

Integrity High

Threats Redevelopment

Key elements Building

Designer

Builder Jack Lethborg (c.1940)

HISTORY

18 Moore Street is located on part of CA 15, an allotment originally purchased from the Crown by Duncan Campbell and that once formed part of the vast Traralgon Park estate. Traralgon Park was broken up and sold in 1907 and the land immediately to the north of Grey Street was subdivided into suburban allotments. This property being lot 1 sec. 8 on LP 4864, was one of six contiguous lots purchased in February 1909 by John Downie - the others were lots 2 and 3 immediately to the north facing Church Street, and lots 16, 17 and 18 immediately to the east and facing Moore Street.

The rate books indicate the house and dwelling was occupied by the Lethborg family during the 1940s. The 1946 rate books list Mrs Edith Mona Lethborg as the owner and occupier of this house, listed as being on Part Lot 1, Section 8. The shop appears to have been occupied by Lucy Margaret Wright from between 1946-48 until at least 1954. She may have also occupied the house, as by 1949 Mrs Lethborg was listed as living in Church Street [1]. The previous owners of the property were not able to be identified in the rate books.

The shop was built by Jack Lethborg, a motor mechanic by trade [2]. The Lethborg family is well-known in Traralgon for its business activities; members of the Lethborg family ran the Railway Coffee Palace in Railway Street (now Queens Parade); this building was burnt down in 1928 [3].

SOURCES

[1] Rate books, 1949-54, 1946.

[2] Noel Plant, pers. comm.

[3] Another interesting connection with the Lethborg family has not been able to be resolved by research during the study. Cuthill refers to the early home of Andrew Templeton 'across Shakespeare Street' as being occupied by Peter Lethborg; it is not known which house he is referring to and whether it still remains.

Creation Date c.1920

Change Dates c.1940

Associations

Jack and Edith Lethborg

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The Edwardian weatherboard house at 18 Moore Street, Traralgon was constructed c.1920 and the attached shop, was constructed c.1940 by Jack Lethborg. The house has a return verandah extending between two projecting gabled sections. The shop has been built as an extension of one of these gabled sections. The house retains a number of features typical of the period including coloured side-lights and a pressed metal window hood on the feature window (on the remaining gabled section). The shop appears intact to its period of construction (thought to be the 1940s). It has a stepped parapet covered in sheet metal, a chrome-edged shop window frame and recessed doorway. The house and shop are substantially intact.

How is it significant?

The house and attached shop at 18 Moore Street, Traralgon are of local historic significance to Latrobe City.

Why is it significant?

Historically, it is significant as a representative example of a typical Edwardian house, later extended by the construction of a shop. Both elements are significant, the shop as one of few examples of a commercial enterprise dating from the 1940s that remains largely intact, and a rare example of a 'corner shop' from this period in Latrobe City. (RNE criteria A.4, B.2 & D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 309-11

CUMNOCK

Place No. 138

ADDRESS 46 Moore Street
Traralgon

Last Update 1/01/2008

HO No. /HO



DESCRIPTION The former hospital is a detached single storey weatherboard bungalow with a very broad, sloping, hip roof, more reminiscent of a Victorian homestead than an inter-war hospital. The corrugated iron roof continues the roof line at a slightly shallower angle, containing a gable central section at the entry. A hip extension protrudes northwards from the main section of the building and two bays project to the east which encloses a courtyard.

There are a mix of different styles in the architectural details: the verandah posts are Arts and Crafts inspired with notched square posts in pairs connected with slatted sections instead of bracing; the chimney is a tall Federation style stack with terracotta pot; and the roof eaves contain projecting rafters. The garden features a single mature Cotton palm (*Washingtonia filifera*).

The building appears to be in excellent condition and has a relatively high degree of external integrity. Part of the verandah has been enclosed in weatherboard.

The design of 'Cumnock' is unusual within the town amongst contemporary design styles for residential buildings.

Condition Good **Integrity** Medium

Threats None apparent **Key elements** Building
Tree/s

Designer **Builder**

HISTORY 'Cumnock' was built as a hospital on two blocks on the corner of Moore and Byron Street in 1927 and continued as a medical practice until 1956.

Construction of the hospital was financed by the wife of Dr. Hagen. Dr. McLean (senior) a pioneer doctor in Traralgon, assisted the Hagen's in running the hospital for many years. Other doctors involved with the practice include Dr. Pryde, Dr. Considine, Dr. Rees, Dr. McTeague, Dr. Fleming, Dr. Tunbridge, Dr. McLean (junior). Nursing staff included Sisters Donovan, Dodd, Campbell and Heenan [1].

The building was used as a boarding house after its closure a few weeks after the opening of the Traralgon and District Hospital, (now Central Gippsland Hospital). Mr. and Mrs. Olds ran the boarding house and later their daughter used it as a residence.

In 1978, a group of teachers from Traralgon High School renovated the building - reroofing, repainting internally and externally - and it was resold in 1980 [2]. It is now used as a residence.

SOURCES

[1] 'The Journal' Oct 17, 1980.

[2] 'The Journal' Oct 17, 1980.

Creation Date 1927

Change Dates

Associations

Dr & Mrs Hagen, Dr McLean

Local Themes

8. GOVERNING & ADMINISTERING
8.5 Providing health and medical services

STATEMENT OF SIGNIFICANCE

What is Significant?

'Cumnock', at 46 Moore Street, Traralgon was constructed in 1927 as a private hospital and continued in that use until 1956 when the Traralgon & District Hospital was opened. After that it was used as a short time as a boarding house and is now a residence. It is a weatherboard inter-war house and the garden contains a mature Cotton palm, which is contemporary with the house.

How is it significant?

'Cumnock' at 46 Moore Street, Traralgon is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant as a representative example of an inter-war private hospital. Before the opening of the Traralgon and District public hospital, these type of hospitals played an important role as medical centres and whereas many were conversions of existing homes, 'Cumnock' is a purpose-built example. 'Cumnock' is one of at least five private hospitals dating from 1920s in Traralgon, of which three still exist today and is the most intact surviving example. It is also significant for its associations with Dr and Mrs Hagen, who established it and Dr McLean one of the original doctors. The Cotton palm is a typical inter-war specimen planting and contributes to the historic setting for the house. (RNE criteria A.4, B.2, D.2 & H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 316-8

HOUSE

Place No. 437

ADDRESS 70 Moore Street
Traralgon

Last Update 18/02/2008
HO No. /HO, HO122



DESCRIPTION 70 Moore Street is a good example of an asymmetrical Edwardian villa, with the roof extended to form a wide return verandah ('homestead' roof form). Notable features include half timbering to the gable end, six-pane sash windows, pressed metal hood over a triple light window, entry door with side and highlights, timber 'ladder' fretwork and curved brackets on the verandah, and two brick chimneys, one with a terracotta pot. (quite similar in form to that found on 6 Moore Street).

In 2008 an addition was being made to the house.

This is notable as a good example Edwardian era house, retaining many original elements including a garage. Apart from the addition It is possibly the least changed example from this period in Traralgon and one of the best examples in Latrobe City. Stylistically comparable to 49 Mabel Street in form, and 6 Moore Street in detailing.

Condition	Good	Integrity	Medium
Threats		Key elements	Buildings
Designer		Builder	

HISTORY 70 Moore Street is located on part of CA 18. The first owners were apparently the Drane family with Chris Bassi, blacksmith, and his wife the subsequent owners [1]. Chris Bassi's blacksmith's shop was next to Plant's timber yard (now Mitre 10). The 1935 and 1946 rate books record

Frederick Drane as the owner and occupier of the house, but he does not appear as a ratepayer in the 1925 rate books. Cuthill's history refers to Fred Drane of Moore Street as being one of Traralgon's oldest residents in 1947 [2].

SOURCES

[1] Noel Plant, pers. comm.

[2] W. J. Cuthill, 'Oldest Residents', The history of Traralgon, Manuscript, Traralgon 1955, Vol. 2-2.

Creation Date c.1920

Change Dates

Associations

Local Themes

Drane family, Chris Bassi

7. BUILDING SETTLEMENTS & TOWNS

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 70 Moore Street, Traralgon is a good example of an asymmetrical Edwardian villa, with the roof extended to form a wide return verandah ('homestead' roof form). Notable features include half timbering to the gable end, six-pane sash windows, pressed metal hood over a triple light window, entry door with side and highlights, timber 'ladder' fretwork and curved brackets on the verandah, and two brick chimneys, one with a terracotta pot. It is complemented by an early garage. The first owners were apparently the Drane family with Chris Bassi, blacksmith, and his wife the subsequent owners.

The later additions are not significant.

How is it significant?

The house at 70 Moore Street, Traralgon is of local architectural significance to Latrobe City.

Why is it significant?

It has architectural significance as a representative example of a finely detailed Edwardian house, in this case with a homestead style roof, with elements that are typical of the style. The garage is an early and rare surviving example of its type (RNE criteria B.2 & D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO122		Recommended

Extent To the extent of the whole property as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

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- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

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iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 322-3

HOUSE

Place No. 149

ADDRESS 07 Munro Street
Traralgon

Last Update 21/01/2008
HO No.



DESCRIPTION The house at 7 Munro Street, Traralgon is a simple hipped roof timber cottage, with a projecting gabled section that contains a three-sided bay window. The bay window architraves use twisted columns, with capitals, and supporting moulded overhang. The front hipped section has a chimney with external breast, again suggesting a relatively early date; the second chimney is set on the ridge that extends towards the rear of the site. A break in the ridge line also suggests that house may have been constructed in stages, with the projecting bay a separate stage.

The bay window is remarkably similar in form bay to that of the Railway Coffee Palace, which can be seen in an undated photograph held by Traralgon and District Historical Society; this building was burnt down in the 1920s. The 1992 Study noted that there was a timber house on the site of the former Coffee Palace that also features a similar bay window, perhaps built from what remained of the Coffee Palace. It is not known whether that house still exists.

The 1992 Study also described "an established flower garden with large palms" and "a number of large trees and older fruit trees" to the rear and on the adjoining block to the west". The land has since been subdivided and the block to the west has been excised and redeveloped. It is not known whether any of these features still exist.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY The exact date of the house at 7 Munro Street, Traralgon is not known, but title and rate information suggests that it was built c.1900 or possibly earlier. The property forms part of CA 6, Section 12, Parish & Township of Traralgon. D.C. Liddy acquired CAs 5, 6, 7, 8 and 9 in 1879 and CA 6 originally extended from Munro to Davidson Street. CA6 was purchased in 1883 by James Rice [Land Victoria]. He took out a mortgage over the property in 1899 before selling in 1900 to John Dunford, a labourer of Traralgon. He also took out a mortgage that same year, but died only one year later. The property was then transferred to his widow, Janetta [Land Victoria]. An examination of available Rate Books has revealed that Mrs. Janetta Dunford was listed as the owner and occupier of a house on this site as early as 1904 [RB]. From about 1911 she leased the house to a Mr Brereton, a railway employee, who became the owner in 1912 [Land Victoria].

Brereton remained owner and occupier until the late 1920s when it was sold to Walter Buxton. The rate books record Walter Buxton as the owner and occupier of this house in 1935 [RB]. In 1949 it was owned and occupied by Jane Malcolm Buxton and Vera Isabel Gadd and described as a seven-roomed weatherboard house [RB]. Mrs V.I. Gadd is recorded as selling a half share to R.

(Reg) B. Buxton, APM employee, in 1949, with Mrs J. M. and R. B. Buxton then recorded as owners of the house and land [RB]. The property was transferred to Mrs J.M. Buxton in 1954 [RB] and a member of the Buxton family still resided at the property in 1992 [Plant].

SOURCES

Land Victoria Certificates of title, V.1523 F.507, V.3596 F.091
 Traralgon Rate books [RB] 1904-05 (No. in rate, 376), 1935 (85), 1949-54
 Noel Plant, pers. comm., 1992

Creation Date c.1900

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 7 Munro Street, Traralgon is a simple hipped roof timber cottage, with a projecting gabled section that contains a three-sided bay window. The bay window architraves use twisted columns, with capitals, and supporting moulded overhang. The front hipped section has a chimney with external breast, again suggesting a relatively early date; the second chimney is set on the ridge that extends towards the rear of the site. A break in the ridge line also suggests that house may have been constructed in stages, with the projecting bay a separate stage.

How is it significant?

The house at 7 Munro Street, Traralgon is of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant as a representative example of a house that is associated with an important phase in the development of Traralgon toward the end of the nineteenth century. (RNE criteria A.4, D.2)

The house at 7 Munro Street, Traralgon is architecturally significant as a representative example of a Victorian house, which is notable for the detailing to the projecting bay window. (RNE criterion D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of

buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HOUSE

Place No. 150

ADDRESS 19 Munro Street
Traralgon

Last Update 21/01/2008
HO No.



DESCRIPTION The house at 19 Munro Street, Traralgon is a large weatherboard Federation villa. It is symmetrical in form and well detailed with ashlar boards used on the facade. The architraves of the centrally placed entry door incorporate scrolls below a moulded head section. The bullnosed verandah returns along two sides of the house. The house is in good condition and has a relatively high degree of external integrity. The aluminium verandah brackets are not original. The house is enclosed by a well-clipped privet hedge, and a 1930/40s brick and cyclone fence. The garden contains a number of large trees, including peppercorns on the east side.

This house is typical in its form and detailing, but is notable for the use of ashlar weatherboards, which is rare within Latrobe City. Other houses using ashlar weatherboards in Traralgon include 19 and 45 Henry Street; these two houses are quite different in form and style from 19 Munro Street. Like a number of Traralgon's surviving larger houses, this building served for many years as a boarding house. Other examples include 'Etheldale' at 15 Collins Street.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building Tree/s
Designer		Builder	

HISTORY The exact date of the house at 19 Munro Street, Traralgon is not known although title and rate information suggests it was constructed around 1900 for Dora Tanner. What is now No.19 is part of CA 10, Section 12, Township and Parish of Traralgon. CA10 was purchased by John Williams, a storekeeper of Rosedale in December 1878. In 1888 he sold to Janet Smith and in 1896 it was purchased by Dora Tanner who owned it until her death in 1923. It appears that Dora may have also acquired lots 1, 2, 3, 4 and 11, which comprised almost half the block bounded by Munro, Peterkin and Anderson streets [Land Victoria].

After the death of Dora Tanner the property was transferred to Walter .J.S. Tanner who owned it until his death in 1948 when it passed to his widow, Alice whose address is given as Black Rock [Land Victoria]. In 1946 the house was listed as a boarding house and being run by Mrs A.E. Ryan, and then by Mrs Dorothy Phipps by 1949. In this year the house was described as a weatherboard house of 13 rooms [RB]. Later Mrs Beal ran the boarding house [Plant].

W.J.S. Tanner was the proprietor of a motor garage in Argyle and Franklin Street. Tanner's Garage is recorded during the 1930s as being in Franklin Street, between Seymour Street and the Post Office. It had been previously owned by Roland Hill [Graham, 1978:10-11].

SOURCES

Land Victoria, Certificate of titles V.1078 F.435, V.8071 F.689

Traralgon Rate books [RB] 1935, 1946, 1949-51

Graham, H. 'Business houses in the 1930s', Traralgon and District Historical Society Bulletin, 9 (1), March 1978

Plant, V. and G., pers. comm.

Creation Date c.1900

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS &
TOWNS

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 19 Munro Street, Traralgon is a large weatherboard Federation villa. It is symmetrical in form and well detailed with ashlar boards used on the facade. The architraves of the centrally placed entry door incorporate scrolls below a moulded head section. The bullnosed verandah returns along two sides of the house. The house is in good condition and has a relatively high degree of external integrity.

How is it significant?

The house at 19 Munro Street, Traralgon is of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant as a representative example of a house that is associated with an important phase of development of Traralgon in the late nineteenth and early twentieth centuries. (RNE criteria A.4, D.2)

The house at 19 Munro Street, Traralgon is architecturally significant as a representative example of -a relatively large and well-detailed Federation villa. The use of ashlar boards is of rare within Latrobe City and the relatively high degree of external integrity adds to its significance. (RNE criteria B.2, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of

available evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

STAR HOTEL (FORMER)

Place No. 417

ADDRESS Peterkin Street
Traralgon

Last Update 1/01/2008

HO No. /HO



DESCRIPTION The original building was constructed on stumps and was built in two parts. Firstly a rectangular weatherboard building containing six rooms which may have been added to at both ends, judging from the studs and board cladding.

This first section of the building had a square posted verandah on both sides, a chimney in red brick at the position of the 'kitchen', which may have been centrally located against the side wall.

It was basically a cottage in form, with two windows without architraves situated either side of a central door at the 'front'. A later extension of less than a metre in length seems to have been added to the eastern end of the cottage. Another chimney was included in this end wall, to one side.

A larger addition, about a quarter of the six of the existing building, was extended on the other end to include a second door and fifth window on the western end of the facade. This extended cottage had a timber shingled roof.

At some stage the rear verandah was enclosed (near the kitchen), to create what seemed to be a bathroom.

Another large section of the building was added at a later date, as a gabled section at right angles to the original building, attached to the western end. This section contained a central fireplace and windows with wooden architraves. The roof was corrugated iron clad and it was probably at this time that the wooden shingles were covered with corrugated iron also.

At the time of the 1994 Study it was noted that:

"In 1990, it was decided to move the Star Hotel from its original site, where the owners desired to develop the land. The adjacent, disused section of George Street was 'donated' as a site and the older section of the hotel (excluding the later western extension), was moved closer to the creek and set at approximately a 15 degree angle to its original position.

The other section of the building will probably be demolished. The building today is largely intact in structure but many of the details are missing. Verandah materials have been 'misplaced' during the moving process and several of the internal wall and ceiling claddings and fixtures have not yet been reinstated."

The Star Hotel is a rare example of an early Gippsland hotel building, probably the oldest extant hotel building in Central Gippsland. It is one of the oldest surviving buildings in Traralgon, only 'Traralgon Park', 'Brooklea' and the farm house, Dunbar Road, could be contemporary. It provides

valuable evidence of the early development of the town.

Its associations with F.G. Hickox, an early settler in the town and proprietor of an important local brickmaking business add to its historical importance. It holds sentimental value to the local community, which considers it a valuable part of Traralgon's heritage.

Condition	Good	Integrity	Not known
Threats		Key elements	Buildings
Designer		Builder	

HISTORY

F.G. Hickox received his licence in 1875, along with 3 other hotels in Traralgon, making a total of 7 hotels altogether [1]. On the same day he was granted the licence at the Rosedale Court, he and 13 other people, were charged with the unlawful sale of liquor, after being informed on by Mr. J. Moyle who had been charged with a similar offence only two months earlier.

The coming of the railway to Traralgon was eventually a major factor affecting growth of the township to the west of the creek and south of the Star Hotel. Building on the railway line was probably an influencing factor in Hickox's decision to sell the business to Edwin Kaye in 1876 [2]. Hickox moved to the main street and opened the Club Hotel on the corner of Franklin and Hotham Street. He also purchased Peter Bonhomme's brickworks and become a household name in bricks in the 1880s supplying material for the Post Office, the Mechanics' Institute and the Colonial Bank [3].

In 1881, a long bridge was built south of the existing bridge, taking eastbound traffic away from the Star Hotel. In 1882, Kaye transferred his licence and built a new Star Hotel on the west side of the creek, on Argyle Street.

After this, the original hotel was used as a boarding house run by Mrs. Cameron and then a private house, owned by Mr. Coulson [4].

At some stage around 1900, the gabled extension to the west was added and the original roof was covered with corrugated iron.

The survival of the Star Hotel until the 1990s was largely due to the change of the route to Rosedale which effectively removed the hotel from a prime commercial strip. All other hotels in the township dating from the 1800s were rebuilt in brick in the twentieth century.

SOURCES

[1] Traralgon and District Historical Society, Traralgon: a tableau through time, Traralgon and District Historical Society, Traralgon, 1984, p.4.

[2] Traralgon and District Historical Society: "The Star Hotel - the oldest building in Traralgon?" Bulletin, 14/12/75.

[3] W. J. Cuthill, The history of Traralgon, Manuscript, 1955, Vol 4-3, p.3.

[4] Traralgon and District Historical Society "The Star Hotel - the oldest building in Traralgon?" Bulletin, (1975).

Creation Date c.1875

Change Dates

Associations

Local Themes

F.G. Hickox

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The former Star Hotel, now situated at Peterkin Street, Traralgon.

How is it significant?

The former Star Hotel is of local historic and social significance to Latrobe City.

Why is it significant?

The Star Hotel is of regional historical significance as one of the oldest hotel buildings in Central

Gippsland and one of the oldest buildings which remains mostly intact in Latrobe City. It demonstrates the development of Traralgon prior to the coming of the railway and contributes to an understanding of the early development of the town. (AHC criterion A.4).

It is architecturally significant as a representative example of a simple early hotel building with a gabled roof and verandah and early detailing. (RNE criteria D.2)

Socially, it is significant as building that holds cultural sentiment for the local community (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent None specified

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (1994), Traralgon Heritage Study Volume 2: Place citations, Traralgon City Council, Traralgon, 181-4
Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

STRZELECKI MEMORIAL

Place No. 234

ADDRESS 495 (opp.) Princes Highway
Traralgon

Last Update 1/01/2008

HO No. /HO



DESCRIPTION The Strzelecki memorial is a small rendered obelisk, which has a metal plaque on the front with a profile of Strzelecki and information commemorating his journey through Gippsland. It is situated close to the south side of the Princes Highway, east of Traralgon almost directly opposite the driveway entrance to No. 495 Princes Highway.

Condition Good

Integrity Intact

Threats None apparent

Key elements Monument/memorial

Designer

Builder

HISTORY The Strzelecki Memorial, east of Traralgon, was unveiled in April 1927 by the Governor of Victoria, Lord Somers. The 1st Traralgon Scout Troop and the 1st Traralgon Guide Troop formed a guard of honour.

The memorial was erected in honour of (Sir) Paul Edmund Strzelecki who in May 1840 was the first European explorer to cross Gippsland from east to west through what would be later become known as the Strzelecki Ranges. Described by as "... a cultivated and charming gentleman with scientific interests, and bearer of the self-awarded title 'Count'", he was not, however, the first European explorer to 'discover' Gippsland; that honour belongs to Angus McMillan who came to the area near Bairnsdale in January 1840 and later established a homestead on Avon River.

Strzelecki named the area "Gipps Land" in honour of the Governor, and his reports of the area along with McMillan's homestead led to the settlement of Gippsland from two different directions - the settlement of north and central Gippsland by McMillan's followers from the north, via Omeo, and the settlement of South Gippsland via Port Albert by 'The Gipps Land Company' and others to follow. However, it took nearly 35 years for the heavily timbered area the Macarthur-Strzelecki Party explored to be settled by selectors after 1875.

The Traralgon memorial was one of seven Strzelecki memorials erected throughout Gippsland; the others were at Heyfield, Koornalla, Mirboo North, Leongatha Korumburra and Corinella. The first memorial was unveiled by the Governor at Benambra on 4 April 1927, and the last at Corinella on 9 April.

The erection of the cairns throughout Gippsland was a project initiated in March 1926 by the Historical Memorials Committee to commemorate the journeys of the two pioneer explorers, Paul Edmund Strzelecki and Angus McMillan. This Committee comprised individuals from the Education Department, Railways, Royal Historical Society of Victoria, Lands Department, Tourist Board, and the Town Planning Committee. Sir James Barrett was chairman, with C.R. Long as

treasurer, and Chas Daley as secretary.

SOURCE

[1] Traralgon & District Historical Society Inc. Bulletin Vol. 38 No.3, September 2007, p.8

Creation Date 1927

Change Dates

Associations

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.2 Memorials and remembering

STATEMENT OF SIGNIFICANCE

What is significant?
The Strzelecki memorial, erected in April 1927, Princes Highway, Traralgon.

How is it significant?
The Strzelecki memorial at Traralgon is of local historic significance to Latrobe City.

Why is it significant?
Historically, it is significant as evidence of community efforts to recognise the efforts of Count Paul Strzelecki, one of two people credited with the discovery of Gippsland. As one of a series of memorials throughout Gippsland it assists in understanding and interpreting how the route taken by early explorers influenced the pattern of later settlement. (RNE criteria A.4)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the memorial and land to a minimum extent of 2m surrounding it.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

INFANT SMYTHER BURIAL SITE

Railway reserve

Place No. 152

ADDRESS Princes Highway (Railway Reserve)
Traralgon

Last Update 1/01/2008

HO No. /HO



DESCRIPTION The site of the infant Smyther grave is now situated within the carpark of a commercial development, which has been constructed in the area where it is believed that Traralgon's first cemetery was situated. The site has been reserved and is defined by a colourbond fence and landscaping comprising small conifers and nandina.

Condition Not known

Integrity

Threats None apparent

Key elements Cemetery
Tree/s

Designer

Builder

HISTORY

THEMATIC CONTEXT

Cemeteries provide a commentary on the local area, with insights to how people have lived and died. They provide an important record of the development of communities and are sometimes the only tangible evidence of the existence of a settlement.

Before the establishment of cemeteries, or in places remote from cemeteries, burials were in single, isolated graves in the bush or beside roads and the Gippsland region has a number of these 'lone' graves. After burying a friend on the banks of the Latrobe River near Traralgon in 1846, squatter Henry Meyrick bitterly reflected on the lack of cemeteries and cultural institutions in the newly settled region. He felt despair at leaving his friend in an isolated grave. Another 'lone' grave was that of Edward 'Ned' Stringer who died in September 1863 at Toongabbie and is thought to have been buried on one of the surveyed allotments on the south side of what would later become the railway reserve. The remains of a child, Edwin Cowan, were buried nearby in 1873. The remains of both were later interred in the Toongabbie cemetery. Once cemetery trusts were formed, settlers had the solace of burying their families and friends in a designated burial area, rather than a lonely grave (Context, 2008:63).

PLACE HISTORY

In the early years of the Traralgon township, a burial ground was started in an area that later became part of the railway reserve now adjacent to the Princes Highway. It was used until 1869 when the proposed alignment of the railway through the old burial ground created the need for a new cemetery site [1]. A new cemetery was first set aside on land within the Traralgon Park estate, but in 1872 this was replaced by the present cemetery site known as the 'Bluff' (Refer to separate citation in this Study).

The first white burial in the Traralgon area was that of George Bolton Eagle who died in 1846. His burial site, just north of Marshalls Road close to Traralgon Creek (Shire of Traralgon), has

been marked with a plaque by the Traralgon and District Historical Society.

The second burial is thought to have occurred somewhere at this site now within the railway reserve. It was the infant child of Constable William O'Brien Smythe and Maria Smythe (nee Sharry). The child, Mary Smythe, died in 1868 soon after her birth [2].

A number of other burials apparently occurred at this site [3].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] J. W. Davidson 'Links with early Traralgon', Traralgon and District Historical Society, Bulletin, 8(1), March 1977, p.8.

[2] Jean Court, 'Grave of the Infant Smythe', Traralgon and District Historical Society, Bulletin, 5(3) July 1974, p.9.

[3] V. Plant, pers. comm.

Creation Date c.1860

Change Dates 1869

Associations

Local Themes

Smythe family

9. COMMUNITY & CULTURAL LIFE

9.4 Cemeteries

STATEMENT OF SIGNIFICANCE

What is significant?

A small section of land, now part of the railway reserve adjacent to the Princes Highway in Traralgon, was used as a burial ground from c.1860 to 1869 when the proposed construction of the Gippsland railway through the site led to the formal reservation of a new cemetery elsewhere in Traralgon. The first burial was of the infant Mary Smythe and it is thought that a number of other people were buried here as well.

How is it significant?

The former burial site adjacent to the Princes Highway, Traralgon is of historic and archaeological significance to Latrobe City.

Why is it significant?

Historically, it is significant as a rare example of an early informal burial ground that pre-dates the formal reservation of the Traralgon cemetery. It is thought to be the oldest burial site in Latrobe City and one of the oldest in the Gippsland region. It has archaeological significance for the potential to contain more remains that may provide evidence of early settlement in Traralgon. (RNE criteria A.4, C.2 & D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the grave site as it is presently defined in the car park area

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

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1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
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3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
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 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research It would be desirable to carry out further historic research and/or archaeological investigation to determine the extent of surviving burial sites.

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 316-8

HOUSE

Place No. 155

ADDRESS 96 Princes Street
Traralgon

Last Update 22/02/2008

HO No. HO



DESCRIPTION

The house at 96 Princes Street, Traralgon is a brick California Bungalow set high above the street. It has an unusual roof form with wide gables on at least four sides. It incorporates tapered piers on a small gabled bay with extensive render as a detail and paired windows with four-paned upper sashes. The house is well detailed, reflecting the skills of the builder. It appears substantially intact externally.

This is one of a small number of brick bungalows assessed by the study as being of local significance, the others being 13 Bridges Avenue, 9 Mabel Street and 104 Church Street. Its design and detailing are of exceptional quality as an example of the period.

Condition Good

Integrity High

Threats None apparent

Key elements Building

Designer

Builder Arthur & Abraham Wigg

HISTORY

What is now the property at 96 Princes Street, Traralgon was created as the result of a 1916 subdivision of a 5 acre parcel of land owned by Eyre Lewis Bruce, a surveyor. The 35 lot subdivision created a new street, Bridges Avenue to the rear of this site, as well as lots facing Princes Street and Mabel Street [1].

This property, lot 29, was first bought in 1920 by Walter Christensen. He sold in 1925 to Arthur

and Abraham Wigg, local bricklayers and builders who it is presumed built the brick bungalow on the site. The property remained in the ownership of the Wigg family until 1950, but it is not known whether any family members lived at the property [1]. In an article on the Wigg Brothers' brickworks, 96 Princes Street was listed as one of a selection of buildings in Traralgon built of their bricks [2].

The Wigg Brothers operated a brickworks on what is now Duncan Cameron Reserve. It was one of four brickyards in or close to Traralgon operating by the 1880s and probably the longest lasting. The works probably started in the 1870s and were operated first by Peter Bonhomme, then by F.J. Hickox from 1885. The business was then operated by Flewin and Sons (associated with 9 Woods Court) [3]. The Wigg Brothers, Abraham and Arthur, purchased the works in 1907. They had made bricks at other Gippsland localities, including Yarram, Lucknow and Omeo, prior to establishing their works in Traralgon. When they purchased the works, and for some years afterwards, the bricks were described as being made by hand [4].

They were major suppliers of bricks for commercial and public buildings and houses within the township. After Abraham's death in 1938 his son Reginald worked in partnership with Arthur until his retirement in 1948. Reginald continued the business selling out to Mr Arthur Schwartz in 1951 [5]. The works finally closed and the clayhole was filled and converted to a park.

SOURCES

- [1] Land Victoria Certificates of title Vol. 1518 Fol. 531, Vol. 4388 Fol. 494 & Vol. 4986 Fol. 094, LP 6989
- [2] 'Traders of Traralgon: Wigg Brothers' Traralgon and District Historical Society Bulletin, 11(5) Dec 80, pp.15-16.
- [3] W.J. Cuthill, 'The history of Traralgon', Manuscript, 1955, vol. 4 p.3.
- [4] 'Traders of Traralgon: Wigg Brothers' Traralgon and District Historical Society Bulletin 11(5), Dec 1980, pp.15-16.
- [5] *ibid*

Creation Date c.1925

Change Dates

Associations

Local Themes

Wigg family

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 96 Princes Street, Traralgon was constructed c.1925 by Arthur and Abraham Wigg, well known local brickmakers and bricklayers in Traralgon. It is a brick California Bungalow set high above the street. It has an unusual roof form with wide gables on at least four sides. It incorporates tapered piers on a small gabled bay with extensive render as a detail and paired windows with four-paned upper sashes. The house is well detailed, reflecting the skills of the builder. It appears substantially intact externally.

How is it significant?

The house at 96 Princes Street, Traralgon is of local architectural significance to Latrobe City.

Why is it significant?

It is architecturally significant as a fine representative example of an inter-war house, which is an intact and unusual variation on the bungalow form. It is one of the best examples of the style in Latrobe City. (RNE criteria D.2, F.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

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8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

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REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 342-3

TRARALGON RAILWAY STATION COMPLEX

Place No. 156

ADDRESS 14 - 16 Queens Parade
Traralgon
Lot 2, PS404784

Last Update 21/06/2010

HO No. HO



DESCRIPTION The Traralgon station building is a single storey detached weatherboard structure with gabled roof and multiple rooms fronting onto the platform, which is covered by a cantilevered verandah. As noted in the History, the building was constructed in two stages, in 1881 and 1901.

The 1881 building, built by Ezard and Co. was probably identical to the Rosedale Station which was built in the same year and has retained its form. The building basically contained three rooms in a row with a fire place on each end wall. The chimneys were outside the end walls with stacks rising through the roof half way up the gable. A third chimney in the back wall remains today plus the eastern chimney.

The western extension of 1901 was connected to the building by an access way to the platform, which also functions as a booking hall with a window adjoining the western station master's office and second office. At some stage a small room - possibly a 'ladies waiting room' - was added to the east of the building.

In 1901 the verandah was added, replacing the earlier wooden post verandah with a wide cantilevered extension supported by curved L-shaped cast iron trusses, manufactured in East Richmond. Another weatherboard room has been added to the west since this time.

Most of the architectural details remain intact and in good condition such as the concrete rendered chimneys, and bull-nosed weatherboards and window and door frames. The interior retains timber floor, dado and skirting with cling plaster walls and 'acanthus leaf' fire surround.

Other early infrastructure includes a goods weighing platform situated at the western end of the building, manufactured by M. Pooley and son, patented in Liverpool, the foot bridge, west of the station and two corrugated iron sheds. The 1992 Study identified a number of other corrugated iron shed including one 'across the line from the station and others, situated 'west of the footbridge several older sheds between the rail line and Princes Highway'. It is understood that these sheds may be been demolished and replaced by commercial development.

To the south of the station building adjacent to Queens Parade there is a car park, the VRI building and a small park with tennis courts. The car park and the park contain mature trees (Poplars?) that are early plantings. The VRI building is a brick modernist building with banded brickwork at the front and a parapet concealing the hip tiled roof.

The engine shed and locomotive turntable is located at the east of the station, on the south of the rail line. Please refer to the Heritage Victoria citation VHR H1979 (www.heritage.vic.gov.au) for a description of that part of the complex.

The station is a key historic building in the town and in the Gippsland region. It is the largest surviving early railway complex in Latrobe City and compares with other major station complexes in Gippsland at Rosedale (which is the original design) and Warragul, which is indicative of its importance as a rail depot and junction for the branch line to Maffra.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Buildings Outbuildings Ruins/remnants
Designer	Public Works Department	Builder	Ezard & Co. (1881), Challingsworth (1900-01)

HISTORY

THEMATIC CONTEXT

The rail network in the study area had a major impact on the development of the region. It has been responsible for developing new towns, attracting settlers, overcoming isolation and stimulating the region's economy. The many sites associated with railway history demonstrate the importance of railways to the historic development of the study area. When the first train steamed into Moe from Melbourne in 1878, the Gippsland road was still rough and flooded regularly and the coach ride was lengthy and arduous and would remain so well into the twentieth century. With the main Gippsland line forming a spine, branch lines were built on either side of the track and snaked off along river valleys or looped through agricultural districts (Context, 2008:21-2).

Initial surveys for a railway from Melbourne to Sale began in the early 1870s. One survey party started from Sale and another from the west. Crossing the Moe Swamp was an obstacle, and routes to the north and south were proposed before a more direct route to the south was adopted. Despite the survey being carried out, debates continued about other route options. One was a Sale-Port Welshpool link combined with the sea route from Port Albert. Another was a northern route via Heyfield and Toongabbie, making easier the connection to Walhalla. In 1873 the matter was decided. The Gippsland Railway Construction Act was passed and further survey work proceeded from the Haunted Hills (near Moe) to Bunyip (Context, 2008:21-2)

The Gippsland Railway to Sale was constructed by the Victorian Government and opened for traffic in a series of unconnected stages, which in chronological order were:

- Morwell to Sale 1 June 1877
- Oakleigh to Bunyip 8 October 1877
- Moe to Morwell 1 December 1877
- Bunyip to Moe 1 March 1878

The last section to be completed was in the Melbourne suburban area between South Yarra and Oakleigh. Once this section was opened on 2 April 1879 trains could proceed direct from Melbourne to Sale (Context, 2008:21-2).

The opening of the railway brought great economic and social benefits to Gippsland by facilitating the opening up the land for selection, and improving the transportation of farming produce from the region to the markets and vice-versa. Townships grew around the main stations established

along the route while some existing settlements declined after being bypassed by the new line. One example was Morwell Bridge, which was replaced by a new town - Morwell - that sprang up close to the railway (Context, 2008:21-2).

The first station buildings were established soon after at stopping points along the route. Many of these were simple, temporary structures that were opened as construction was completed and eventually replaced as demand increased. More substantial stations were constructed at main towns such as Warragul, Traralgon and Bairnsdale by the 1880s; however, the onset of the 1890s Depression saw a cessation of building activity until the early 1900s when new stations were erected at towns including Traralgon (1901), and Moe (1909) (Context, 2008:21-2).

First as stations on the main Gippsland lines, and then as junctions for branch lines, Moe, Morwell and Traralgon developed as busy railway towns. Depots were established at key points along the line and intense lobbying by locals led to Traralgon being established as a depot in 1903, replacing Sale. The establishment of the Depot at Traralgon stimulated its development in the early twentieth century and the complex of railway buildings in Traralgon today is testament to its importance as a railway centre in Gippsland (Context, 2008:21-2).

PLACE HISTORY

The arrival of the rail line in 1877, linking Traralgon with Sale, and later Melbourne, has been universally cited as an event of great significance for the town. A temporary station building was replaced by a new building constructed in 1881 by contractors Ezard and Co. who also built the station at Rosedale earlier the same year [4]. The signal box (Now removed - refer to separate citation in this Study), was probably built at this time. A cellar for the storage of refreshments was also included. Alterations and additions to the west of the original station were completed in 1900 by Young bros. Together with the verandah addition, constructed along the full length of the new building by Challingsworth in 1901, this formed what was referred to as the new station of 1901 [5].

Opposite the station a goods shed was constructed with barrel roof, splayed at the edges. This was relocated and later demolished, and the example at Rosedale is probably one of the only ones to remain in Central Gippsland [6].

With the opening in 1883 of a branch line to Sale via Glengarry and Maffra Traralgon became a junction station and in 1884 the complex was extended with the construction of the first engine depot to house locomotives working the branch [8]. Two years later in 1885 Sale was made a depot for the line, despite intense lobbying by Traralgon for the depot to be located there; however, Traralgon was finally established as a railway depot by Victorian Railways in 1903. This necessitated the removal of workshops from Sale to Traralgon and a number of railway employees were settled in Traralgon from Sale. Houses for employees were built on the south side of the railway line [9].

The first engine shed of 1884 was subsequently replaced in 1902 by three roads of the current shed, built by contractors Bulte & McPherson, for £1199.9.9. These three roads survive. Following the relocation of the Gippsland line depot to Traralgon in 1903, the engine shed was increased in size from three roads to nine. Contiguous with the shed are the former machine shop and boiler shop. The first turntable was also built in 1884 but was replaced by the existing turntable, installed in 1910. It is a 1907 design 70 foot Rocker type turntable and sits in a brick lined pit. It was fitted with an electric drive (mule) in 1961 and is operated from a cabin at one end [9].

The next major development was the electrification of the line from Melbourne to Traralgon, which was completed in March 1956. As a result the engine shed was retained for servicing steam engines still operating east to Bairnsdale. However the nine road shed was reduced to five roads because of the reduction in number of locomotives needing to be serviced [9].

At about the same time as the completion of the electrification a Victorian Railway Institute Hall was constructed at Traralgon, further demonstrating its importance as a railway centre. When the new electric service was inaugurated with the arrival at Traralgon on the 14 March 1956 of the special train 'R.G. Wishard' the official party and guests 'retreated to the new Railways Institute and gaily toasted the achievement' [11].

The VRI was one of the 'lasting achievements' of former VR Chief Commissioner, Thomas Tait who on 22 January 1910 opened the first institute (which included a library, meeting rooms, classrooms and even a ballroom) at Flinders Street station. Further institutes were opened at key

regional railway centres throughout the twentieth century including Bendigo, Seymour and Korumburra. The main function of the Institute was the technical training of railway staff, but cultural and social activities were also provided. The Institute published a monthly staff journal and offered weekly classes in a wide range of topics; most, but not all, relevant to some aspect of railway operation [10].

In 1983, the railway to Sale via Glengarry and Maffra was closed. In 1995 a new railway station was built on the north side of the line, which formed part of a large commercial development. This resulted in the loss of a number of original goods sheds and a number of sidings. The old station is no longer used for railway purposes.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

- [1] N. Plant, pers. comm. April 1992.
- [2] Traralgon and District Historical Society Bulletin vol 5(3), p.107
- [3] Traralgon and District Historical Society, Traralgon: a tableau through time, Traralgon and District Historical Society, Traralgon, 1984, p.49
- [4] A. Ward & A. Donnelly, 'Victoria's railway stations: an architectural survey', 1982.
- [5] *ibid*
- [6] C. Johnston, 'Latrobe Valley Heritage Study', Latrobe Regional Commission, Traralgon 1991, p.31.
- [7] J. Court & B. Thompson, 'From squatters hut to city: Traralgon 1840-1976', Traralgon, November 1976 p.44
- [8] Johnston, *op. cit.*, p.28
- [9] Heritage Victoria, File No. HER/2001/001417
- [10] Robert Lee, 'The Railways of Victoria. 1854-2004', MUP, 2007, p.123
- [11] Court & Thompson, *op. cit.*, p.6

Creation Date 1881, 1901, 1903, 1910

Change Dates

Associations

Local Themes

Victorian Railways

4. TRANSPORT &
COMMUNICATIONS
4.2 Creating a railway network

STATEMENT OF SIGNIFICANCE

This provides the statement of significance for the Traralgon Railway Station complex in a local context. Please refer to VHR H1979 (www.heritage.vic.gov.au) for the statement of significance for the engine shed and turntable.

What is significant?

The Traralgon Railway Station complex, comprising the station building of 1881-1901, the Turntable and Engine Shed complex of 1903, the Goods weighing platform, timber footbridge, goods yards and associated outbuildings, situated between the Princes Highway and Queens Parade in Traralgon. Also the VRI Building, parkland and carpark within the railway reserve facing Queens Parade.

How is it significant?

The Traralgon Railway Station complex is of local historic, social, and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant as one of the most intact railway station complexes in the Gippsland region and provides tangible evidence of an important era in the development of railways in central Gippsland. It symbolises the importance of Traralgon as a centre for rail activity in the region in comparison with neighbouring townships. The station building itself is important as the only building dating from 1881 to remain intact and in situ now that the signal box has been removed. The locomotive turntable is of regional significance as the only remaining turntable in Gippsland, and for its ability to demonstrate the central role of Traralgon as a large railway maintenance depot from 1903. (RNE criteria A.4, B.2 & D.2)

The VRI building is historically significant as evidence of the Institute, which played an important role in the working lives of railway employees of the twentieth century and further

demonstrates the importance of Traralgon as a railway centre. It demonstrates the active and broad-ranging role that the Victorian Railways played in the education, training and social and cultural lives of its employees. (AHC criteria A.4)

The station building is architecturally significant as a good example of a late nineteenth century railway station. The overall design of the building, as it was in 1901 is very intact both internally and externally and represents Federation station architecture as it developed on the Gippsland line (RNE criterion D.2).

Socially, it is significant as a place that has served the community for over 120 years. (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended
Victorian Heritage Register	H1979		Listed

Listing includes the Enginehouse and turntable structure only.

Extent To the extent of the significant features and surrounding land generally within the railway reserve as defined by Lot 2 PS404784. Note: The Engine house and turntable which is on the VHR should be excluded from the Station HO.

Heritage Schedule

External Paint Controls:	No	On VHR:	Yes	VHR Ref No: H1979
Internal Alteration Controls:	No	Prohibited Uses:	No	
Tree Controls:	Yes	Aboriginal Heritage Place:	No	
Outbuildings or Fences:	Yes	Incorporated Plan:	No	Incorporated Plan Details
Description:	Corrugated iron sheds.			None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of

the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research Inspect site and review extent of HO.

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 347-50

ETHELDALE

Place No. 51

ADDRESS 39 Queens Parade
Traralgon

Last Update 21/01/2008

HO No.



DESCRIPTION Etheldale is a fine Queen Anne style house built in 1914 by local builder Fred Grubb, and then completed by Fred King. It is a highly decorative example of the Queen Anne style, a domestic building style that became popular during the 1890s and 1900s. It's picturesque form is highlighted by the complex roof shapes, terracotta ridge tiles and timber verandah fretwork, and its siting on a corner allotment enables the building to be appreciated from all sides. The building demonstrates a strong overall design character; it is not known if it was the work of an architect.

The property originally comprised the house, a fine garden, with various outbuildings including laundry, sheds, stables and garage. The house and shed/stables remain. The garden with its fernery and flower beds has sadly been lost but a hedge along Shakespeare Street remains.

Mary Cranwell has provided an excellent description of the house and emphasises the fine verandah, slate roof and leadlight bay windows, features that still remain. The interior of the house has not been inspected during the study but is believed to be relatively intact with open fireplaces and high pressed metal ceilings; she describes its pattern of internal rooms and describes the house as 'a lovely spacious home for entertaining and for large family get-togethers'.

Etheldale is one of few brick houses from the pre-World War 2 period in Traralgon that have been identified in this study - the others being the nineteenth century Wigg family house in Shakespeare Street, 'Taversham' in Hickox Street, 6 Roseneath Street, and the Flewin house in Woods Court, plus the inter-war houses at 9 Mabel Street, and 13 Bridges Street.

Of these brick houses it is the only example in the Queen Anne style, and it is virtually the only well-developed example of the style in Traralgon.

SOURCES

- [1] Cranwell, pp.9 & 10
- [2] Cranwell, pp.9-11
- [3] Cranwell, p.10

Condition Good

Integrity High

Threats

Key elements Buildings
Garden

Designer Fred Grubb?

Builder Fred Grubb, Fred King

HISTORY Etheldale, which is located on one of several lots resulting from the subdivision of Crown Allotment 82F, was built in 1914 for William and Christina Pentland (nee Pask); William was the

second generation of Pentlands in Gippsland. His parents (William) and mother (Elisabeth nee Ewing) were married in 1854, and selected land in Traralgon South around 1870 [1].

Etheldale was constructed by Fred Grubb, a local builder, and completed by Fred King (after Fred Grubb had gone to serve in World War One). The bricks are thought to have come from Wigg's brickworks.

William and Christina Pentland married in 1883, living in many locations. The family moved to Loch Park Hill (Traralgon) around 1900, and William established and ran a livery stables. At this time Mrs Elisabeth Pentland lived in Church Street, and her house was later sold to the Presbyterian church as a manse [2]. The family then moved to 'Glenmore' in Amy Street (c1904), and then to Etheldale [3].

Christina died in 1924 and William exchanged properties with Meg (nee Margaret Pentland) and Ben Dunbar. During the Depression, Meg Dunbar took in boarders - office men from the SEC and railway men - to help make ends meet. In 1932 Richard (Dick) Pentland exchanged 'Glenmore' (3 Amy Street) for 'Etheldale' and took on the task of doing the repairs and maintenance that had not happened during the Depression. He was a retired carpenter and well suited to this task [4].

After the death of Dick and Annie Pentland (nee Pask), Etheldale was sold [5].

It was owned for a time by APM as one of their boarding houses within the town (at least from 1946-54) [6] and was described as 'Staff Boarding House' [7]. On a 1949 APM plan of Traralgon, only Etheldale and the two adjacent houses are marked as a 'Boarding House' [8]. In the 1940s APM also owned 9 and 11 Collins Streets, two timber houses located between Etheldale and Queens Parade, which have since been demolished [9]. Later it was run as a private boarding house before being restored as a house.

SOURCES

- [1] A. Fitch, 'Pentland pioneers in Gippsland 1860', Traralgon and District Historical Society, Bulletin, 8(4) pp.16 & 17
- [2] *ibid*, pp.17-18.
- [3] *ibid*, p.18.
- [4] M. Cranwell 'Etheldale, Collins St. Traralgon' Traralgon and District Historical Society Bulletin 20(3) July 1989 pp.9 -11.
- [5] Cranwell, p.11; Fitch, (5) p.11
- [6] Traralgon Shire Rate books
- [7] APM Plan 7983/2
- [8] 'Shire of Traralgon: Plan' APM Drawing No. 10,404 10.3.1949.
- [9] Rate books 1949-54, 1946.

Creation Date 1914

Change Dates

Associations

Local Themes

Pentland and Dunbar families, APM

7. BUILDING SETTLEMENTS & TOWNS
7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is Significant?

Etheldale, constructed in 1914 by Fred Grubb and Fred King at 15 Collins Street, Traralgon is a finely detailed and picturesque house in the Queen Anne style. There is an early shed/stables building and a mature hedge along Shakespeare Street is the remnant of a once extensive garden.

How is it significant?

Etheldale at 15 Collins Street, Traralgon is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant for its direct and close associations with the Pentland and Dunbar families. It is also of interest for its use by APM as a staff hostel during the 1940s and 1950s. (RNE criterion H.1)

Aesthetically, it is significant as an intact example of a finely designed and detailed Queen Anne

house, singular within Traralgon and probably within the Latrobe Valley region. The stables and remnant hedge add to its aesthetic qualities. (RNE criterion F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

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2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

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4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1994), Traralgon Heritage Study Volume 2: Place citations, Traralgon City Council, Traralgon, 128-31

ARMY DRILL HALL (FORMER)

4th/19th Prince of Wales Light Horse, Royal Australian Armoured Cor building,
Former 'La Mode' factory

Place No. 159

ADDRESS 40 - 50 Queens Parade
Traralgon

Last Update 1/01/2008

HO No. HO



DESCRIPTION

The hall comprises a long central section with barrel vaulted roof with a lower hip roof wing at each corner. The building is block mounted and timber framed with fibro sheet cladding on walls and corrugated iron on the roof.

The building seems to retain all external features with minor alterations in the form of entry ways on the western walls of the hall.

Details include a centrally placed door with lights above and a deep timber architrave. String courses, both vertical and horizontal are rounded in profile and form a functional purpose as strapping, as well as a decorative use in emphasising the symmetry of the building design. There are twenty double-hung sash windows in the wings and at the ends of the hall. There is also a panel of highlights in the upper middle section of each side wall. A flag pole is attached to the centre of the facade.

This building is the oldest and most intact example in Traralgon of a building used for military purposes. The only other known building is a army barracks building which was later used at a classroom on the Grey School site. The weatherboard building which resembles this on the Grey Street site is extensively altered.

The drill hall was also used for at least eight years as a factory for La Mode Pty. Ltd. which later moved to Henry Street, but no sign of this building remains. Consequently, the Drill Hall is the only building associated with this industry in the town.

Condition Good **Integrity** Minor Modifications

Threats **Key elements** Building

Designer **Builder**

HISTORY

In September 1939, tenders were called for a Drill Hall in Railway Street [1] During the subsequent war years, the building was used occasionally for dances and Military balls [2].

In 1944, La Mode Pty. Ltd. established itself in the building. This company also ran a factory in Morwell, which provided an major source of employment for women in the garment manufacturing industry [3].

The building was occupied by Kayser when La Mode moved to a new premises in Henry Street. Rate books show that the military authorities took over the premises in 1952.

Today the hall is again used for drill purposes, by the 4th and 19th Prince of Wales Light Horse Royal Australian Army Corp.

SOURCES

- [1] Traralgon and District Historical Society Bulletin Vol 21(1) March 1990:6.
- [2] Traralgon and District Historical Society Bulletin Vol 22(3) July 1991:17.
- [3] C. Johnston, Latrobe Valley Heritage Study, Latrobe Regional Commission, Traralgon, 1991, p.66.

Creation Date 1939

Change Dates

Associations

Local Themes

Australian Army, La Mode industries, Ka

8. GOVERNING & ADMINISTERING
8. GOVERNING & ADMINISTERING

STATEMENT OF SIGNIFICANCE

What is significant?

The building at 40 Queens Parade, Traralgon, was constructed in 1939 and used by the Australian Army as a Drill Hall during World War II. After the war, it was used as a factory by La Mode industries and Kayser employing local women until the Army took it over again in 1952 after which it was again used for drill purposes, by the 4th and 19th Prince of Wales Light Horse Royal Australian Army Corp.

How is it significant?

The Drill Hall at is of local 40 Queens Parade, Traralgon is of local historic and architectural significance to Latrobe City.

Why is it significant?

Historically, it is significant as an illustration of the facilities constructed during World War II and has continued to have a long association with the Australian Army. It is also significant for its use as a factory employing local women after the war. (RNE criteria A.4, D.2, H.1)

The building is architecturally significant as an intact example of an army drill hall. The significance of the place as a representative example is enhanced by its relatively high degree of external integrity. (RNE criterion D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.

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- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 357-9
Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

COTTAGE

Place No. 163

ADDRESS 14 Roseneath Street
Traralgon

Last Update 1/01/2008

HO No. /HO



DESCRIPTION

The house at 14 Roseneath Street is a simple Victorian era weatherboard cottage, with a single gable-roofed section, a rear skillion and later extension. Two exterior brick chimneys are located on the east side. The house is set at an angle to the street.

There was once a similar house at 16 Roseneath Street (see Traralgon Heritage Study 1992), however, it has now been demolished.

The cottage at 14 Roseneath Street is among a small number of timber cottages in Latrobe City. Comparable cottages include 10 and 11-13 Janette Street, Traralgon, Ann Street in Morwell, and the cottages in King and Cowan streets and Stringer Road in Toongabbie, which also feature external chimneys.

Condition Good

Integrity Medium

Threats Redevelopment

Key elements Buildings

Designer

Builder

HISTORY

THEMATIC CONTEXT

Traralgon's origins date from the early pastoral period. Edward Hobson occupied the Traralgon run in 1844 and an accommodation house near Traralgon Creek provided shelter for travellers on the route between Melbourne and Sale. The town was surveyed in 1858 and a census in 1861

revealed there were 36 residents. However, it was the construction of the railway line between Sale and Melbourne, which was completed in 1879, that was a major impetus to the town and most development thereafter took place on the western side of the creek to the north of the station.

In 1880, the Traralgon became the centre of the Shire of Traralgon, which separated from the Shire of Rosedale. The construction of a branch railway line from Traralgon to Stratford by 1886 further consolidated the role of Traralgon as a legal, administrative and educational centre for the surrounding hinterland where dairying and saw milling were developing as major industries. In the 1880s four brickyards were operating, substantial public buildings were constructed in the town and new subdivisions provided land for housing. The importance of Traralgon as a regional centre was illustrated by the construction of the new post office and courthouse in 1886.

Traralgon's importance as a railway town increased when it became a service depot in 1903 employing over 90 workers, which boosted development and created a demand for housing. Consequently the town began to expand beyond the 1858 boundaries. To the south of the railway many railway workers moved into cottages in new subdivisions including the Queen's Parade (formerly Railway Parade) area and the combination of houses and railway buildings in this precinct reveal the integration of work and community. To the north the subdivision and sale from 1907 onwards of the former Traralgon Park estate enabled the town boundaries to extend beyond Grey Street creating Moore Street and Campbell Street (now Gordon Crescent). The commercial centre continued to grow, extending along the length of Franklin Street between the station end and the post office and courthouse. Imposing new two story commercial buildings were constructed including the Gippsland Trading Company in 1903, and Layton's Stores in 1907. Traralgon's growth continued after World War One before the on-set of the Great Depression. In the early 1920s after a period of inactivity after the war, Traralgon experienced a 'building boom' as a number of new houses were built including Wigg's brick house in Hickox Street (Context, 2008:42).

PLACE HISTORY

The exact date of the house at 14 Roseneath Street, Traralgon is not known, but it is thought to date from c.1895. The property was once part of a 27 acre allotment (CA10A) purchased by Frank George Hickox purchased in 1885. This allotment extended from the railway to Hyde Park Road, Hickox Street and a line close to the present position of Derby Street. It contained the brickworks run by Peter A. Bonhomme from at least the 1870s. The land was subdivided into suburban allotments which were sold from 1886. About half were sold by 1890, however, Hickox appears to have got into financial difficulty because he took out a mortgage over the remaining land in 1891 to the Colonial Bank of Australasia. The CBA became the owner of the unsold lots by 1894, which were then sold off between 1900 and 1904.

Roseneath Street was named after an estate of that name (TDHS). The rate books of 1886 refer to the Roseneath Estate, and list J.A. Dosset, milkman, as the only occupier in Roseneath Street. The property was owned by N. Pentland. Roseneath Lane was also listed, with occupiers including Mrs G. Frood (owner/occupier), Mrs A. Grubb (occupying a house owned by A. McLachlan). A Phillip Gorman, farmer of Gormandale, owned an allotment in Roseneath Lane (RB).

This property, allotment 8, was purchased in November 1888 by James Moore, a 'selector'. He owned the lot until his death in 1940. In 1944 it was sold to Garfield Ladner (Land Victoria 2). In 1946, there were six houses in Roseneath Street [Leith & Bartlett], which included the cottage at No.14 and the rate books list Garfield Ladner as the owner and occupier of a five-roomed weatherboard house at No.14 in the 1940s [RB]. It was later sold to C.H. Francis in 1949 and to P.A. Wood in 1953 (Land Victoria 2).

SOURCES

Land Victoria 1, Certificate of title Vol.1723 Fol.424, LP 1160

Land Victoria 2, Certificate of title Vol. 2095 Fol.822

Traralgon Shire Rate Books (RB), 1886, 1946, 1949

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

W.J. Cuthill The history of Traralgon, Manuscript, 1955, Vol. 4-3, pp.1-2; 'Frank George Hickox' extracts from The New Tourists Guide and Victorian View Album 1888-89 Traralgon and District Historical Society Bulletin, 17(2) May '86, pp.16-17.

Leith and Bartlett Architect, 'Shire of Traralgon: Plan for future development of urban areas', 1946 (Copy held by Traralgon & District Historical Society).

Creation Date c.1895

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE What is significant?
The timber gabled Victorian cottage at 14 Roseneath Street, Traralgon.

How is it significant?

The cottage at 14 Roseneath Street, Traralgon is of local historic significance to Latrobe City.

Why is it significant?

Historically, it is significant as representative examples of simple worker's cottages that provides tangible evidence of an important phase of residential development of Traralgon in the late nineteenth and early twentieth centuries. (RNE criteria A.4 & D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the properties as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant

building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research Further rate research to confirm the likely construction date would be desirable.

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 368-73
Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

DANORA (FORMER)

Place No. 168

ADDRESS 135 Seymour Street
Traralgon

Last Update 1/01/2008

HO No. HO



DESCRIPTION

'Danora' is an Edwardian villa with some Queen Anne details. While some alterations have been made many of original details remain. The form consists of two gable roofed sections projecting at right angles to each other with an equal-sided corner verandah between these bays. The three main windows are original, including the triple box window to the east with coloured highlights.

The main alterations affect the roof and consist of the removal of one of the tall chimneys, the tiling of the roof and the removal of the one gable end which was originally half timbered. These alterations combined with the brick facing to the base of the verandah serve to 'weigh the building down' and the finer details in the turned verandah posts and fenestration are less obvious due to the present colour scheme.

The western entry porch is connected to the original entry hall and includes decorative hall arch and original doors. (Note: the 1992 study noted that 'It is planned by the owner to renovate this entry' - it is not known whether this has been carried out)

There are several recent extensions to the rear of the house which have partially altered the original fabric of the 1912 building. An internal inspection in 1992 revealed some intact features such as old wardrobes, fire places (chimney unattached) and a 'medicine pantry' (It is not known whether these features still survive). There are also several more decorative renovations which do not have historical precedent.

The rear of the site contains an old stables building which appears very intact. It is a valuable

contribution to the historic integrity of the site.

There are very few examples of Queen Anne influenced buildings in Latrobe City and all are in Traralgon. Comparable examples include 19 Henry Street, (a wooden structure) and 'Etheldale' (in brick). The house is on a site on the Seymour Street hill, which attributes some landmark quality to the site.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Buildings Outbuildings
Designer		Builder	

HISTORY

The house at 135 Seymour Street was built as the family home of Daniel and Nora McCarthy in 1912, and named 'Danora'. The couple had arrived in Traralgon in the 1880s and Daniel ran a tinsmithing and plumbing shop in Franklin Street [1].

Later, after the first World War, their daughter ran a private hospital from the premises. Ellen M. McCarthy spent her early years with the family in Traralgon before going to train as a Nurse at the Queens Memorial Infectious Diseases Hospital in Fairfield, and then the Gippsland Hospital, Sale. Ellen qualified as a midwife at the Women's Hospital, Melbourne in 1914 and then after working for a while in Warragul, entered the Australian Army Nursing Service. She served in India during the last two years of the war, returning to Traralgon in 1919.

Between 1919 and 1921, 'Danora' was used by Ellen as a private nursing hospital. It seems that Sister McCarthy only ran this hospital for a short period (of weeks), closing it prematurely due to a death [2]. Later she served at the Mildura District Hospital, becoming Matron in 1923 shortly before she resigned.

In 1924, she was invited to Rabaul to the position of Matron at the European Hospital, which she accepted, serving in New Guinea between until 1926.

After further nursing ('Mothercraft Training') in Sydney, Ellen returned to Traralgon and became first nurse in charge of the Joint Welfare Centre - Traralgon and Morwell (and later Rosedale) Shires. Later she was Sister at the Infant Welfare Centre which she opened in the old Shire Hall in the late 1930s. She retired in 1953 and died in 1967 aged 80 [3].

Sister Ellen McCarthy has played a prominent role in the history of medical institutions in the region, enriching the knowledge of local practitioners with her experiences interstate and abroad. Her connections with 'Danora' are significant.

SOURCES

[1] Latrobe Valley Express, August 16, 1990.

[2] Traralgon and District Historical Society, Bulletin, Vol 13 (3), 1982, p.7.

[3] Pearson, J: 'Sister Ellen McCarthy - a 'Nursing Life'', in Gippsland Heritage Journal II ,1991, pp43-45.

Creation Date 1912

Change Dates

Associations

Local Themes

Sister Ellen McCarthy

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

8. GOVERNING & ADMINISTERING

8.5 Providing health and medical services

STATEMENT OF SIGNIFICANCE

What is significant?

'Danora', comprising the house, constructed in 1912, and the brick stables at 135 Seymour Street, Traralgon. The house was constructed as the residence of the Ellen family and Sister Ellen McCarthy operated a private hospital here for a short time - it is understood that the interior contains some evidence of internal conversions for hospital purposes. 'Danora' is an Edwardian villa with some Queen Anne details. While some alterations have been made many of original

details remain. The form consists of two gable roofed sections projecting at right angles to each other with an equal-sided corner verandah between these bays. The three main windows are original, including the triple box window to the east with coloured highlights. The rear of the site contains an old stables building which appears very intact.

How is it significant?

'Danora' is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant for its strong associations with Sister Ellen McCarthy who had a great impact on the development of medical practices in the town and region, particularly with respect to the establishment of Infant Welfare Centres. It is also significant as one of the former private hospitals in the township and provides evidence of the provision of medical services before the advent of the public hospital system. The stables are a rare surviving example of their type within the Latrobe City region. (RNE criteria A.4, B.2, D.2 & H.1)

Aesthetically, it is architecturally significant as a representative example of a Queen Anne influenced Edwardian villa with detailing that is typical of the style. (RNE criterion D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 382-5

HAZEL-LYN

Place No. 169

ADDRESS 05 Shakespeare Street
Traralgon

Last Update 1/01/2008

HO No. HO



DESCRIPTION

'Hazel-Lyn' is a substantial brick house with a hipped roof, and projecting gabled section to the west. A bullnosed verandah extends along the north and west sides. The detailing used is extremely simple, with the deep barge-boards and finial on the gable providing a decorative element. The front facade is typically symmetrical, with a centrally-placed front door, and single windows with side-lights to either side. The south eastern wing appear to have been extended some years ago, with the detailing virtually matching the main body of the house. Externally the house is largely intact.

A number of buildings in Traralgon constructed of Wiggs' bricks remain: known examples include the other Wigg house 'Taversham' at 17 Hickox Street, 96 Princes Street, the 1910 section of the Grey Street State School (since altered several times), St Andrew's Church, and the c.1930s sections of the Crown Hotel and Royal Exchange Hotels (refer to separate citations in this Study).

Condition	Good	Integrity	Minor Modifications
Threats	None apparent	Key elements	Building
Designer		Builder	Arthur Wigg

HISTORY

The Wigg Brothers operated a brickworks on what is now Duncan Cameron Reserve. It was one of four brickyards in or close to Traralgon operating by the 1880s and probably the longest lasting. The works probably started in the 1870s and were operated first by Peter Bonhomme,

then by F.J. Hickox from 1885. The business was then operated by Flewin and Sons (associated with 9 Woods Court) [1]. The Wigg Brothers, Abraham and Arthur, purchased the works in 1907. They had made bricks at other Gippsland localities, including Yarram, Lucknow and Omeo, prior to establishing their works in Traralgon. When they purchased the works, and for some years afterwards, the bricks were described as being made by hand [2].

They were major supplies of bricks for commercial and public buildings and houses within the township. After Abraham's death in 1938 his son Reginald worked in partnership with Arthur until his retirement in 1948. Reginald continued the business selling out to Mr Arthur Schwartz in 1951 [3]. The works finally closed and the clayhole was filled and converted to a park.

'Hazel-Lyn' was built in 1910 by Arthur Wigg. Both 'Hazel-Lyn' and 'Taversham' (in Hickox Street) were built of their own bricks [4]. The rate books of 1935-6 Arthur Wigg as owning a house in Railway Street (occupied by John Hill), a house and allotment in Railway Street (which he occupied) and land in the Campbell subdivision.

The 1949 rate books list Reginald Wigg, brickmaker, as occupying a five-roomed brick house at 67 Railway Street (now Queens Parade).

SOURCES

[1] W.J. Cuthill, 'The history of Traralgon', Manuscript, 1955, vol. 4 p.3.

[2] 'Traders of Traralgon: Wigg Brothers' Traralgon and District Historical Society Bulletin 11(5), Dec 1980, pp.15-16.

[3] *ibid*

[4] *ibid*

Creation Date 1910

Change Dates

Associations

Local Themes

Arthur Wigg

7. BUILDING SETTLEMENTS & TOWNS

7.3 Developing towns and regional centres in the twentieth century

STATEMENT OF SIGNIFICANCE

What is significant?

'Hazel-lyn', the house constructed c.1910 by Arthur Wigg as his own residence, at 5 Shakespeare Street, Traralgon is a substantial brick house with a hipped roof, and projecting gabled section to the west. A bullnosed verandah extends along the north and west sides. The detailing used is extremely simple, with the deep barge-boards and finial on the gable providing a decorative element. The front facade is typically symmetrical, with a centrally-placed front door, and single windows with side-lights to either side. The south eastern wing appear to have been extended some years ago, with the detailing virtually matching the main body of the house. Externally the house is largely intact.

How is it significant?

'Hazel-lyn' is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

Historically, it is significant for its strong association with the Wigg family who operated an important brickworks in Traralgon. As all evidence of the brickworks has been removed, this house and the other surviving Wigg house at 17 Hickox Street provides the most substantial extant evidence of the importance of these brickworks in the township. (RNE criteria A.4, D.2 & H.1)

Aesthetically, it is significant as a representative example of a Edwardian brick house with some intact detailing. (RNE criterion D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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Latrobe Planning Scheme	HO		Recommended
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Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
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- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study. Volume 2: Place citations, City of Traralgon, Traralgon, 386-8

EWINGTON

Place No. 170

ADDRESS 35 Shakespeare Street
Traralgon

Last Update 1/01/2008

HO No. HO



DESCRIPTION Ewington, at 35 Shakespeare Street, Traralgon is an Edwardian villa with a verandah on two sides corresponding to the street corner, and two gable-end bays projecting perpendicularly. The roof is hip and gabled with two red brick chimneys with terracotta pots and composed of moulded iron finials, which are unusual architectural features. The bull-nosed verandah is square timber posted with flat lacework. Triangular brackets support the eaves at the gable ends and the bargeboards are plain.

The building has a moderate degree of external integrity; the verandah contains a concrete floor infill section to the west, and there are also several additions to the east and rear of the building.

Overall, the building is in good condition although the roof was showing signs of deterioration when originally inspected in 1992. The interior has not been inspected.

'Ewington' is probably the oldest example of a converted hospital in the town and also is historically significant for its early associations with the Pentland family. It is a substantial Edwardian weatherboard villa which remains relatively intact in form on a corner site of Shakespeare Street which was one of the main residential strips in the town in the early part of the century.

Condition	Good	Integrity	Medium
Threats	Redevelopment	Key elements	Building
Designer		Builder	

HISTORY 'Ewington' was built shortly after 1900 as home of the Pentland family. William (2nd) Pentland at that time owned livery stables in Hotham Street and after 1909, a real estate business with Mr. Canfield [1]. 'Ewington' was named after Elizabeth Ewing, William Pentland's wife, and the mother of the twelve Pentland children [2].

The Pentland's moved to 'Etheldale' on the diagonally opposite corner of Collins and Shakespeare Streets in 1914 [3].

Sometime after the First World War Agnes Pentland completed nursing training and converted the home to a hospital [4]. 'Ewington' was used for this purpose during the 1920s and 30s [5], and was the first hospital in Traralgon to practice anaesthesia. Sister Pentland later married A. Brereton and lived at 37 Shakespeare Street.

At one time Nurse Miller was in charge of the hospital [6]. Later Nurse Thompson, who also

worked in a hospital on Breed Street, ran the Hospital, to be succeeded by Nurse Fennel in 1931 [7]. At this stage the hospital was retitled 'St. Theresa's' [8].

SOURCES

- [1] Traralgon and District Historical Society Bulletin 8(4), p.19.
- [2] Traralgon and District Historical Society Bulletin 1977, 8(4), p.15.
- [3] Traralgon and District Historical Society Bulletin 8(4), p.20.
- [4] Pers. comm. V. Plant.
- [5] Traralgon and District Historical Society, 'Traralgon: a tableau through time', Traralgon and District Historical Society, Traralgon, 1984, p.22.
- [6] Traralgon and District Historical Society, Bulletin 13(3), 1982, p.7.
- [7] Traralgon and District Historical Society Bulletin 21(2), May '90 - extracts from the Traralgon Journal compiled by J. W. Davidson..
- [8] Traralgon and District Historical Society, Bulletin 13(3), 1982, p.7.

Creation Date c.1900

Change Dates c.1915

Associations

Pentland family

Local Themes

- 7. BUILDING SETTLEMENTS & TOWNS
- 7.3 Developing towns and regional centres in the twentieth century
- 8. GOVERNING & ADMINISTERING
- 8.5 Providing health and medical services

STATEMENT OF SIGNIFICANCE

What is significant?

Ewington is an Edwardian weatherboard house at 35 Shakespeare Street, Traralgon, which was built in the early part of the century as a home for the prominent pioneer family of the Pentlands. It was later used by Sister Agnes Pentland as a hospital in the inter-war years. The house is an Edwardian villa with a verandah on two sides corresponding to the street corner, and two gable-end bays projecting perpendicularly. The roof is hip and gabled with two red brick chimneys with terracotta pots and composed of moulded iron finials, which are unusual architectural features. The bull-nosed verandah is square timber posted with flat lacework. Triangular brackets support the eaves at the gable ends and the bargeboards are plain. The building has a moderate degree of external integrity; the verandah contains a concrete floor infill section to the west, and there are also several additions to the east and rear of the building.

How is it significant?

Ewington at 35 Shakespeare Street, Traralgon is of local historic significance to Latrobe City.

Why is it Significant?

Historically, it is significant as a representative example of the private hospitals that served local residents in the early part of the twentieth century. It is probably the oldest example of this type of home-hospital in Traralgon, preceding 'Danora' of 1912. It is also of interest for its associations with the pioneering Pentland family. (RNE criteria A.4, D.2, H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		

Outbuildings or Fences: Description:	No None specified	Incorporated Plan: None specified	No None specified	Incorporated Plan Details None specified
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Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
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 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
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 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to

the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1992), Traralgon Heritage Study Volume 2: Place citations, Traralgon City Council, Traralgon, 262-5

HOUSE

Place No. 174

ADDRESS 50 Shakespeare Street
Traralgon

Last Update 1/01/2008

HO No.



DESCRIPTION 50 Shakespeare Street is a timber Bungalow with a return verandah, an unusual feature in houses of this period. The popularity of return verandahs on Edwardian houses in Traralgon suggests that this building represents a continued desire for this feature, but within a more contemporary design. It is an excellent example, illustrating both Edwardian and Bungalow elements within a harmonious design. The large curved brackets set on rendered piers under the verandah are a distinctive element. The appearance of a sweeping verandah is increased by its extension across the gabled section, forming a narrow shade over a three-sided bay window.

The house at 50 Shakespeare Street could be compared to 99 Church Street (which contains even more elements reminiscent of earlier periods) and 69 Breed Street. In overall design, it presents a much more dramatic and harmonious combination of elements than these two comparable buildings.

Condition Good

Integrity High

Threats

Key elements Building

Designer

Builder

HISTORY The exact date of the house at 50 Shakespeare Street is not known, but it appears to date from around 1925. Title information shows that this property was sold in the early 1920s to Louis Grosvenor Hay Ball, a clerk of Traralgon [1].

SOURCES

[1] Land Victoria, Certificate of Title Vol. 4979 Fol. 735

Creation Date c.1925

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.1 Establishing settlements and towns from the nineteenth century

STATEMENT OF SIGNIFICANCE What is significant?
The house, constructed c.1925, at 50 Shakespeare Street, Traralgon is a transitional bungalow illustrating both Edwardian and Bungalow elements within a harmonious design. The large curved brackets set on rendered piers under the verandah are a distinctive element. The

appearance of a sweeping verandah is increased by its extension across the gabled section, forming a narrow shade over a three-sided bay window.

How is it significant?

The house at 50 Shakespeare Street, Traralgon is of local aesthetic significance to Latrobe City.

Why is it significant?

Aesthetically, it is significant as exceptional and well detailed example of a transitional bungalow, which illustrates the transition between Edwardian and Inter-War styles. (RNE criteria D.2 & F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
None Specified			

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Description:	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (1994), Traralgon Heritage Study Volume 2: Place citations, Traralgon City Council, Traralgon, 399-401

RAILWAY BRIDGES OVER LATROBE RIVER

Place No. 427

ADDRESS (off) Traralgon-Maffra Road
Traralgon

Last Update 1/01/2008

HO No. HO



DESCRIPTION The route of the former Traralgon-Maffra-Stratford line extends due north from Traralgon, running parallel to the Traralgon Maffra Road until just north of the town when the road branches away to the east. The railway continues in a straight line across the Latrobe River floodplain where three timber trestle bridges remain. The longest bridge, known as Latrobe River No.2 bridge, is substantially a four-piled structure, with stay-piles added to the piers on the river. It is

242 metres long, with fifty-three 15 foot spans (4.6m) and is, according to the National Trust of Australia (Victoria) the third longest intact bridge of this design. The other two bridges are of similar design, but shorter.

These are the largest, and indeed only, remaining timber trestle bridges of their kind in Latrobe City. Within Gippsland they compare with the Latrobe River bridge on the Melbourne-Sale railway east of Rosedale, the series of three bridges across the Tarwin River on the former Melbourne-Yarram railway at Koonwarra, and the other Tarwin River bridge on the same railway at Meeniyan.

Condition	Good	Integrity	High
Threats	Lack of maintenance	Key elements	Bridge
Designer	Victorian Railways	Builder	

HISTORY

THEMATIC CONTEXT

The rail network in the study area had a major impact on the development of the region. It has been responsible for developing new towns, attracting settlers, overcoming isolation and stimulating the region's economy. The many sites associated with railway history demonstrate the importance of railways to the historic development of the study area. When the first train steamed into Moe from Melbourne in 1878, the Gippsland road was still rough and flooded regularly and the coach ride was lengthy and arduous and would remain so well into the twentieth century. With the main Gippsland line forming a spine, branch lines were built on either side of the track and snaked off along river valleys or looped through agricultural districts, extending north and south in the 1880s linking outlying settlements into the railway network as settlement pushed ever further into the Gippsland Hills and the plains to the north of Traralgon:

- Morwell to Mirboo North, 1886
- Traralgon to Stratford, 1886
- Moe to Thorpdale, 1888
- Moe to Walhalla, 1910

The branch line from Moe to Thorpdale helped to stimulate the coal mining activities at Coalville, as well as farming and timber activities further south. Along the branch line from Morwell to Mirboo North railway construction camps at Boolarra and Yinnar soon developed as towns and became busy centres where timber, dairy products and livestock were railed out.

The loop from Traralgon to Stratford was completed in several stages in the 1880s and trains steamed through rich agricultural land and helped to stimulate the newly developing dairy industry as well as transporting vast tonnages of timber and railing livestock. In the late 1880s, Toongabbie was a particularly busy station as supplies and heavy machinery for Walhalla could be railed all the way from Melbourne, before the final arduous haul through the mountains.

After decades of investigating the best railway link with Walhalla, a narrow gauge line was built from Moe. The first train arrived in Walhalla in 1910 just as the town was beginning to decline.

As roads improved and road transport became more efficient, the branch lines began closing from the 1950s. The last to close was the line to Stratford, which was closed to passenger traffic in 1977 with freight traffic ceasing in 1987.

Some of the closed lines are now being developed as rail trails: Moe to Yallourn, Boolarra to Mirboo North and Traralgon to Stratford. Walkers and cyclists can have first hand experience of the surviving railway infrastructure: the cuttings and embankments, the remains of platforms, the fruit trees that have grown along the lines and the resilient bulbs that flower every year in long abandoned railway workers' gardens (Context, 2008:21, 24)

PLACE HISTORY

These bridges, over the Latrobe River, formed part of the Traralgon-Maffra-Stratford Railway, which was opened as far as Heyfield, on 13 November 1883. They were built by contractors Lewis P. Moline & James King for the Victorian Railways, in 1882-3. According to the National Trust of Australia (Victoria) the largest of the three bridges, known as Latrobe No.2 is the third-oldest substantial timber-beam railway bridge surviving in Victoria.

SOURCES

Creation Date 1882-3

Change Dates

Associations

Local Themes

4. TRANSPORT &
COMMUNICATIONS

4.2 Creating a railway network

STATEMENT OF SIGNIFICANCE

What is significant?

This bridge, over the Latrobe River, formed part of the Traralgon-Maffra-Stratford Railway, which was opened as far as Heyfield, on 13 November 1883. It was built by contractors Lewis P. Moline & James King for the Victorian Railways, in 1882-3, and is the third-oldest substantial timber-beam railway bridge surviving in Victoria. It is substantially a four-piled structure, with stay-piles added to the piers on the river. It is 242 metres long, with fifty-three 15 foot spans (4.6m) and is the third longest intact bridge of this design.

How is it significant?

The Latrobe River railway bridge is of local historical, architectural and scientific (technical) significance to Latrobe City.

Why is it significant?

Technically and architecturally, the bridge is of State significance as an example of late nineteenth century engineering design and construction techniques. At 242 metres long, with fifty-three 15 foot (4.6m) spans, it is the third-oldest substantial timber-beam railway bridge surviving in Victoria. The bridge is significant as one of the best preserved examples of the standard 15-foot span Victorian Railways timber bridge design that was widely built on branch lines from the late 1870s to the 1920s (RNE criteria D.2, F.1)

Historically, it is significant as testimony to the late nineteenth century struggle between different towns and regions in Gippsland for railway access. It served and helped develop a resource-rich area for dairy farming, beef cattle, timber cutting, and mining. Forming part of a loop line from Traralgon to Stratford, through Toongabbie, Heyfield and Maffra, it operated principally as a freight line, carrying in machinery and equipment and bringing out produce for city and export markets. Although originally intended as part of a main Gippsland rail route, the line carried only local passenger services, with through traffic passing to the south via Rosedale, Sale and Stratford. The bridge operated for over 100 years, from 1883 until its closure in 1986. (RNE criterion A.4)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended
National Trust Register	B7371		Listed

Extent The whole of the bridge structure.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
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- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

BLUFF CAUSEWAY BRIDGE

Tyers Road Causeway Bridge

Place No. 245

ADDRESS Traralgon-Tyers Road
Traralgon

Last Update 22/06/2010

HO No.



DESCRIPTION The Tyers Road (Bluff) Causeway Bridge is a low-level all-timber bridge of twenty-five spans, with a total length of 166 metres. According to the National Trust of Australia (Victoria):

It retains pre-motor-era features such as squared timber stringers, lack of corbels, transverse-timber decking without running planks, and hand-hewn timber gravel beams. The absence of

corbels is unique among Victoria's surviving CRB-approved and funded bridges. The bridge as a whole is unique among Victoria's old timber road bridges in having been built as a 'causeway' approach across a river floodplain, ancillary to a main river-crossing bridge.'

The Tyers Road Causeway Bridge is ... Victoria's longest surviving all-timber road bridge, and the State's second-longest transverse-timber-decked road bridge. It is the second-oldest surviving Victorian timber bridge known to have been built under Country Roads Board supervision, and the oldest known surviving C.R.B. Developmental Road bridge. It is markedly different from any other surviving Developmental road bridge, and there is no other surviving Victorian road bridge with which this unusually long and low causeway structure might justifiably be compared.' [1]

SOURCES

[1] National Trust of Australia (Victoria) File No. B6954

Condition	Fair	Integrity	Intact
Threats	Neglect Redevelopment	Key elements	Building
Designer		Builder	

HISTORY

THEMATIC CONTEXT

In 1911 representatives of 18 Gippsland councils met in Warragul and resolved to ask the State government to form a Gippsland development trust with a loan of one million pounds for road construction. The State government had already identified the need for a central authority to assist local councils throughout the State, but it seems that the Warragul meeting gave some impetus to the formation of the Country Roads Board in 1913. The new Board was to provide long-term loans to shire councils and acted as a road construction authority, initially for roads declared as Main Roads. The Board divided the State into 10 districts, which were ranked according to need. Following a State-wide inspection by the Board members, Gippsland was ranked as the district with the highest need and long-awaited improvements to roads in the study area began in earnest at the end of the First World War (Context, 2008:20-1).

From Main Roads to Freeways

The Gippsland Road was declared a Main Road in 1913, but the section running through the study area was still impassable in winter. The Highways and Vehicles Act 1924 recognised the increase of motorised vehicles and the growth of through traffic on Main Roads, and authorised the declaration of State highways, thus removing the burden of their construction and maintenance from local councils. The Gippsland Road was the main coastal link between Sydney and Melbourne, and therefore part of an important national highway. It was renamed the Princes Highway in 1921, following a visit by the then Prince of Wales. At this time, a notorious section of the highway continued to be the Haunted Hills section - little more than a winding, muddy track that was dreaded by many motorists. By 1930 the Princes Highway had been surveyed, remade and sealed.

From 1956 the CRB began to construct By-pass roads or Freeways, with dual carriageways, which directed heavy through traffic around centres of population. Postwar industrialisation of the Latrobe Valley led to major works on the Princes Highway with significant changes at Moe in 1968 when the highway was diverted from the town centre. As the Road Construction Authority wrote in the 1980s, the Princes Highway was important to the Victorian economy as a whole (Context, 2008:20-1).

Developmental roads

Following the formation of the CRB in 1913, the Shire of Warragul with the support of other Gippsland Councils sought to achieve their 'ultimate goal' at a Conference of Shires held in Melbourne in October of 1914. After the declaration of Main Roads in 1913 it was recognised that development of these roads alone would not be sufficient to provide access for farmers to railways. Consequently, a motion was moved at the conference to extend the Board's powers to include what became known as Developmental Roads – William Calder expressed 'total agreement' for this motion and the Development Roads Act was ratified in 1918. This provided for roads that connected settlers with railway stations, which were to be funded by the CRB and then maintained by Councils. Many of the roads in the study area today are a legacy of this Act and were constructed in the inter-war period. One example of a structure constructed under the auspices of this program is The Bluff Causeway Bridge on the Traralgon-Tyers Road where it crosses the Latrobe River, as described below (Context, 2008:20-1).

Bridges

The study area encompasses well-watered plains with rivers, creeks and swamps, as well as steep mountain ranges. It has been a constant challenge for Councils to provide bridges so that settlement could be facilitated and efficient transport and communications services could be developed.

When it was built in 1875, the Scarne bridge over the Latrobe River was a boon for early settlers at Tyers and Glengarry. Instead of traveling to Rosedale, they now had a link with the developing town of Traralgon. The bridge was partially washed away in the 1934 floods. The present concrete bridge is built at a different site.

Similar to the Scarne bridge, most of the timber bridges that were built in the region have now been replaced by concrete bridges. A significant structure that has survived is at 'The Bluff' on the Latrobe River, north of Traralgon on the Tyers road. This bridge was built as part of the Developmental Roads scheme, as noted above. A bridge has been on the site since before 1889 but there were continuing problems among selectors wishing to gain access to Traralgon, and maintenance of the bridge was a recurring local issue. Repairs were carried out during the first decades of the twentieth century before a new bridge was built in 1920-21 under the supervision of the CRB. This bridge has now been replaced, but still exists today (Context, 2008:20-1).

PLACE HISTORY

A bridge has been across the Latrobe River on the road between Traralgon and Tyers since before 1889, when tenders were invited in February of that year to tar, paint and 'screw up' the Bluff bridge. There were continuing problems among selectors wishing to gain access to Traralgon, and maintenance of the bridge was a recurring local issue. In June 1892 there were letters of protest to the Traralgon Record about the bad state of repairs to the wooden approach on the ridge's southern side. In 1903 tenders were called to re-deck the bridge, and in 1907, again after protests, tenders were called for forming, gravelling and the creation of culverts on the Tyers Road. In 1909 the bridge was again lengthened and repaired.

The present bridge was constructed in 1920-21 under Country Roads Board supervision, as part of the C.R.B. Developmental Road program. According to the The National Trust of Australia (Victoria):

'This is the second-oldest surviving Victorian timber bridge known to have been built under Country Roads Board supervision, and the oldest known surviving C.R.B. Developmental Road bridge. It is markedly different from any other surviving Developmental road bridge, and there is no other surviving Victorian road bridge with which this unusually long and low causeway structure might justifiably be compared.' [2]

Certainly, there are no other timber bridges of this age within the study area, although a number of timber bridges have been identified in neighbouring Wellington Shire.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

[1] Jean Court, 'Tyers and District, its People', Traralgon and District Historical Society, p.11.

[2] National Trust of Australia (Victoria), File No. B6954

Creation Date 1920-21

Change Dates

Associations

Local Themes

Country Roads Board

4. TRANSPORT &
COMMUNICATIONS

4.1 Developing a road network

STATEMENT OF SIGNIFICANCE

What is significant?

The now-unused Tyers Road Causeway Bridge is a low-level all-timber bridge of twenty-five spans, with a total length of 166 metres, which was built in 1920-21 under the supervision of the Country Roads Board in accordance with its Developmental Roads program.

How is it significant?

The Bluff Causeway Bridge is of local historic and technical significance to Latrobe City. It is also of potential State significance.

Why is it significant?

The Bluff Causeway Bridge is of local historic significance for its associations with the early activities of the Country Roads Board in improving rural roads in Victoria. It is the second-oldest surviving Victorian timber bridge known to have been built under Country Roads Board supervision, and the oldest known surviving C.R.B. Developmental Road bridge. (RNE criteria A.4, B.2, D.2, H.1)

The Bluff Causeway Bridge is of technical significance as Victoria's longest surviving all-timber road bridge, and the State's second-longest transverse-timber-decked road bridge. This bridge retains pre-motor-era features such as squared timber stringers, lack of corbels, transverse-timber decking without running planks, and hand-hewn timber gravel beams. The absence of corbels is unique among Victoria's surviving CRB-approved and funded bridges. The bridge as a whole is unique among Victoria's old timber road bridges in having been built as a 'causeway' approach across a river floodplain, ancillary to a main river-crossing bridge. (RNE criterion F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended
Victorian Heritage Register	H		Recommended

Extent To the extent of the whole of the bridge and adjoining land to a minimum extent of 2m.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Description:	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

TYERS COMMUNITY HALL

Tyers Mechanics' Institute & Public Hall

Place No. 67

ADDRESS 03 Mount Hope Road
Tyers

Last Update 20/08/2008

HO No.



DESCRIPTION The Tyers Community Hall is a plain burnt red brick (probably locally manufactured) building with a corrugated iron dutch gable roof with half-timbered infill. A small porch/entrance across the front of the building is a later addition; it has a gabled corrugated iron roof with simple half-timbered gable ends. Lintels to this entrance are concrete and sills are brick. Windows to the entire building are double-hung sashes. Front doors are double - three-panelled. There is a brick chimney to the front entrance and projecting roof vents to the hall proper. A modern brick addition has been added to the rear.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer	P. O'Mara	Builder	

HISTORY

THEMATIC CONTEXT

When selectors came to the area in the 1870s, this district was first known as Boola Boola. A school opened in 1878, a mechanics' institute was erected in 1888 and the township was gazetted in 1893. The school's name was changed to Tyers in 1918 adopting the name of the nearby river and original pastoral run and commemorating the first Gippsland commissioner of crown lands, C.J. Tyers. It was some years before the town's name was officially changed.

Dairying and the timber industry were significant factors in Tyers' development. In the early 1890s, the Galbraith family set up a creamery and butter factory at Tyers. Saw mills operated in the forest north of Tyers, with the timber used in building, railway and mining construction. Reflecting the influence of the SEC's new power station at Yallourn, a bush mill in the Boola Boola forest was the first to be entirely powered by electricity (Context, 2008:38).

The expanding activities at the APM had an impact on Tyers. From 1947 to 1958, migrants worked at the Boola Boola forestry camp nearby, cutting and splitting timber for pulpwood. With its view over the Latrobe Valley and forested mountains to the north, Tyers had a further influx of population from the 1970s as people moved on to small acreages surrounding the town (Context, 2008:49).

The mechanics' institute movement began as another form of education. It originated from a series of lectures delivered by Dr Birkbeck in Glasgow to tradesmen, artisans and factory workers – or 'mechanics' as people who worked with machines were known - and aimed to educate workers and to spread technical knowledge. The movement spread throughout Victoria after the gold rushes, encouraged by financial support from the government. Mechanics' institute that would

serve as a library, hall and be a venue for lectures were built throughout the state.

Public halls were also erected to serve communities, and sometimes replaced earlier mechanics' institute when they were destroyed by fire or fell into disrepair or disuse. At Tyers, a new community hall was built in 1932 by 'day labour' to replace the mechanics' institute. When the old hall was sold for demolition the library was stored in the butter factory where many books became ruined and were later discarded. In 1929 the Glengarry Mechanics' Institute was extensively re-built and incorporated a bio-box for the screening of films, reflecting the cinema boom that was happening at the time (Context, 2008:62-3).

PLACE HISTORY

The Tyers Community Hall was formally opened on Thursday 17 November, 1932 by Mr Moncur, M.L.A. The Traralgon Brass Band entertained the crowd prior to the opening and also played at the following concert and dance that formed part of the opening celebrations. Mr H. Christensen, president of the hall committee (His father Christen Christensen had been secretary of the hall committee in the 1920s), advised that the debt of £400 would soon be repaid and the hall handed over to the next generation free of debt.

Tenders were called for the hall in May 1932, but were considered to be 'far too expensive' and so the decision was made to construct the hall using 'day labour'. Mr Jack Cantwell was foreman in charge of works and Mr P. O'Mara was engaged as architect. The hall was built with bricks manufactured by Wiggs in Traralgon and 'wherever practical' local hardwood was used in place of imported softwoods. The dancing area was constructed from mountain ash milled and seasoned at a Moe sawmill and the stage was designed for use as a supper room when a dance was held. The total cost was £1,100.

Public building files record that, despite the official opening mentioned above, the actual opening of the hall may have been delayed until July 1933, due to a dispute over the siting of the men's lavatories. The Board of Health stated that they were located too far from the hall, and that men would 'urinate in the wood pile instead'. A letter from the Tyers' Hall Committee, signed Robert Johnston Morley, rather tartly states that the new lav was much closer 'than was the case for twenty years'. Further correspondence in June 1940 refers to a request for a chimney and fireplace to be built in the ante room. This was granted.

In September 1950, Mr H. Christensen wrote for permission to build a recreation/billiard hall, adjacent to the main hall. This was approved (refer to separate citation in this study for the H.J. Saunders Hall). Subsequent additions and changes made to the hall over the following years included:

- 1957/8: septic tank put in.
- 1961: new brick kitchen.
- 1978: removal of stage and wing walls.
- 1982: new lavatories.

The 1932 hall replaced the first Tyers Mechanics' Institute, which was built on this site in 1888. It was sold for demolition and removal when the present brick hall was built. The building was used for all local gatherings, meetings, dances, school concerts and church services (earlier held in the school). The building was weatherboard with uneven softwood floors. One small water tank and oil lamps on brackets down each wall provided illumination. During the war, the hall was used for jumble sales and other fund raising efforts. The books that formed the library were put into storage at the butter factory when the old hall was demolished; unfortunately they deteriorated and were ruined.

SOURCES

Public Records Office of Victoria (PROV), VPRS 7882/P1 Unit 395

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Court, Jean, 'Tyers School Centenary', 1979, pp.20-21

Creation Date 1932

Change Dates

Associations

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.3 Mechanics' institutes and public halls

STATEMENT OF What is significant?

SIGNIFICANCE The present Tyers Mechanics' Institute was constructed in 1932 and replaced the original building. It is a simple brick gabled Inter-War hall, which is very intact externally and has only minor modifications.

How is it significant?

The Tyers Mechanics' Institute is of local historic and social significance to Latrobe City.

Why is it Significant?

The Tyers Mechanics' Institute is historically and socially significant as an important community meeting place that has played an important role in the development of Tyers, continuing the use established by the previous building on this site. (RNE criteria A.4, D.2, G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent Add to HO with the adjacent Tyers Lapidary Club building.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can

be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

H.J. SAUNDERS SAWMILL SOCIAL HALL (FORMER)

Billiard Room, Tyers Lapidary Club

Place No. 68

ADDRESS 03 Mount Hope Road
Tyers

Last Update 6/03/2005
HO No.



DESCRIPTION The former H.J. Saunders Sawmill Social Hall is a small weatherboard and fibro-clad utilitarian building located in front of the Tyers Community Hall (Refer to separate citation in this Study). It has a gabled roof, re-clad with cement tiles. The fibro walls are strapped. The front door is timber and windows are simple double-hung sashes.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY

THEMATIC CONTEXT

When selectors came to the area in the 1870s, this district was first known as Boola Boola. A school opened in 1878, a mechanics' institute was erected in 1888 and the township was gazetted in 1893. The school's name was changed to Tyers in 1918 adopting the name of the nearby river and original pastoral run and commemorating the first Gippsland commissioner of crown lands, C.J. Tyers. It was some years before the town's name was officially changed.

Dairying and the timber industry were significant factors in Tyers' development. In the early 1890s, the Galbraith family set up a creamery and butter factory at Tyers. Saw mills operated in the forest north of Tyers, with the timber used in building, railway and mining construction. Reflecting the influence of the SEC's new power station at Yallourn, a bush mill in the Boola Boola forest was the first to be entirely powered by electricity (Context, 2008:38).

The expanding activities at the APM had an impact on Tyers. From 1947 to 1958, migrants worked at the Boola Boola forestry camp nearby, cutting and splitting timber for pulpwood. With its view over the Latrobe Valley and forested mountains to the north, Tyers had a further influx of population from the 1970s as people moved on to small acreages surrounding the town (Context, 2008:49).

The mechanics' institute movement began as another form of education. It originated from a series of lectures delivered by Dr Birkbeck in Glasgow to tradesmen, artisans and factory workers – or 'mechanics' as people who worked with machines were known - and aimed to educate workers and to spread technical knowledge. The movement spread throughout Victoria after the gold rushes, encouraged by financial support from the government. Mechanics' institute that would serve as a library, hall and be a venue for lectures were built throughout the state.

Public halls were also erected to serve communities, and sometimes replaced earlier mechanics'

institute when they were destroyed by fire or fell into disrepair or disuse. At Tyers, a new community hall was built in 1932 by 'day labour' to replace the mechanics' institute. When the old hall was sold for demolition the library was stored in the butter factory where many books became ruined and were later discarded. In 1929 the Glengarry Mechanics' Institute was extensively re-built and incorporated a bio-box for the screening of films, reflecting the cinema boom that was happening at the time (Context, 2008:62-3).

PLACE HISTORY

This building was built c.1950 by the men employed by H.J. Saunders Tyers Sawmill. Led by Mr H. Christensen, the men decided that they needed some entertainment at night so they borrowed the sawmill and logging equipment so that they could build a social hall. In September 1950, Mr H. Christensen wrote to the Board of Health for permission to build a recreation/billiard hall, adjacent to the main hall. This was approved.

When it was no longer used by the sawmill workers the Lapidary Club took over the building.

SOURCES

Public Records Office of Victoria (PROV), VPRS 7882/P1 Unit 395
 Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
 Court, Jean, 'Tyers School Centenary', 1979, pp.20-21

Creation Date c.1950

Change Dates

Associations

Local Themes

H.J. Saunders Sawmill

9. COMMUNITY & CULTURAL LIFE
 9.5 Recreation and forming associations

STATEMENT OF SIGNIFICANCE

What is significant?

This hall was constructed c.1950 as a social club hall by and for the workers at the H.J. Saunders Sawmill and was also used a billiard room in association with the adjacent Tyers Community Hall. It is a small weatherboard and fibro-clad utilitarian building with a gabled roof, reclad with cement tiles. The fibro walls are strapped. The front door is timber and windows are simple double-hung sashes.

How is it significant?

The H.J. Saunders Sawmill Social Hall (former) is of local historic and social significance to Latrobe City.

Why is it significant?

The H.J. Saunders Sawmill Social Hall (former) is of historic significance as a representative example of a recreation hall specifically constructed for workers. While a number of such halls were constructed by the SEC in the towns of Yallourn, Yallourn North and Morwell, this is a rare example in a rural township. It demonstrates the importance of sawmill industry in the study area and particularly in the Tyers district. (RNE criteria A.4, B.2, D.2 & H.1)

The H.J. Saunders Sawmill Social Hall (former) is of social significance as a community meeting place, and forms part a group of public buildings with the adjacent Tyers Community Hall and school. (RNE criterion G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent Include within HO with Tyers Community Hall - include the whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
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3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

SANDBANK RESERVE

Place No. 240

ADDRESS Traralgon-Tyers Road (at Latrobe River)
Tyers

Last Update 18/08/2008

HO No. /HO



DESCRIPTION The Sandbank Reserve is an informal parkland situated on the banks of the Latrobe River, which contains a mixture of mature exotic trees and some native/indigenous set within lawns. A gravelled serpentine driveway winds through the park. The trees include specimens of:

- English Oak (*Quercus robur*)
- English Elm (*Ulmus procera*)
- Lombardy Poplar (*Populus nigra*)
- Dutch Elm (*Ulmus x. Hollandia*)
- London or Oriental Plane (*Plantanus x acerifolia* or *Plantanus orientalis*)

The largest English Elm is included on the National Trust of Australia (Victoria) Register and is thought to be one of the largest known examples of the species in Victoria. It has a spread of 24.1 metres, a girth of 4.61m and a height of 31m. The estimated age is 120 years (National Trust).

There are variety of eucalypts.

SOURCES

National Trust of Australia (Victoria) File No. T11197

Condition	Mixed	Integrity	Not known
Threats		Key elements	Landscape Tree/s
Designer		Builder	

HISTORY

The exact date of the Sandbank Reserve (Situating on CA 3C, CA 8B) is not known, but it was well established by the early twentieth century, and may have been a stopping place for coaches en-route to Tyers. It was popular for picnics and was a well-known 'beauty spot'. It was severely damaged in the 1934 floods.

In 1915 the Traralgon Town Band played a series of fund-raising concerts for Patriotic Funds and to benefit the Sandbank Reserve. It also held a picnic there over Easter (Record, April 1915). In January 1916 the Foundation Day picnic was held at Sandbank, which was described as 'Traralgon's favorite resort'. Another picnic held in February of that year, however, was 'condemned' by a local Methodist minister. (Record, January & February 1916).

The Traralgon Record reported that Traralgon Traders held a picnic at Sandbank on 21 February 1920, which was a 'first of its kind'. Motors, drays, buggies and lorries arrived with the Traralgon Brass Band, and sports etc. were held. Another picnic was held the following year. (Record, February 1920).

SOURCES

Traralgon Record extracts contained on the Traralgon & District Historical Society Inc. website (viewed 20 September 2008)

Creation Date c.1900s

Change Dates

Associations

Local Themes

9. COMMUNITY & CULTURAL LIFE

9.5 Recreation and forming associations

STATEMENT OF SIGNIFICANCE

What is significant?

The Sandbank Reserve, situated off the Traralgon-Tyers Road on the banks of the Latrobe River north of Traralgon. The significant features are the mature exotic and native trees set amongst lawns in an informal parkland setting.

How is it significant?

The Sandbank Reserve is of local historic and aesthetic significance to Latrobe City.

Why is it significant?

The Sandbank Reserve is historically significant as a representative example of an nineteenth century reserve, which has typical specimen plantings of exotic trees. It illustrates how places of natural beauty were 'civilised' or improved by the addition of European trees, which were fashionable and popular plantings in the nineteenth and early twentieth centuries. (RNE criteria A.4, D.2)

The Sandbank Reserve is aesthetically significant as a most picturesque informal reserve, which is notable for the good collection of mature trees which are integral to its setting and aesthetic qualities (RNE criterion E.1).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

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4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
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- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

TRARALGON WATER SUPPLY SYSTEM

Place No. 70

ADDRESS (off) Tyers-Thompson Valley Road
Tyers

Last Update 4/12/2008

HO No.



DESCRIPTION

The original 1919 weir associated with the 1907 Traralgon water supply system is situated on the Tyers River just outside Latrobe City in Baw Baw Shire. Downstream from the weir some of the original wrought iron pipes can be seen crossing the river - the wrought iron pipe bridge has been destroyed. The pipes continue on up the bank and around the hills toward Traralgon. Evidence of the wood stave pipes can be seen in the various locations as well as other infrastructure such as valves. There is a rudimentary 'bridge' constructed of cast-iron sleepers where the pipes once crossed a small gully.

Downstream from the pipe bridge is another concrete weir - a weir is essentially a low dam built across the stream to raise its level). This is a later structure that was not associated with the 1907 Scheme. It is a simple, reinforced concrete structure spanning the Tyers River, next to the Tyers River Pumping Station. Two large blocks protrude above water level in the middle of the river and at either end there is another raised section reached by concrete steps from the river bank, and slanted concrete slabs securing the riverbanks on the downstream side of the weir.

Condition Fair

Integrity Medium

Threats None apparent

Key elements Dam/reservoir
Other (see description)

Designer

Builder

HISTORY

THEMATIC CONTEXT

The provision of a safe, secure and adequate water supply was a vital component in the establishment and development of settlements. For this reason, many early settlements were situated on or near a watercourse, which provided a ready made supply until the inevitable impacts of pollution forced towns to look further afield. As townships in the study area grew the first engineered water supply systems were constructed in the first decades of the twentieth century. The development of the power industry from the 1920s onwards also created a demand for water and separate supplies were created to serve the needs of the SEC and other industries.

Local governments had the responsibility of supplying water for domestic use, in a response to public health issues and creating a water supply for fighting town fires. In Traralgon, for example, the first public water supply was a pump installed on the Traralgon Creek in 1877. In 1880 the Victorian Railways constructed a reservoir in Hickox Street for the supply of water to the railway station only, but in 1884 the Shire of Traralgon obtained permission to tap into the railway pipeline for fire-fighting purposes. By the following February, pipes had been laid to Franklin Street. Eventually, a Water Trust was formed in 1907 to provide Traralgon with a domestic water supply from the Tyers River. As the township of Traralgon grew a water tower was built in 1928 on high ground in Henry Street to provide increased water pressure to the town and in 1933 the Hilltop reservoir was constructed to provide a reserve supply.

With post war expansion in the Latrobe Valley, existing water supplies were soon inadequate. The Latrobe Valley Water and Sewerage Board (LVWSB) was established in 1954 with a mandate to oversee the water supply for towns and industries of the Latrobe Valley, as well as waste disposal. Plans were drawn to build a large reservoir on the Tyers River that could meet much of the Latrobe Valley's domestic needs and those of industry. Building the Moondarra Reservoir involved drowning the town of Gould. The reservoir and its pipeline system were built between 1959 and 1962 and now the majority of towns in Latrobe City receive their water from the Moondarra Reservoir (Context, 2008:15-6).

PLACE HISTORY

In 1889, the Traralgon town was in need of a permanent domestic water supply. Several schemes were proposed, including that a reservoir be placed near to the Dunbar Homestead or for the water to be pumped from the Traralgon Creek at the top end of Franklin Street, or that it be pumped from the La Trobe River or from a weir to be placed on the Tyers River. The Tyers River scheme was put forward by the Shire Engineer, Mr A.K.T. Sambell who proposed the weir to be located 'near Tyers where the river winds about in the gorges and by making a short tunnel through a hill a good drop would be available to start the flow of the water'. The supply of water became a public issue, including the formation of a Property Owner's League and polls were taken to establish the preferred scheme. Two hundred and forty nine ratepayers voted in favour of the Tyers gravitation scheme. The Council then asked the Government to form a Waterworks Trust in order to organise the rating and capital works programme. The Trust was gazetted and held its first meeting on 5 June 1907.

The water was piped from the Tyers River to Traralgon via 6" cast iron pipes, which crossed the Tyers River on a wrought iron bridge and in 1908 water was supplied to area bounded by Breed Street, Grey Street, Franklin Street and Princes Street. In 1919 a four foot concrete weir was constructed on the Tyers River. By the 1920s water supply was extended to Loch Park Road and Gordon Street and from Campbell Street to Shakespeare Street (TDHS website).

As the township grew problems with maintaining pressure arose and in 1918 the original cast iron pipes were replaced with 10" wooden stave pipes bound together, like an elongated wine barrel in construction (TDHS website). In 1928 a water tower was built in Henry Street, Traralgon as a service reservoir to improve supply to the town [TDHS, 1984:5] and in 1933 the Hilltop Reservoir was constructed at a cost of £1,869 as a town reserve supply (TDHS website).

The original weir and pipeline have been decommissioned.

Creation Date 1908, 1919, 1921

Change Dates

Associations

Local Themes

6. THE ENVIRONMENT &
MANAGING PUBLIC LAND

6.2 Managing the effects of flooding and
pollution

STATEMENT OF SIGNIFICANCE What is significant?
 The Traralgon Water Supply system, constructed between 1907 and 1921, comprises the elements within Latrobe City including the pipe bridge across the Tyers River and the pipe reserve containing the remnant wood stave pipes.

How is it significant?
 The Traralgon Water Supply System is of local historic and technical significance to Latrobe City.

Why is it significant?
 The Traralgon Water Supply System is of historic significance for its associations with the development of services within local townships during the early twentieth century. The provision of water was essential in order to allow townships to grow and the Pipe Bridge provides tangible evidence of the earliest municipal water supply in the Latrobe municipality. (RNE criteria A.4, B.2, D.2)

The remains of the wood stave pipes are of technological significance as very rare examples of this type of pipe technology, which is no longer in use in Victoria. (RNE criteria B.2, C.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended
Victorian Heritage Inventory	H		Recommended

Extent To the extent of the bridge and associated land to a minimum extent of 5m.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

YALLOURN CEMETERY

Place No. 438

ADDRESS Haunted Hills Road
Yallourn

Last Update 18/02/2008

HO No.



DESCRIPTION The Yallourn cemetery is set out upon denominational lines. There are no significant plantings or buildings. The cemetery is notable for the prominent memorials to European migrants, who were employed by the SECV.

At the entrance to cemetery are the memorial gates. These comprise four concrete pillars of equal height. The outer pillars are separated by small wrought iron pedestrian gates, while the inner pillars are separated by a wider wrought iron vehicular gate across the entrance road. There is a plaque on inner pillar to the left.

Condition Good

Integrity High

Threats None apparent

Key elements Cemetery
Fence/Gate/Wall

Designer

Builder

HISTORY

THEMATIC CONTEXT

As the SEC was making plans to develop the major industrial complex on the banks of the Latrobe River and provide Victoria with an electricity supply, it also drew up plans for a model garden city to house the new SEC employees. Designed by SEC architect A.R. La Gerche in 1921, the plan was anchored by a town square with streets that radiated from the town centre and followed the topography of the site. Parks, gardens and extensive street plantings were designed by landscape gardener Hugh Linaker. Visually, Yallourn was a model of town planning. The houses and public buildings were also designed by La Gerche, giving the town architectural cohesion. Yallourn quickly became the largest town in Morwell with a population of over 3,000 by 1940.

The SEC aimed to provide model housing for its employees and much time was devoted to planning ideal worker housing. Despite this aim to give its workers ideal living conditions, the SEC instituted tight control over the town and its residents. There was no private ownership or local government at Yallourn. The SEC was employer, shopkeeper, landlord and town governor. Residence was mostly restricted to SEC employees, who were expected to live in the town. A tight-knit community developed. Despite the residence requirement, many workers earning the basic wage left Yallourn and established shanty towns nearby as they couldn't afford to pay the rents for the model houses. In 1928, the SEC discovered that there was easily winnable coal under the town and future plans for extending the town were compromised.

After the open cut caught alight in 1944, a royal commission was held to investigate the disaster. Judge Stretton's criticisms that residents lacked 'freedom, fresh air and independence' paved the way for a loosening of SEC control of the town in the post war years.

As the SEC began transforming the Latrobe Valley into an industrial region with workers living throughout the Valley and the Housing Commission taking responsibility for providing new houses, a company town became less of a necessity for the SEC. With its beautiful parks and gardens and extensive sporting ovals, Yallourn was expensive to maintain. Houses were in need of renovation and the town had reached its limits of expansion. In 1961, the SEC announced that the town would be dug up for the coal that lay underneath. Although this was first mooted to take place in the 1990s, the demolition date was brought forward and destruction of the town began in the 1970s. Little remained after 1980. Yallourn houses have been moved throughout the study area and remain identifiably 'Yallourn' because of their distinctive style. As the SEC was making plans to develop the major industrial complex on the banks of the Latrobe River and provide Victoria with an electricity supply, it also drew up plans for a model garden city to house the new SEC employees. Designed by SEC architect A.R. La Gerche in 1921, the plan was anchored by a town square with streets that radiated from the town centre and followed the topography of the site. Parks, gardens and extensive street plantings were designed by landscape gardener Hugh Linaker. Visually, Yallourn was a model of town planning. The houses and public buildings were also designed by La Gerche, giving the town architectural cohesion. Yallourn quickly became the largest town in Morwell Shire with a population of over 3,000 by 1940.

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Yallourn houses have been moved throughout the study area and remain identifiably 'Yallourn' because of their distinctive style. Avon Court in Newborough is one example of a street with many relocated Yallourn houses. The general superintendent's house has been moved to Toongabbie, one of 24 houses moved to that town between 1976 and 1981. Other items to be relocated from Yallourn to other parts of the study area include the Sir John Monash memorial (to Morwell) and the war memorial (to Newborough).

For visitors standing at the lookout of the Yallourn open cut today, there is no plaque or sign to tell them that a town - one of the most comprehensively planned in Australia and perhaps the nation's best evocation of the garden city movement - has disappeared into the blackness of the open cut (Context, 2008:44).

Cemeteries provide a commentary on the local area, with insights to how people have lived and died. They provide an important record of the development of communities and are sometimes the only tangible evidence of the existence of a settlement.

Before the establishment of cemeteries, or in places remote from cemeteries, burials were in single, isolated graves in the bush or beside roads and the Gippsland region has a number of these 'lone' graves. After burying a friend on the banks of the Latrobe River near Traralgon in 1846, squatter Henry Meyrick bitterly reflected on the lack of cemeteries and cultural institutions in the newly settled region. He felt despair at leaving his friend in an isolated grave. Another 'lone' grave was that of Edward 'Ned' Stringer who died in September 1863 at Toongabbie and is thought to have been buried on one of the surveyed allotments on the south side of what would

later become the railway reserve. The remains of a child, Edwin Cowan, were buried nearby in 1873. The remains of both were later interred in the Toongabbie cemetery.

Once cemetery trusts were formed, settlers had the solace of burying their families and friends in a designated burial area, rather than a lonely grave. One of the first cemeteries in the study area was established at Traralgon in 1869 on land that now forms part of the railway reserve and up to 12 burials were made before the site of the present cemetery was acquired in about 1872. Land for the Hazelwood cemetery was gazetted in 1879 and served the Morwell district. The first recorded burial was for Grace Donaldson, who died as a result of a horse accident as she rode to a New Years Day picnic at the ridge (Context, 2008:63-4)

PLACE HISTORY

When Yallourn was planned in 1921, eight acres were reserved for a cemetery to the west of the proposed town, in a 'retired and sheltered position' where the land opened into a 'series of wooded glades'. The cemetery for Yallourn and district was formally opened on 20 January 1930. The Memorial gates at the entrance were a gift of the State Electricity Commission of Victoria (SECV) and were originally situated at the entrance to the SECV Yallourn Main Office and Works area. They were re-erected at the cemetery as a gift to the Yallourn Cemetery Trust upon re-design of the SECV main office and works area [1].

The cemetery is set out upon denominational lines. There are no significant plantings or buildings. The cemetery is notable for the prominent memorials to European migrants, who were employed by the SECV.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
 Memorial plaque on cemetery entrance gates.

Creation Date 1930

Change Dates

Associations

Local Themes

State Electricity Commission of Victoria

9. COMMUNITY & CULTURAL LIFE
 9.4 Cemeteries

STATEMENT OF SIGNIFICANCE

What is significant?
 The Yallourn Cemetery, established in 1930, including the memorial gates at Haunted Hills Road, Yallourn.

How is it significant?
 Yallourn Cemetery is of local historic and social significance to Latrobe City.

Why is it significant?
 Yallourn Cemetery is historically significant as a tangible reminder of the town of Yallourn, which was demolished and removed to make way for the construction of the Yallourn open cut. The memorial gates, which were a gift from the SECV, demonstrate the strong connections between the SECV and the Yallourn community. (RNE criteria A.4, H.1).

Yallourn Cemetery is socially significant as a reflection of the large immigrant population who came to work for the SECV, particularly in the post-war era. (RNE criteria G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the whole cemetery as defined by the property boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

YALLOURN NORTH INFANT WELFARE & PRE-SCHOOL CENTRE

Yallourn North Kindergarten

Place No. 446

ADDRESS 39 Carmel Street
Yallourn North

Last Update 22/06/2008

HO No.



DESCRIPTION

This is a post war brick kindergarten. It has a shallow pitch gabled roof and timber framed windows. It appears to be externally intact apart from the enclosure of the porch/verandah. This has been done sympathetically with the addition of timber framed windows along the north elevation. The play area on the east side of the building was not inspected and so it is not known whether the original playhouse has survived or how original the layout of the playground is.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer	Kenneth Crosier	Builder	

HISTORY

THEMATIC CONTEXT

Yallourn North, originally known as Brown Coal Mine, developed from the first attempts at mining brown coal in the Latrobe Valley. The Great Morwell Coal Mining Company began mining there in 1889, but ceased operating ten years later. The mine was re-opened by the Mines Department in 1916 to provide emergency fuel during a New South Wales coal strike. The Mines Department provided some huts for the workers, a marquee that was used as a school and a pump for a water supply.

After the State Electricity Commission was formed a new open cut was developed on the southern bank of the Latrobe River in the 1920s and a model town was built to house SEC workers. The

original open cut at Brown Coal Mine and the small settlement passed into SEC jurisdiction. The SEC planned to close the old open cut by 1928. But instead of declining, the Brown Coal Mine settlement grew rapidly as SEC workers migrated across the river when they realised they could not afford to rent the houses that had been provided for them at Yallourn. Brown Coal Mine became a haphazard, independent settlement of huts, away from the coal dust that rained on Yallourn. The SEC was forced to acknowledge the settlement's existence and provide basic services for the residents. Instead of being phased out in 1928, mining continued at the open cut into the post war years.

Brown Coal Mine was transformed after the Second World War. Its name was changed to Yallourn North and the SEC began developing housing estates, including installing pre-cut houses from Nottingham, to accommodate its expanding workforce. As a result the population rapidly increased to 1457 by 1954 and 1867 in 1961.

The symbolic end to the 'shanty town' occurred in 1950 with the 'Big Slip' when a landslide caused a large section of the main street to fall into the open cut. As part of the new approach to post war planning and 'regulated' development, the Town and Country Planning Board prepared a planning scheme for Yallourn North.

During the Yallourn resettlement process in the 1970s, the SEC provided facilities such as a swimming pool, impressive football oval and netball courts for the town. On a prominent site in Yallourn North is the former Yallourn North Camp Recreation Building, now renovated as the Old Brown Coal Mine Museum. Built in 1949 by the SEC, it provided facilities for SEC workers, many of whom were migrants, coming to work on extensions to the Yallourn power station complex during a period of critical power shortage. [Context, 2008:45]

PLACE HISTORY

The health of mothers and infants became of increasing concern in the first decades of the twentieth century. It has been said that in 1918, there were 'more babies dying from ill health in Australia, than men killed in the trenches at WWI' [Tresillian family centres website]. Maternal health was a major issue. The early baby health movement was driven by committed volunteers frustrated at government inaction. Dr Isabella Younger Ross (1887-1956) who had studied infant health in England helped set up Victoria's first baby health clinic in Richmond in 1917. By 1918 the voluntary Victorian Baby Health Centres Association (VBHCA) was formed to oversee the growing number of centres. Financial support also came from local councils and in 1926 the State government formed the Infant Welfare Section of the Public Health Department and appointed Dr Vera Scantlebury Brown as the first Director. In the post-war period, the State Government introduced a construction subsidy of £1000 to assist with the establishment of centres. As a result, a total of 54 centres were established throughout Victoria between 1917-76 [Heritage Victoria].

The Yallourn North Infant Welfare & Kindergarten centre was opened in November 1957 by the Hon. E.P. Cameron, MLC, Minister of Health. The plans of the centre, prepared by architect Kenneth Crosier, were approved by G.V. Stafford after amendments were made in accordance with suggestions made by Miss F. Emerson, Pre-School Adviser, at the Department of Health, Maternal and Child Hygiene Branch. The amendments included the provision of 'soft board' for posters and pictures under the 'high windows on the west wall of the playroom' [PROV].

Despite the initial approval of the plans by the Health Department, some items were not completed to their satisfaction and this apparently delayed completion and perhaps the official opening. In the middle of 1957 there was an exchange of correspondence between Mr Stafford and Mr W.J. Humble, the Shire Building Surveyor, over an alleged inadequate number of coat and towel hooks. The matter appears to have been resolved to the satisfaction of the Department [PROV].

The architect also prepared the plans and specifications for the layout of the site and playground and for the 'playhouse' situated within it. The design of the playhouse was also amended to meet the Department's comments who believed the entrance would be better located at the north end. The design for the playground included a kidney-shaped tan bark area and a circular sand pit. Mr Crosier also designed the fence between the main building and the northern boundary [PROV].

SOURCES

PROV, VPRS 7882/P1 Public Buildings Files, Unit 1260

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
Heritage Victoria, File No. HER/2000/000033

Creation Date 1956-7

Change Dates

Associations

Local Themes

7. BUILDING SETTLEMENTS & TOWNS

7.2 The SEC towns

STATEMENT OF SIGNIFICANCE What is significant?
The Yallourn North Infant Welfare & Pre-school centre, designed by Kenneth Crosier, and constructed in 1956-7.

How is it significant?

The Yallourn North Infant Welfare and Pre-school centre is of local historic, social and architectural significance to Latrobe City.

Why is it significant?

The Yallourn North Infant Welfare and Pre-school centre is historically significant as it provides tangible evidence of the growth of Yallourn North in the post-WWII era. It is a representative example of the facilities that were provided to meet the needs of the growing community. It also demonstrates the development of infant welfare centres in Victoria in the the post-war era. It is socially significant as a place that has performed an important role in the community over 50 years. (RNE criteria A.4, D.2, G.1)

It is architecturally significant as a representative example of a post-war infant welfare and pre-school centre. (RNE criteria D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in

design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

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4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified

professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

ST JAMES' ANGLICAN CHURCH

Place No. 329

ADDRESS 02 Reserve Road
Yallourn North

Last Update 31/03/2008

HO No. /HO142



DESCRIPTION St James' Anglican Church at Reserve Street, Yallourn North is a small weatherboard Carpenter Gothic church of typical simple design. There is a small gabled porch with a side entry door at the front and a small gabled vestry at the rear. There are three pointed arch windows with diamond-pattern leadlight in each side elevation.

The interior of the church was not inspected.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques (Context, 2008:59).

Churches in the study area also reflect the influence of migration. Many of the first settlers in the study area came from Britain, Scotland and Ireland and this is illustrated by the predominance of Protestant churches among the early churches established in the region. In the twentieth century the numbers of Catholics was boosted by immigrants from continental Europe who came to work for the SEC and this resulted in the upgrading of existing churches or the construction of new ones. For example, the influx of predominantly Catholic Maltese immigrants who settled around Yallourn in the 1920s led to the opening of a new Catholic church at Yallourn North in 1934. At both Morwell and Moe, new Catholic Churches were constructed in the 1970s, along with convents and schools to serve the growing congregations. (Context, 2008:60)

HISTORY OF YALLOURN NORTH

Yallourn North, originally known as Brown Coal Mine, developed from the first attempts at

mining brown coal in the Latrobe Valley. The Great Morwell Coal Mining Company began mining there in 1889, but ceased operating ten years later. The mine was re-opened by the Mines Department in 1916 to provide emergency fuel during a New South Wales coal strike. The Mines Department provided some huts for the workers, a marquee that was used as a school and a pump for a water supply.

After the State Electricity Commission was formed a new open cut was developed on the southern bank of the Latrobe River in the 1920s and a model town was built to house SEC workers. The original open cut at Brown Coal Mine and the small settlement passed into SEC jurisdiction. The SEC planned to close the old open cut by 1928. But instead of declining, the Brown Coal Mine settlement grew rapidly as SEC workers migrated across the river when they realised they could not afford to rent the houses that had been provided for them at Yallourn. Brown Coal Mine became a haphazard, independent settlement of huts, away from the coal dust that rained on Yallourn. The SEC was forced to acknowledge the settlement's existence and provide basic services for the residents. Instead of being phased out in 1928, mining continued at the open cut into the post war years.

Brown Coal Mine was transformed after the Second World War. Its name was changed to Yallourn North and the SEC began developing housing estates, including installing 275 pre-cut houses from Nottingham, to accommodate its expanding workforce. As a result the population increased rapidly from 800 just after the Second World War to 1457 by 1954 and 1867 in 1961. The school was expanded and new community facilities including a medical centre and an infant welfare centre were built to meet the needs of the growing population.

The symbolic end to the 'shanty town' occurred in 1950 with the 'Big Slip' when a landslide caused a large section of the main street to fall into the open cut. As part of the new approach to post war planning and 'regulated' development, the Town and Country Planning Board prepared a planning scheme for Yallourn North.

During the Yallourn resettlement process in the 1970s, the SEC provided facilities such as a swimming pool, impressive football oval and netball courts for the town. On a prominent site in Yallourn North is the former Yallourn North Camp Recreation Building, now renovated as the Old Brown Coal Mine Museum. Built in 1949 by the SEC, it provided facilities for SEC workers, many of whom were migrants, coming to work on extensions to the Yallourn power station complex during a period of critical power shortage (Context, 2008:45).

PLACE HISTORY

The Church of England in the Yallourn district (then known as 'Brown Coal Mine') was served by two missionaries in the early part of the twentieth century. The first was Mr Arthur Chamberlain who in turn was followed by Mr William Vizard who lived in the same tent as that supplied to Mr Chamberlain by the Mines Department [Ringin, 1986:165-6].

In December 1921, a Yarram man, Deacon Percy Dicker was commissioned to 'do his best in the area'. He was allocated No. 1 cubicle at the State Electricity Commission of Victoria Western Camp, and he 'threw himself into community life' with one 'outstanding success' being the 'famous Gymkhana' held on 22 November 1922 [Ringin, 1986:165-6].

Early Anglican services were held in a local hall, which was destroyed by fire in 1924. Following the loss of the hall, a church hall was erected, which was dedicated as St James' Anglican Church on 12 November 1927 [Ringin, 1986:165-6].

In the 'Live Wire' of 24 March 1927, the then minister, Reverend A.A. Bennett thanked all who helped with a highly successful jumble sale at Brown Coal Mine that resulted in £13 being raised for the church building fund. Rev. Bennett was succeeded by Rev. Franklin Cooper who was followed by Rev. Batten [Ringin, 1986:165-6].

In 1957 the former Church of England from Morwell Bridge was moved to the site to serve as the Church Hall. This was to serve the needs of the congregation at a time when the town was experiencing rapid growth. The building was used for Sunday School, Girl Guides, dances and the Church fete. This building was condemned in 1976 and was sold and removed from the site [Ringin, 1986:165-6]

SOURCES

Adams, John, 'So Tall The Trees. A Centenary History of the Southern Districts of the Narracan

Shire', Morwell, 1978. pp. 180, 223, 224

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Moe & District Historical Society, 'A Pictorial History of Moe and District', Traralgon, 1988, p.34
Ringin, Kath, 'The old Brown Coal Mine', Moe & District Historical Society, Moe, 1986

Creation Date 1927, 1957

Change Dates

Associations

Local Themes

Anglican Church

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

St James' Church of England at 2 Reserve Road, Yallourn North, constructed in 1927, and was the first permanent Church of England to serve the community then known as Brown Coal Mine, which became the home of many workers employed by the State Electricity Commission who had commenced development of the Yallourn Power Station in the 1920s. It is a small weatherboard Carpenter Gothic church of typical simple design. There is a small gabled porch with a side entry door at the front and a small gabled vestry at the rear. There are three pointed arch windows in each side elevation.

How is it significant?

St James' Church of England at Yallourn North is of local historic and social significance to Latrobe City.

Why is it significant?

Historically and socially, it is significant as one of the first churches in Yallourn North and has played an important role in the development of the community over the past 70 years. It provides tangible evidence of an important phase in the history of Yallourn North that is associated with the development in the 1920s of the Yallourn coalfields and power station by the State Electricity Commission of Victoria. (RNE criteria A.4 & G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO142		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	Yes		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
- the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any

significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

ST BRIGID'S CATHOLIC CHURCH

Place No. 433

ADDRESS 11 Reserve Road
Yallourn North

Last Update 17/07/2010

HO No. /HO143



DESCRIPTION St Brigid's Catholic Church, Yallourn North is an interwar Carpenter Gothic church. There are three lancet windows in each of the side walls of the nave and the front walls of each transept, which have timber doors in each end. The double entrance doors have a lancet-shaped transom with diamond pattern leadlight glass. The interior of the church was not inspected.

The church is set at an angle facing the corner within a concreted hardstand area.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques (Context, 2008:59).

Churches in the study area also reflect the influence of migration. Many of the first settlers in the study area came from Britain, Scotland and Ireland and this is illustrated by the predominance of Protestant churches among the early churches established in the region. In the twentieth century the numbers of Catholics was boosted by immigrants from continental Europe who came to work for the SEC and this resulted in the upgrading of existing churches or the construction of new ones. For example, the influx of predominantly Catholic Maltese immigrants who settled around Yallourn in the 1920s led to the opening of a new Catholic church at Yallourn North in 1934. At both Morwell and Moe, new Catholic Churches were constructed in the 1970s, along with convents and schools to serve the growing congregations. (Context, 2008:60)

HISTORY OF YALLOURN NORTH

Yallourn North, originally known as Brown Coal Mine, developed from the first attempts at

mining brown coal in the Latrobe Valley. The Great Morwell Coal Mining Company began mining there in 1889, but ceased operating ten years later. The mine was re-opened by the Mines Department in 1916 to provide emergency fuel during a New South Wales coal strike. The Mines Department provided some huts for the workers, a marquee that was used as a school and a pump for a water supply.

After the State Electricity Commission was formed a new open cut was developed on the southern bank of the Latrobe River in the 1920s and a model town was built to house SEC workers. The original open cut at Brown Coal Mine and the small settlement passed into SEC jurisdiction. The SEC planned to close the old open cut by 1928. But instead of declining, the Brown Coal Mine settlement grew rapidly as SEC workers migrated across the river when they realised they could not afford to rent the houses that had been provided for them at Yallourn. Brown Coal Mine became a haphazard, independent settlement of huts, away from the coal dust that rained on Yallourn. The SEC was forced to acknowledge the settlement's existence and provide basic services for the residents. Instead of being phased out in 1928, mining continued at the open cut into the post war years.

Brown Coal Mine was transformed after the Second World War. Its name was changed to Yallourn North and the SEC began developing housing estates, including installing 275 pre-cut houses from Nottingham, to accommodate its expanding workforce. As a result the population increased rapidly from 800 just after the Second World War to 1457 by 1954 and 1867 in 1961. The school was expanded and new community facilities including a medical centre and an infant welfare centre were built to meet the needs of the growing population.

The symbolic end to the 'shanty town' occurred in 1950 with the 'Big Slip' when a landslide caused a large section of the main street to fall into the open cut. As part of the new approach to post war planning and 'regulated' development, the Town and Country Planning Board prepared a planning scheme for Yallourn North.

During the Yallourn resettlement process in the 1970s, the SEC provided facilities such as a swimming pool, impressive football oval and netball courts for the town. On a prominent site in Yallourn North is the former Yallourn North Camp Recreation Building, now renovated as the Old Brown Coal Mine Museum. Built in 1949 by the SEC, it provided facilities for SEC workers, many of whom were migrants, coming to work on extensions to the Yallourn power station complex during a period of critical power shortage (Context, 2008:45).

PLACE HISTORY

As noted above many of the migrants coming to work for the SEC in the inter-war period belonged to the Catholic faith. In the early days of the Brown Coal Mine settlement it was part of the Morwell Parish and a visiting priest took classes in schools and also ministered to the residents. Father O'Donnell is remembered as riding out from Morwell on a 'beautiful black horse' to visit parishioners. The first mass celebrated in the newly created township of Yallourn was held at the Fire Brigade hall in 1925 and where possible Catholics from Brown Coal Mine travelled there, often on foot, to attend (Ringin, 1986:167).

As the township of Brown Coal Mine continued to grow there was need for Catholics to have their own place of worship. Building of St Brigid's Catholic Church at Yallourn North commenced in 1933 and the church was officially opened and blessed by Bishop Ryan on 1 March 1936. Bishop Ryan was assisted by Father Nolan, who celebrated the first mass on the same day. In 1950 the church was enlarged by the addition of transepts (Ringin, 1986:167).

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', Latrobe City Council, 2008
 Ringin, Kath, 'The old Brown Coal Mine', Moe & District Historical Society, Moe, 1986

Creation Date 1933-36

Change Dates 1950

Associations

Catholic church

Local Themes

2. SETTLING THE LAND: LAYERS OF SETTLEMENT
 2.4 Migrating to seek opportunity
 9. COMMUNITY & CULTURAL LIFE

STATEMENT OF SIGNIFICANCE What is significant?
St Brigid's Catholic Church at 11 Reserve Road, Yallourn North, comprising the church constructed in 1933-6 and the transepts added in 1950.

How is it significant?

St Brigid's Catholic Church, Yallourn North is of local historic and social significance to Latrobe City.

Why is it significant?

Historically and socially, it is significant as one of the two surviving early churches in Yallourn North and has played an important role in the development of the community over the past 70 years. It demonstrates an important phase in the history of Yallourn North that is associated with the development in the 1920s of the Yallourn coalfields and power station by the State Electricity Commission of Victoria. It is socially significant as evidence of the boost to the Catholic church as a result of migration in the inter-war period. (RNE criteria A.4 & G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO143		Recommended

Extent To the extent of the whole property as defined by the title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	Yes		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research Inspect interior to determine the need for interior controls.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

YALLOURN NORTH CAMP RECREATION HALL (FORMER)

Old Brown Coal Mine Museum

Place No. 280

ADDRESS Cnr. Reserve Road and Third Street
Yallourn North

Last Update 31/03/2008

HO No.



DESCRIPTION The Yallourn North Camp Recreation Hall (now the Old Brown Coal Mine Museum) is a two storey painted weatherboard building with a shallow corrugated iron gabled roof. The main part of the building retains its original form as constructed in 1948. There are two types of windows; fixed hopper types to provide light and ventilation and double-hung sashes arranged in pairs with panes split horizontally.

The single storey wings to the front and rear of the building were added between 2002 and 2007. Other changes made to the building include the access ramp, new front porch and finials to each gable end, as well as the new front porch were all added as part of renovation works carried out c.2002.

The site includes the display of a cabin from a 1960s era open cut dredge, which retains the original internal machinery.

The building is situated within the- eastern corner of a triangular reserve bounded by Third Avenue, Reserve Road and Moe-Glengarry Road. There is a line of semi-mature Monterey Pines (*Pinus radiata*) along the north boundary of the reserve that may date from soon after the construction of the Hall.

Condition	Good	Integrity	Medium
Threats	None apparent	Key elements	Building
Designer	SECV	Builder	Mar & Beard

HISTORY The Yallourn North Camp Recreation Hall was constructed in 1948 for the State Electricity Commission of Victoria (SECV) to provide recreational facilities for SECV workers. Designed by the SECV, the contractor was Mar & Beard. The workers were residents of the single men's camp, many of whom were migrants, coming to work on extensions to the Yallourn power station complex during a period of critical power shortage. Known as 'North Camp' and run for the SECV by the YMCA, the recreation building provided important for the young men to relax and socialise:

"After work the men could relax and play a game of snooker in the pool room, bounce a ball around the large games rooms or just sit and write a letter back home. The building even had a barbers shop." [1]

The Hall is situated within a reserve, which is opposite the primary school. Tree planting was carried out in the reserve and the primary school in the 1950s. In 1950 the collapse of part of the main street of the nearby township known as Brown Coal Mine into the the encroaching open cut

led to the removal of of the old township. The building then became a temporary home for some shopkeepers.

The North camp closed in 1953 when most of the workers were transferred to the west or eastern hostels, which were closer to parts of the Yallourn work areas when work was intensifying. Following the closure of the North camp the building was then used as a youth club and run by various committees of management over the next forty years.

The building became vacant in the early 1990s and deteriorated to a poor condition. In 1999 the Latrobe City Council gave permission to the Yallourn North Historical Society to renovate the building and on completion issued a lease to use the building. Today the hall is used by the Yallourn North Historical Society as the 'Old Brown Coal Mine Museum'. The museum was officially opened on 21 April 2001.

The single storey wings to the front and rear of the building were added between 2002 and 2007. The extension to the south-west corner, dating from 2002, was designed 'in keeping with the original building'. A further small extension was added to the north west corner in 2007.

In about 2004 the Museum acquired the cabin from a 1960s era open cut bucket chain coal dredge. The No.8 dredge in the Yallourn Open Cut was one of a number of the huge machines built in the early 1960s that was capable of removing 1,750 tons of coal per hour. Standing 90' (27.4m) high and weighing 2,200 tons this machine could 'reach out' to dig nearly 80' (24.3m) above, and 87' (26.5m) below its track level.

SOURCES

Brown Coal Mine Museum website [www.browncoalminemuseum.websyte.com.au] viewed 21 January 2008

[1] Yallourn North Historical Society, pers. comm., February 2008

Creation Date 1948

Change Dates 2002, 2007

Associations

SEC, Yallourn North Historical Society

Local Themes

5. INDUSTRIALISATION & MAKING A REGION

5.1 Providing the State with fuel and power

9. COMMUNITY & CULTURAL LIFE

9.5 Recreation and forming associations

STATEMENT OF SIGNIFICANCE

What is significant?

The former Yallourn North Camp Recreation Hall is a simple gabled weatherboard hall. It was constructed in 1948 by the SECV as a recreational hall for workers and after 1953 was converted for use as a youth club hall. Since 2001 it has used by the Yallourn & District Historical Society as the Old Brown Coal Mine Museum and includes the cabin from a 1960s era bucket chain coal dredger. The Hall is situated within a reserve that includes now mature plantings of pines.

The additions made to the 1948 building in 2002 and 2007 are not significant.

How is it significant?

The Yallourn North Camp Recreation Hall (former) is of local historic and social significance to Latrobe City.

Why is it significant?

The Yallourn North Camp Recreation Hall, as constructed in 1948 and excluding the later additions, is of historical and social significance for its associations with the SECV and illustrates the facilities that were provided to SEC workers in the post-war period during a period of expansion when many thousands of new workers came to live at Yallourn North and surrounding areas. It also has social significance as an important community meeting place during an important period of development in Yallourn North. The pine trees are associated with the development of the reserve at the time that the Hall was built and now provide a related setting. The recent use of the building by the local historical society illustrates its importance to the local community and the coal dredge cabin is historically important as evidence of the technological developments in the 1960s. (RNE criteria A.4, D.2, G.1 & H.1)

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the Hall building and the land bounded by Third Avenue and the Moe-Glengarry Road and the carpark to the west.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			Description:	None specified

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

BURN BRAE

Place No. 370

ADDRESS Hazelwood Estate Road
Yinnar

Last Update 6/03/2005

HO No. /HO145



DESCRIPTION The homestead at 'Burn Brae' is a simple late Victorian Italianate villa, with verandahs on two sides, and a hipped roof, now clad in colourbond. Of typical design, form and layout, the building is notable for its internal and external cladding material: Both the exterior and interior walls are covered with pressed metal sheeting in a variety of ornate patterns. The external cladding simulates rusticated stonework and is believed to be a product produced by Wunderlich, which

was known as 'imitation rockface'. Internally, an extraordinary array of pressed metal sheeting with art nouveau-influenced designs has been used in the hallway and main rooms. In the hallway and some rooms one design is used up to dado height, with a contrasting design above. The hallway features a pressed metal clad arch with columns.

Other features include:

- a centrally placed front entrance door with sidelights and highlights
- decorative eaves brackets
- the return verandah supported on turned timber posts with cast iron frieze and brackets.
- three brick chimneys with corbelling
- original double hung sash windows

Part of the verandah was been enclosed, and there is an addition clad in a fibreglass material manufactured to look like the original cladding.

There are two outbuildings to the rear of the house; a small gabled weatherboard building, and a corrugated iron clad building.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Buildings Outbuildings
Designer	W Young (builder)	Builder	

HISTORY

THEMATIC CONTEXT

The squatters were not destined to keep control over their large tracts of leasehold. After the goldrushes significantly increased Victoria's population, the government introduced legislation that promoted more intensive use of the land and enabled many former gold miners to 'select' land and develop farms. Under a series of land acts, the former squatting runs were thrown open for selection. Selectors began arriving in 1865, as a result of the Grant Land Act. A decade later, the railway line that was under construction provided further inducement to select in the area and a Lands Office was opened in Traralgon. As a series of land acts were passed, conditions that the selectors had to fulfil changed. For prospective selectors moving to Flynn's Creek, for example, after the lease on the Loy Yang run had been extinguished in 1877, boundaries had to be fenced, a house built and a designated proportion of the land had to be cleared and cultivated each year. Selectors had to live on their properties.

Selection has had a major impact on shaping the land in this region. It attracted large numbers of people to the area, resulted in widespread clearing of land, and was responsible for many of Latrobe City's towns and communities developing. Selection led to the foundation of institutions such as schools and churches and to new local government areas.

Although selectors faced many difficulties carrying out their schedules of improvements including floods, fires, caterpillar plagues, poor prices and limited capital, land on the plains and river flats was transformed from forest and scrub to cleared paddocks, fenced crops and pasture. Swamps were drained. In the early 1880s, selectors began penetrating the southern regions of the City, selecting land in Jumbuk, Boolarra, Budgeree and Callignee. The rainfall was higher in the densely forested Strzeleckis and it was assumed the land was fertile because of the giant trees that grew there. Ahead of them was the Herculean task of clearing the giant trees, and of trying to get their produce to market (Context, 2008:4).

PLACE HISTORY

The homestead at 'Burn Brae' was constructed on the crest of a rise in 1912 by W. Young (builder) for William and Ellen Bond. Local opinion is that 'Burn Brae' was built of pressed metal to reduce the risk from bush fires. In 1987, an addition was made to the house, which was clad in fibreglass sheeting, made to look like the original cladding.

William Bond and his brother, George, were among the early selectors in the Yinnar district. William married Ellen O'Hara.

Pressed metal sheeting was first manufactured in Australia in 1890 by Wunderlich Patent Ceilings And Roofing Co. Ltd, following earlier popularity in America. It was commonly used for ceiling linings, and sometimes as internal wall linings. Pressed metal sheeting was one of an increasing

range of mass produced building materials that were available for use by the early twentieth century in the ordinary house although generally more expensive than wood or plaster. As well as internal linings, the Wunderlich catalogue of 1897 listed a wide range of metal products in zinc, copper or aluminium, including roofing, cornices, gable fillings, pediments, crestings etc. Sheet steel, imported from John Lysaght Ltd, Bristol, England (The company which perfected the steel rolling process c.1900) from about 1906, enabled this cheaper material to replace zinc. Exterior cladding was produced in (at least) rough cast and 'imitation rock face' and was promoted as being inexpensive, cheap to pack and freight and easy to attach. This made it particularly suitable for use in remote country areas.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Stephen M. Legg, 'Heart of the Valley. A History of the Morwell Municipality', 1992, p.42

Chris Johnston, 'Latrobe Valley Heritage Study', 1991

Creation Date 1912

Change Dates 1987

Associations

Local Themes

William & Ellen Bond

2. SETTLING THE LAND: LAYERS OF SETTLEMENT

2.2 Selection

STATEMENT OF SIGNIFICANCE

What is significant?

'Burn Brae', comprising the original homestead constructed in 1912 by W. Young for William and Ellen Bond, at Hazelwood Estate Road, Yinnar. It is a simple late Victorian Italianate villa, with verandahs on two sides, and a hipped roof, now clad in colourbond. Of typical design, form and layout, the building is notable for its internal and external cladding material: Both the exterior and interior walls are covered with pressed metal sheeting in a variety of ornate patterns. The external cladding simulates rusticated stonework and is believed to be a product produced by Wunderlich, which was known as 'imitation rockface'. Internally, an extraordinary array of pressed metal sheeting with art nouveau-influenced designs has been used in the hallway and main rooms.

How is it significant?

'Burn Brae' is of local historic, architectural and technical significance to Latrobe City.

Why is it significant?

'Burn Brae' is of historical significance as a representative example of a selector's homestead that illustrates how more substantial dwellings were erected as farms were made profitable in the early part of the twentieth century. (RNE criteria A.4 and D.2)

'Burn Brae' is of architectural and technical significance as a representative and very late example of a Victorian Italianate villa, which has a high degree of internal and external integrity. It is notable for its extensive use of pressed metal as both internal lining and external cladding, exhibiting a wide range of the available types of this material. Such extensive use of this material is unusual, and surviving examples are rare. (RNE criteria B.2, D.2 and F.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO145		Recommended
Victorian Heritage Register	HO		Recommended

Extent To the extent of the house and surrounding cultivated garden area to a minimum extent of 10m.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

KOORINGAL

Place No. 256

ADDRESS 180 MacFarlane Road
Yinnar

Last Update 31/03/2008

HO No. /HO146



DESCRIPTION The homestead at 'Kooringal' is an asymmetrical concrete block Edwardian farmhouse with a hipped corrugated iron roof. There are concrete block chimneys and a (later?) brick chimney at rear. The concrete blocks have dimensions of 29x16cm with decorative quoins at corners and around windows and a soldier course at top of wall. The windows are double hung timber framed sash with solid concrete sills. The bullnose return verandah has been built-in at a later date. There is a skillion addition at rear and an internal concrete meat (cool) room.

The building is in fair condition and has a moderate degree of external integrity. The key change has been the enclosure of the verandah, however, the structure of the verandah appears to be intact and the restoration/reconstruction would greatly enhance the appearance of the house and reveal its significance. It may also reduce apparent problems with internal light and ventilation..

There is a small garden with some mature trees including a Peppercorn and remnant Cypress hedge and fruit trees all in poor condition. There are no early outbuildings except an outhouse of indeterminant age.

Condition Fair **Integrity** Altered

Threats **Key elements** Building

Designer **Builder**

HISTORY

THEMATIC CONTEXT

After the goldrushes significantly increased Victoria's population, the government introduced legislation that promoted more intensive use of the land and enabled many former gold miners to "select" land and develop farms. Under a series of land acts, the former squatting runs were thrown open for selection. Selectors began arriving in 1865, as a result of the Grant Land Act. A decade later, the railway line that was under construction provided further inducement to select in the area and a Lands Office was opened in Traralgon. As a series of land acts were passed, conditions that the selectors had to fulfil changed. For prospective selectors moving to Flynn's Creek, for example, after the lease on the Loy Yang run had been extinguished in 1877, boundaries had to be fenced, a house built and a designated proportion of the land had to be cleared and cultivated each year. Selectors had to live on their properties.

Selection has had a major impact on shaping the land in this region. It attracted large numbers of people to the area, resulted in widespread clearing of land, and was responsible for many of Latrobe City's towns and communities developing. Selection led to the foundation of institutions such as schools and churches and to new local government areas.

Although selectors faced many difficulties carrying out their schedules of improvements including floods, fires, caterpillar plagues, poor prices and limited capital, land on the plains and river flats was transformed from forest and scrub to cleared paddocks, fenced crops and pasture. Swamps were drained. In the early 1880s, selectors began penetrating the southern regions of the City, selecting land in Jumbuk, Boolarra, Budgerie and Callignee. The rainfall was higher in the densely forested Strzeleckis and it was assumed the land was fertile because of the giant trees that grew there. Ahead of them was the Herculean task of clearing the giant trees, and of trying to get their produce to market (Context, 2008:4).

PLACE HISTORY

This concrete block house at Koorungal was reputedly constructed c.1909.

The use of materials other than timber for rural dwellings is rare not only within this municipality, but throughout the Gippsland region. Miles Lewis (2) explains how 'concrete blocks were far more widespread than reinforced concrete houses, but the technology was entirely imported. While some British machines were available, most of them probably came from America'. Machines were advertised in Australia as early as 1908.

Lewis notes that despite the 'apparently wide acceptance of block-making machinery, references to concrete block structures are somewhat scanty'. Early examples cited by Lewis include a building in Terang from 1906, Flemington in 1908, and another in about 1912 in Black Rock. One of the first examples in New South Wales at Kurrambede, near Gunnedah, was built in 1907-08.

The advantage of concrete block machines is that they provided a relatively cheap and easy method of construction provided that a source of suitable material for making the blocks could be found nearby. Concrete blocks were also a more durable and fire-resistant form of construction when compared to wood. Bricks on the other hand required more specialist knowledge as well as the construction of a suitable kiln for firing them.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
 Miles Lewis (1988) '200 Years of Concrete in Australia' pp. 25-27

Creation Date c.1909

Change Dates

Associations

Local Themes

2. SETTLING THE LAND: LAYERS OF SETTLEMENT
 2.2 Selection

STATEMENT OF SIGNIFICANCE

What is Significant?
 'Koorungal', comprising the concrete block house constructed c.1909, at Mac Farlane's Lane, Yinnar.

How is it Significant?
 'Koorungal' is of local historic and technical significance to Latrobe City.

Why is it significant?
 Historically, it is significant as a representative example of a selector's house and illustrates the more substantial residences that were erected in the early part of the twentieth century as farms were made more profitable. (RNE criteria A.4 & D.2)

Historically and technically, it is significant as a representative example of a house constructed from concrete blocks. It is thought to be the earliest example of this type of construction in Latrobe City, and among the early examples in Victoria. It provides important evidence of how people in rural areas experimented with new forms of technology to overcome problems of transporting building materials to remote locations. (RNE criteria D.2, F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO146		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	Yes		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
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 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

The following conservation actions would be supported should the opportunity arise:

- The removal of the additions to the verandah and the restoration of its original open appearance
- The removal of non-original additions at the rear of the house.

It is noted that the above actions may have positive benefits by also reducing problems with ventilation dampness in the house.

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

YINNAR WAR MEMORIAL & SCOUT MEMORIAL TREE

Place No. 253

ADDRESS Main Street
Yinnar

Last Update 19/08/2008

HO No.



DESCRIPTION

The War Memorial in Main Street, Yinnar is located in the road reserve at the Northern entry to Yinnar township. It consists of the figure of a soldier sounding a bugle, set onto a rectangular base and plinth into which tributes are engraved. A seedling from the Lone Pine (*Pinus brutia*) is planted on the northern side of the memorial and is approximately 8m high x 6m wide. An adjacent marble panel with a tryptich concrete support lists in ornate lead lettering the 'Yinnar and Districts Honour Roll Enlistments'.

The reserve also contains three semi-mature Ash trees, and at the northern end, an English Oak (*Quercus robur*), which is the memorial Scout tree.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Monument/memorial Tree/s
Designer	Huxley & Co. (1920)	Builder	Huxley & Co. (1920)

HISTORY

THEMATIC CONTEXT

Memorials may be placed in prominent sites in towns or they may mark a site of significance where an incident took place. They may celebrate or mourn, but they act as a way of infusing remembrance into the landscape. The memorials document what people feel should be remembered and marked on the landscape.

In common with other communities throughout Australia, memorials have been erected in small and large towns in Latrobe City to remember and honour those who died in the First World War. At Yinnar, a soldier blows a bugle; at Moe, the memorial has been relocated to the RSL building in Albert Street. Added to the First World War memorials have been the names of those who served or died in the Second World War and more recent conflicts.

Besides the stone obelisks, statues and pillars erected on prominent sites, there are many other ways that soldiers have been commemorated. In Boolarra, a recreation reserve, Memorial Park, was opened in 1924 as a commemorative park. Victory Park in Traralgon commemorates the Second World War. In schools, churches and halls throughout Latrobe City are honour boards that commemorate those who served. On an honour board at Toongabbie are the names of the three Hilsley brothers who enlisted in the First World War and did not return. In Traralgon, there are

street names in the APM subdivisions that commemorate employees who were killed in the Second World War. Citizens in Traralgon South planted trees to honour the dead. After the township was acquired for the Loy Yang development, ten trees were planted at the new township site, ensuring that the men were not forgotten. Citizens in Glengarry planted an avenue of honour after the Second World War.

PLACE HISTORY

At a public meeting held on 14 November 1919 it was decided to erect a memorial to those from Yinnar and districts who lost their lives in World War I. The contract was awarded to Huxley & Co. for £400 and the memorial was completed in September, 1920. It was unveiled on 1 December 1920 by Brigadier Brand in the presence of a 'very large attendance'. A plaque bearing the names of the four Yinnar men who lost their lives in World War II was attached to the east side and unveiled by Shire President, C.A. O'Hare on 25 April, 1951 [Shoemaker, 1974:58].

At some time, a marble Honour Roll, which includes the names of all those who enlisted was installed next to the memorial.

To the north of the memorial an Oak was planted c.1928 by local scouts. A plaque was installed next to the tree and unveiled on 18 July 1998 to celebrate 75 years of Scouting in the district [Plaque].

HISTORY OF THE SCOUTING MOVEMENT IN VICTORIA

The Scouting movement was founded by Lord Robert S.S. Baden-Powell. In 1899 he published his 'Aids for Scouting for the British Army' and in 1904 he was challenged to produce a boy's version of Aids to Scouting by the founder of the 'Boys Brigade', Sir William Smith. Encouraged by the support he received for the idea, he held a trial camp at Brownsea Island in Dorset in 1907. This experimental Scout Camp proved "an unqualified success" and 'Scouting for Boys' was published in 1908 in six fortnightly parts at four pence a copy - 16,000 copies were sold in a fortnight [VSHC website]. It is said that:

"Spontaneously, small groups of boys formed themselves into a gang (patrol), elected a leader and later took the initiative of asking local men to become Scoutmasters. And so the movement commenced in Victoria, as it did in other places all around the world." [VSHC website]

The "cradle of Scouting" in Victoria is said to be the Tooronga Rd. State School, Caulfield. In late 1907 one of the pupils, Roy McIndoe, received from a friend in England, who had been a member of the experimental camp at Brownsea Island, some pamphlets, which he showed to his mates who immediately formed 'patrols'. Later in 1908 when they received the first copies of Scouting for Boys, they "settled down to genuine Scouting" [VSHC website].

The Scouting movement grew quickly and by the end of 1908, Troops existed in Malvern, Carlton, Albert Park, Brighton, Caulfield, Hawksburn, Ivanhoe, Camberwell, South Melbourne, Toorak and the YMCA. The Boy Scouts Association, Victorian Branch was incorporated in 1932 and the Governor-General of Australia, Sir Isaac Isaacs, as Chief Scout of Australia, took the salute during the inaugural rally at the Frankston Jamboree 1934-35 [VSHC website].

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Karl Shoemaker (ed), 'Yinnar 1874-1974. Then and Now', 1974

Plaque adjacent to Oak tree

Victorian Scout Heritage Centre (VSHC) website [vicscouts.asn.au/Heritage/history.php] viewed 20 August 2008

Creation Date 1920, 1928

Change Dates 1951

Associations

Local Themes

Yinnar Scouts

9. COMMUNITY & CULTURAL LIFE

9.2 Memorials and remembering

9.5 Recreation and forming associations

STATEMENT OF What is significant?

SIGNIFICANCE The War Memorial in Main Street, Yinnar, was constructed by Huxley and Co. was unveiled by Bridgadier Brand on 1 December, 1920. On Anzac Day, 1951 a plaque was unveiled that lists the four men from Yinnar who lost their lives in World War II. The memorial comprises a stone statue of a soldier sounding a bugle and set on a rectangular base and plinth, a separate marble panel with a triptych concrete support and decorated with ornate lead lettering, and a young Lone Pine seedling, approximately 8 x 6m. The memorial is situated within a grassed reservation that also contains three Ash trees and an Oak tree planted c.1928 by the local Scout Troop.

Why is it significant?

The Yinnar War Memorial is of local historical, social and aesthetic significance to Latrobe City

How is it significant?

The Yinnar War Memorial is of local historical and social significance as a monument commemorating the service of Yinnar and district servicemen during the Boer War, World War 1 and World War 2. The Oak tree is significant as tangible evidence of the beginnings of the Scouting movement in Latrobe City. (RNE criteria A.4, D.2, G.1)

The Yinnar War Memorial is of aesthetic significance as a contributory element within the Yinnar township precinct. The aesthetic qualities of the place derive from the memorial and the setting provided by the mature trees within the reservation (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the memorial and surrounding land within the reservation where it is situated.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Ensure that new development does not become a visually dominant element as a result of its scale,

form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.

4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.

6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.

8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

YINNAR & DISTRICT BUTTER FACTORY (FORMER)

Yinnar Dairy Products Pty Ltd factory, Art Resource Collective

Place No. 254

ADDRESS Main Street
Yinnar

Last Update 23/03/2005

HO No.



DESCRIPTION

The former Yinnar & District Butter Factory is a complex of industrial buildings located in the Main Street of Yinnar adjacent to the former railway line and station complex. It consists of a solid-brick building roofed by three parallel gables with large-span timber trusses and a corrugated iron roof. The walls are punctuated by large openings with concrete lintels, especially on the east (Main Street) elevation where the deliveries and milk receipts took place. This elevation also features wide eaves supported by steel brackets.

Adjacent buildings at the south end of the site include a garage building and annexe for the servicing and repair of milk trucks complete with a large service pit in the floor (now filled in). This building consists of corrugated asbestos cement sheet roof with rolled barge capping, unusually wide timber barge boards, timber framing, timber weatherboard walls, and metal-framed windows. A distinguishing feature is the full-width original concertina timber doors at the front. Unfortunately, this building has been poorly maintained.

Condition	Good	Integrity	Minor Modifications
Threats	None apparent	Key elements	Buildings
Designer		Builder	

HISTORY

The first Yinnar Butter Factory opened as a local co-operative in 1891 on a site in Creamery Road (then known as Duke Street). It was later acquired by the Melbourne firm of Wood and Co. and in 1902 a new factory was established on the Creamery Road by the Melbourne proprietary firm of P.W. Heyman & Co. [1]

A new butter factory was established on this site, adjacent to the railway line, in 1929 by three men with wide experience in the industry; T.N. Stephenson from Bairnsdale, W.F. (Bill) Stephenson from Maffra and R.J. Morley from Tyers. The factory was engaged solely in the production of butter produced from cream delivered by private carriers including Teg Chessum, George McFarlane, Harry McLaverty, Ern Guy and Harry Robinson. Some farmers delivered their own supplies, chiefly in horse-drawn vehicles. [2]

After a year or two, Bill Stephenson returned to his Maffra factory and the management was taken over by Mr Ted Keat who joined the partnership and it became known as Stephenson, Morley and Keat Pty Ltd. Following the outbreak of World War II, the Nestle organization re-opened its Maffra condensery and being in urgent need of additional supplies of milk to fulfil contracts for the supply of condensed and evaporated milk for the armed services, began negotiations for the purchase of the Yinnar factory. The new company commenced business on 1 November 1940 and was known as the Yinnar Dairy Products Pty Ltd before assuming the Nestle title. [2]

After the sale of the factory to Nestle the method of supply was changed from cream to whole milk, resulting in the production of butter being phased out as farmers made the change. The milk thus collected in cans was tipped, refrigerated and transported to Maffra for processing, initially in cans and later in tankers. During WWII, when petrol rationing arose, these vehicles were operated with gas producer units. [2]

From its humble beginnings when the factory produced 1,100 gallons from just 15 milk suppliers, the factory reached a peak output during the 1950s of 37,000 gallons per day from 252 suppliers. The new operations provided quite an amount of additional employment, particularly when the company established a fleet of vehicles for the collection of milk. The staff increased to forty-two in the peak season and four additional houses were built to accommodate employees and hostel type accommodation was provided for single seasonal workers. A roller drier plant was transferred from Maffra and installed at Yinnar. Once this plant was set up with mechanical beaters and conveyor system, the factory was able to produce large quantities of milk powders. [2]

In 1959 there was a tremendous trend to bulk milk tanks on farms, so trials were conducted by installing three types of these tanks on supplier farms. After a year's trial period it was decided, mainly due to capital cost, to move into water cooled bulk milk. This required a whole new system of milk collection methods and factory receipt. The can trucks were replaced by stainless steel bulk collection road tankers and the whole factory was altered to accommodate the new collection method. The old can stages were removed; the raised floors inside were pulled out and all floors replaced at ground level. New plant with bigger pumps and large milk audits tanks were installed. Extensions to the buildings consisted of a tanker washing station, and a large gantry was erected in the yard for quick change of tankers from one prime mover to another. All farms were converted to bulk collection by 1964. [2]

Nestle sold to the Murray Goulburn Co-operative in 1974, the same year that the railway closed. By this stage the factory was only producing powdered milk and further rationalisation of the dairy industry resulted in the closure of the factory four years later in 1978. In 1982 the buildings began to be converted for use by the Yinnar Art Resource Collective, which was officially opened in 1987. [2]

SOURCES

- [1] Stephen M. Legg, 'Heart of the Valley. A History of the Morwell Municipality', 1992, p.92
 [2] Karl Shoemaker (ed), 'Yinnar 1874-1974. Then and Now', Morwell, 1974, pp.34-37

Creation Date 1929

Change Dates c.1960

Associations

Nestle Pty Ltd, Murray Goulburn Pty Ltd

Local Themes

3. UTILISING NATURAL RESOURCES
 3.1 Working the land

STATEMENT OF SIGNIFICANCE

What is significant?

The Yinnar & District Butter Factory comprises a complex of buildings constructed between 1929 and 1960 in Main Street Yinnar. Originally a co-operative venture it was later acquired by Nestle Pty Ltd and then by Murray Goulburn.

How is it significant?

The Yinnar & District Butter Factory (former) is of local historic and technical significance to Latrobe City.

Why is it Significant?

The Yinnar & District Butter Factory (former) is of historic significance as a representative example of a twentieth century butter factory complex that demonstrates the development of the dairying industry during a major period of change from the Inter-War until the Post-War period. It has associations with important dairying companies Nestle and Murray Goulburn and illustrates the importance of the dairying industry to the Yinnar district as well as the role of smaller factories in the era before rationalisation led to the centralisation of production. (RNE criteria A.4, B.2, D.2, H.1)

The Yinnar & District Butter Factory (former) is of technical significance for its ability to demonstrate the process of milk collection and processing, and the changes that were required as

a result of the change to bulk milk collection in the post-war period. (RNE criteria C.2, F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries. This building can be added as an individual place or as part of the Yinnar township precinct.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:

- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.

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4a. Discourage the demolition of significant buildings except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.

4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
- It will assist in the long term conservation or maintenance of the place, or
- It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

YINNAR RAILWAY STATION (FORMER)

Morwell & Mirboo Railway

Place No. 257

ADDRESS Main Street
Yinnar

Last Update 22/03/2005

HO No.



DESCRIPTION The Yinnar Railway Station comprises the following buildings and elements:

- The former Yinnar Railway Station Goods Shed is a timber framed and corrugated iron clad building with a timber floor. On the elevation facing the road timber battens have been placed horizontally along the lower part of the wall, presumably to provide protection from vehicles. It has a gabled roof which extends to form deep eaves over the front and rear elevation, which are supported by metal brackets. This was to provide shelter for the loading and unloading of goods through the sliding timber doors in each main elevation. Timber vents are situated in the point of the gable. A railway mural has been painted on the north end. It is not clear whether this building is in its original position and it is possible that it has been lowered.
- Opposite the Goods Shed is part of the original station platform with a concrete retaining wall supported by steel beams.
- Further away is the former Trolley Shed, where the motorised trolleys used by maintenance men (or 'gangers') on the railway. This is a small timber framed and corrugated iron clad building. It has a skillion roof with a curved front eave. The shed internals are all original, although a fire has damaged some of the fabric.

- Near the Trolley Shed is a low metal pipe fence, which defines the location of some of the station sidings. There are also remnants of a concrete hard stand (approx 50cm high).

COMPARATIVE ANALYSIS

The Goods Shed is of a standard design that was once common, but is now becoming increasingly rare throughout Victoria. There are no other known examples of this type of Goods Shed or trolley shed within the Study area - although identical examples are known to survive at Korumburra and Nyora in South Gippsland Shire. In the context of the Morwell & Mirboo Railway, the only other station buildings to survive are found at Mirboo North where the c.1915 Station building survives, and a small shelter at Darlimurla - both of these buildings are outside the study area. On the Gippsland line, the goods shed at Traralgon has been removed (refer to separate citation in this Study)

Condition	Good	Integrity	Medium
Threats	Lack of maintenance	Key elements	Buildings Fence/Gate/Wall
Designer		Builder	

HISTORY

THEMATIC CONTEXT

The rail network in the study area had a major impact on the development of the region. It has been responsible for developing new towns, attracting settlers, overcoming isolation and stimulating the region's economy. The many sites associated with railway history demonstrate the importance of railways to the historic development of the study area. When the first train steamed into Moe from Melbourne in 1878, the Gippsland road was still rough and flooded regularly and the coach ride was lengthy and arduous and would remain so well into the twentieth century. With the main Gippsland line forming a spine, branch lines were built on either side of the track and snaked off along river valleys or looped through agricultural districts, extending north and south in the 1880s linking outlying settlements into the railway network as settlement pushed ever further into the Gippsland Hills and the plains to the north of Traralgon:

- Morwell to Mirboo North, 1886
- Traralgon to Stratford, 1886
- Moe to Thorpdale, 1888
- Moe to Walhalla, 1910

The branch line from Moe to Thorpdale helped to stimulate the coal mining activities at Coalville, as well as farming and timber activities further south. Along the branch line from Morwell to Mirboo North railway construction camps at Boolarra and Yinnar soon developed as towns and became busy centres where timber, dairy products and livestock were railed out.

The loop from Traralgon to Stratford was completed in several stages in the 1880s and trains steamed through rich agricultural land and helped to stimulate the newly developing dairy industry as well as transporting vast tonnages of timber and railing livestock. In the late 1880s, Toongabbie was a particularly busy station as supplies and heavy machinery for Walhalla could be railed all the way from Melbourne, before the final arduous haul through the mountains.

After decades of investigating the best railway link with Walhalla, a narrow gauge line was built from Moe. The first train arrived in Walhalla in 1910 just as the town was beginning to decline.

As roads improved and road transport became more efficient, the branch lines began closing from the 1950s. The last to close was the line to Stratford, which was closed to passenger traffic in 1977 with freight traffic ceasing in 1987.

Some of the closed lines are now being developed as rail trails: Moe to Yallourn, Boolarra to Mirboo North and Traralgon to Stratford. Walkers and cyclists can have first hand experience of the surviving railway infrastructure: the cuttings and embankments, the remains of platforms, the fruit trees that have grown along the lines and the resilient bulbs that flower every year in long abandoned railway workers' gardens (Context, 2008:21, 24).

PLACE HISTORY

Construction of the Morwell and Mirboo Railway was authorised by the Railway Construction Act 1880. Later to become known as the Paterson Act, this authorised the construction of 18 railway

lines throughout Victoria.

Surveying the route started in July 1881 at Morwell and was completed by July 1882. Tenders were called initially for only part of the line to Yinnar. Eventually tenders were called for the whole line and the tender of Mr John White, being the lowest tender was accepted. Construction commenced early in 1883. A report in the 13 January 1883 edition of the Gippsland Mercury gives a good impression of the task at hand:

"The tender for the Morwell-Mirboo Railway construction is for 20 miles, 15 chains of line with gradients of 1 in 40 including a section of one mile of continuous 1 in 40 grade. Although there are no rock cuttings, several substantial cuttings through clay are required.

One of the largest items will be the clearing to be done, which for the first twelve miles will be heavy and for the last 8 miles positively dense. For the most part timber consists of gum and messmate.

There are 28 bridges required, of moderate dimensions. Culverts are to be constructed of brick in barrel form. Sixty pound rails, ordinary sleepers and ballast will be used."

However, the contractor made slow progress due to bad weather and disputes over pay and conditions. Eventually his contract was cancelled in June 1883. Fresh tenders were called and in January 1884 the tender of John Robb (once again the lowest) was accepted.

The new contractor was 'evidently very soon on the job'. One of the first tasks was to find a suitable source of ballast for the line. Eventually a good outcrop of blue stone was found in the valley of Stony Creek, a tributary of the Morwell River, just west of Yinnar, on the selection of Mr. A Pearson. Negotiations were commenced in September 1884, with landowners through whose property the ballast line was constructed. The Yinnar ballast siding, a spur line approximately 2.5 miles in length commencing at the '8 mile peg' (which was later to become the site of the Yinnar Railway Station) was constructed to link with the quarry in the valley of the Stony Creek to the west of the main line. The ballast line was dismantled following the completion of the construction contract, as the Railways Department declined to take it over. The quarry was located on the Stony Creek on the selection of Mr A Pearson. The quarry was closed down after the line was completed and was not used again until 1948, when it was re-opened to serve local needs.

Serious delays were caused by wet weather. In May 1885 it was reported that a brick culvert at the 19 mile had collapsed. The contractor decided that it would be cheaper to construct another culvert rather than excavate the first culvert from under the tons of spoil to effect repairs to the brickwork.

Work was sufficiently advanced to allow the line to be opened for traffic to the 16 mile peg on 8 September 1885, where the station was named Darlimurla. On 1 December 1885, the contractors locomotives steamed into Mirboo for the first time. An official inspection of the line took place on 5 January 1886.

Meanwhile, the railway station at Yinnar opened on 10 April 1885 for passengers, and for goods soon after. Land for the station was resumed from the properties of Messrs. George Firmin and Henry Wicks. The township of Yinnar came into being almost immediately, being surveyed in May 1885. Stations to follow included Boolarra (1885) and Hazelwood (1888).

The line contract at Yinnar included the erection of a platform and carriage dock. Standard portable wooden station buildings were also provided. A standard goods shed was erected in 1887 (Contractor: W Bennett) and a cattle race provided in 1881 (Contractor: G Amey). A station cottage was also provided. Although the original plans for the station provided for two loop sidings, it seems certain that only one loop siding was built. A dead end carriage dock was provided at the up end of the passenger platform. This was removed in 1909. The cattle race was removed in July 1963. Yinnar had a stationmaster until 1917 when it became a caretaker station.

The Morwell-Mirboo railway line that had promised so much during the 1880s achieved its greatest prosperity with timber and agricultural produce between the 1890s and the 1930s. Daily passenger railcar services were introduced in 1945. These replaced the old postal rail motor and the mixed trains. From that year goods trains were scheduled to run on Mondays, Tuesdays and Thursdays. As competition from road freight grew, the goods service was made bi-weekly from 1963. With fewer than thirty people patronising the line each week, the State government call for

an end to passenger services. The closure was inevitable given the SEC's decision to expand the Morwell Open Cut over existing road and rail lines. The government decided to divert the Midland Highway and close the Mirboo railway line.

On Saturday 7 September 1968, the last passenger train, driven by Pat Shaw, made its run. Thereafter a passenger bus serviced was introduced from Morwell to Mirboo North via the growing town of Churchill. Only four years later, in June 1974, the railway line was finally closed to all traffic.

SOURCES

R.K. Whiteside, 'The Morwell and Mirboo Railway. A Descriptive History and Lineside Guide', 1974 pp.7-13, 28-33
 Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date 1885, 1887

Change Dates 1974

Associations

Victorian Railways

Local Themes

4. TRANSPORT & COMMUNICATIONS
 4.2 Creating a railway network

STATEMENT OF SIGNIFICANCE

What is significant?

The Yinnar Railway Station complex was opened in 1885 as one of five stations on the Morwell & Mirboo Railway, which was completed by 1886. The Goods Shed was constructed by 1887. The railway was closed to passenger traffic by 1967 and goods traffic in 1974. The Goods Shed and Trolley shed are among a small number of surviving buildings along the line. The only other surviving buildings are the Station at Mirboo North and a small shelter at Darlimurla.

How is it significant?

The Yinnar Railway Station (former) is of local historic significance to Latrobe City.

Why is it significant?

The Yinnar Railway Station (former) is of historic significance as a place that was of vital importance in the opening up and development of the Yinnar district. Until the advent of motor transport by the mid-twentieth the railway station played a pivotal role in the transport of goods such as dairy products to market. The Goods Shed and Trolley Shed are among a small number of surviving buildings (RNE criteria A.4, C.2, D.2, H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the buildings described in this citation and surrounding land within the former railway reservation to a minimum extent of 10m. This place may be added as an individual place or as part of the Yinnar Township precinct.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

YINNAR METHODIST CHURCH (FORMER)

St Matthew's Anglican & Uniting Church

Place No. 252

ADDRESS 26 Main Street
Yinnar

Last Update 14/06/2010
HO No.



DESCRIPTION

Established in 1934, the former Yinnar Methodist Church (now the St Matthew's Anglican and Uniting Churches in Co-operation) is a simple rural church building displaying characteristics from several architectural styles including Federation Carpenter Gothic and Arts and Crafts influences used in the domestic Californian Bungalow. It is rectangular in plan form with a steeply pitched terracotta tiled roof. A matching roof with a lower plate height sits above the east end of the church (vestry?). The roofline is further broken by the porch on the north side which has a gable roof perpendicular to the main roof. The gables projected forward of the wall face and are clad with wall shingles. They are complete with timber louvre gable ventilators and paired brackets 'supporting' the projection. The walls are clad with cement sheet (?) and timber battens in a simple yet decorative pattern. The lower portion of the wall is clad with a weatherboard skirt. The doors are a modest design of solid timber vertical panels. Windows have round-arched heads glazed with yellow-coloured glass in smaller panes. The church is in good condition and appears to be very intact externally.

Landscaping is basic yet well maintained and the site also includes a more recent brick toilet building at the rear.

This Interwar church compares to other Methodist churches in Nyora, Narre Warren North and Fawkner, which suggests that they may have been designed by the same architect.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer	P.G. Wilson	Builder	W.A. Young

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques. [Context, 2008:59]

PLACE HISTORY

The Yinnar Methodist Church was opened on 6 October 1934 and remained a Methodist church until the late 1960s when the Protestant churches of Yinnar were once again united as a single congregation. The church was designed by P.G. Wilson and was constructed by W.A. Young of Morwell at a cost of £567/10/-. It could accommodate 100-125 adults [Shoemaker, 1974:42-3].

Prior to 1934 the Methodists worshipped in the 'United' Church, which was also used by the Anglican and Presbyterian congregations. That church was constructed after a public meeting held in 1888 when a decision was made to build a united church and three trustees appointed, S.A. Coleman, Methodist, John O'Hara, Presbyterian and George Firmin, Anglican. Firmin gave the land so got the deeds. Anglicans had two Sundays a month with the other two having one Sunday each. The tender was won by builder John Jollup at a cost of £120. He was given 12 weeks to complete the building, a deadline he apparently failed to meet. The church was dedicated by Archbishop Langley on 2 February 1890. On the 31st anniversary (1921) the children of George Firmin and his wife Maria had a tower built and dedicated a memorial bell. The Firmin family were first settlers in the area in 1874. [Shoemaker, 1974:40-4]

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
Karl Shoemaker (ed), 'Yinnar 1874-1974. Then and Now', 1974

Creation Date 1934

Change Dates

Associations

Local Themes

Methodist church

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

Yinnar Methodist Church was opened in 1934 and provided local Methodists with their own place of worship after sharing the 'United' Anglican church from its opening in 1890. It later became a 'united' church shared by the Anglican congregation. It is a simple rural church building displaying characteristics from several architectural styles including Federation Carpenter Gothic and Arts and Crafts influences used in the domestic Californian Bungalow. It is rectangular in plan form with a steeply pitched terracotta tiled roof. A matching roof with a lower plate height sits above the east end of the church. The roofline is further broken by the porch on the north side which has a gable roof perpendicular to the main roof. The gables projected forward of the wall face and are clad with wall shingles. They are complete with timber louvre gable ventilators and paired brackets 'supporting' the projection. The walls are clad with cement sheet (?) and timber battens in a simple yet decorative pattern. The lower portion of the wall is clad with a weatherboard skirt. The doors are a modest design of solid timber vertical panels. Windows have round-arched heads glazed with yellow-coloured glass in smaller panes. The church is in good condition and is very intact.

How is it significant?

The Yinnar Methodist Church is of local historic, social, and architectural significance to Latrobe City.

Why is it significant?

Yinnar Methodist Church is of historic and social significance as a church that has served the community for over 70 years. It is also significant of a representative church used by both the Uniting and Anglican church congregations thereby continuing a tradition by the first 'United' church over 100 years ago. (RNE criteria A.4, D.2 & G.1)

Yinnar Methodist Church is of architectural significance as a representative and intact example of an Inter-War Church of individual design, which successfully integrates an eclectic range of stylistic influences. It is a key public building that contributes to the historic character of Yinnar. (RNE criteria D.2 & E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.

7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research Inspect the interior to determine the need for interior controls.

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

OUR LADY OF GOOD COUNSEL CATHOLIC CHURCH

Place No. 258

ADDRESS 74 - 76 Main Street
Yinnar

Last Update 21/01/2008

HO No.



DESCRIPTION

This weatherboard church building is designed in the Federation Carpenter Gothic style. It has a basic rectangular floor plan with a projecting enclosed porch at the front (west). Its steep gabled roof is clad in painted corrugated galvanised iron and the front porch has a simple yet decorative projecting timber gable. The barge boards on both of the front-facing gables are supported by timber brackets approximately mid-span. The main entrance door is located on the north side of the porch and is constructed of solid timber planks and adorned by decorative heavy cast iron hinges. The building displays a variety of window styles (all with leadlight glazing) including twin narrow arched windows to the porch and simple pointed arch windows to the side elevations. The interior appears to be intact and a notable feature is the McDonald family memorial window, which comprises a pointed gothic arch to the chancel flanked either side by shorter narrow windows. All windows are trimmed by a wide timber architrave painted in a contrasting colour. A later addition (vestry?) exists at the rear of the main building.

The church is set in well-maintained but simply landscaped grounds consisting of lawn and shrubs.

The church compares with other Federation Carpenter Gothic churches including St Francis De Sales Catholic Church, Boolarra, and Christ Church of England, Boolarra.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building
Designer		Builder	John Hall

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region.. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows,

monuments and plaques. [Context, 2008:59]

PLACE HISTORY

Our Lady of Good Counsel Catholic Church, Yinnar was constructed in 1903 and was opened on 26 April of that year by the Most Reverend Dr J.F. Corbett, Bishop of Sale assisted by then parish priest Father Colman. It was the second church in the town after the united Anglican, Methodist and Presbyterian Church of 1895. The land was given by John Quigley and the tender, for £430, was won by builder John Hall of Morwell. The stained glass window above the altar was given by the parents of Terence McDonald of Middle Creek who was killed in action while serving with the Victorian Mounted Rifles in the South African campaign. [Shoemaker, 1974:42]

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Karl Shoemaker (ed), 'Yinnar 1874-1974. Then and Now', Morwell, 1974

Creation Date 1903

Change Dates

Associations

Local Themes

John Quigley

9. COMMUNITY & CULTURAL LIFE

9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

Our Lady of Good Counsel Church, Yinnar, is a Carpenter Gothic Church, constructed by John Hall and opened in 1903 and the vestry, which is thought to be a later addition. The siting, form and original detailing both internally and externally contribute to the significance of the place.

How is it significant?

Our Lady of Good Counsel Catholic Church is of local historic, social, architectural and aesthetic significance to Latrobe City.

Why is it significant?

Our Lady of Good Counsel Catholic Church is of historic and social significance as the centre of Catholic worship in Yinnar for over one hundred years. It is now the oldest church in Yinnar and demonstrates the development of the town in the early twentieth century. (RNE criteria A.4, D.2, G.1)

Our Lady of Good Counsel Catholic Church is of architectural significance as a representative and intact example of a Federation Carpenter Gothic church. It has aesthetic significance as a key public building that contributes to the historic character of Yinnar. (RNE criteria D.2 & E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

SCRUBBY FOREST

Place No. 255

ADDRESS 13 Scrubby Forest Road
Yinnar

Last Update 21/01/2008
HO No.



DESCRIPTION The Scrubby Forest homestead is perched high on the eastern bank of the Morwell River on a river terrace, almost surrounded by the river on two sides. It is a simple double fronted timber Victorian house surrounded by verandahs on three sides and set within a rambling garden. The symmetrically arranged façade features a central door with highlight flanked by double hung sash windows divided into two panes (upper and lower). Other windows in the main elevations are similar (some have been replaced). Windows in the projecting side elevation have iron hoods. The hipped roof has been partly reclad in colourbond. There are three brick chimneys, some with concrete caps, which appear to have been foreshortened.

Changes that have been made to the house include the concreting of the verandah floor and the replacement of posts.

The rambling garden includes an Irish Strawberry tree (poor condition), willow, roses and many other ornamentals. There are two timber outbuildings of indeterminate origin and use (at least one was recently moved to the site) to the south-west of the homestead.

Condition	Good	Integrity	Medium
Threats	Neglect	Key elements	Buildings Garden
Designer		Builder	

HISTORY

THEMATIC CONTEXT

After the goldrushes significantly increased Victoria's population, the government introduced legislation that promoted more intensive use of the land and enabled many former gold miners to "select" land and develop farms. Under a series of land acts, the former squatting runs were thrown open for selection. Selectors began arriving in 1865, as a result of the Grant Land Act. A decade later, the railway line that was under construction provided further inducement to select in the area and a Lands Office was opened in Traralgon. As a series of land acts were passed, conditions that the selectors had to fulfil changed. For prospective selectors moving to Flynn's Creek, for example, after the lease on the Loy Yang run had been extinguished in 1877, boundaries had to be fenced, a house built and a designated proportion of the land had to be cleared and cultivated each year. Selectors had to live on their properties.

Selection has had a major impact on shaping the land in this region. It attracted large numbers of people to the area, resulted in widespread clearing of land, and was responsible for many of Latrobe City's towns and communities developing. Selection led to the foundation of institutions such as schools and churches and to new local government areas.

Although selectors faced many difficulties carrying out their schedules of improvements including floods, fires, caterpillar plagues, poor prices and limited capital, land on the plains and river flats was transformed from forest and scrub to cleared paddocks, fenced crops and pasture. Swamps were drained. In the early 1880s, selectors began penetrating the southern regions of the City, selecting land in Jumbuk, Boolarra, Budgerie and Callignee. The rainfall was higher in the densely forested Strzeleckis and it was assumed the land was fertile because of the giant trees that grew there. Ahead of them was the Herculean task of clearing the giant trees, and of trying to get their produce to market (Context, 2008:4).

PLACE HISTORY

The exact date of the homestead at 'Scrubby Forest' is not known, however, it is believed to have been constructed c.1895 for George Firmin and his family. The homestead replaced an earlier simple cottage, which is shown in an early photo of the Firmin family. The homestead is situated on land selected by Firmin in 1885 that formed the homestead section in the north west corner of the 'Scrubby Forest' cattle run.

'Scrubby Forest' was the last of the pastoral runs established along the east bank of the Morwell River south of the present town of Morwell. 'Scrubby Forest' was taken up by Nicol Brown and William Hillier around 1848-50 and originally extended across more than 5,000 acres. Partnership in the run changed several times with W Hillier the constant figure. Nicol Brown was replaced by 'Bun' Shiel in April 1869, and Shiel by George Firmin in October 1874. None of these men held other runs, unlike some other Gippsland lessees.

George Firmin was contracted to clear some of the Gippsland Road around 1878, constructing a bridge over the Latrobe River clearing the route to Coopers Creek and from there to the Toongabbie Road near Happy-Go-Lucky. The Firmin family were active in the Yinnar community. In 1888 a public meeting was held in which a decision was made to build a united church and George Firmin was one three trustees appointed, representing the Anglican faith. Firmin donated the land on which the church was constructed. On the 31st anniversary (1921) the children of George Firmin and his wife Maria had a tower built and dedicated a memorial bell.

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008
 Chris Johnston 'Latrobe Heritage Study', 1991 & Karl Shoemaker (ed), 'Yinnar 1874-1974. Then and Now', Morwell, 1974, pp.40-44

Creation Date c.1895

Change Dates

Associations

Local Themes

George Firmin

2. SETTLING THE LAND: LAYERS OF SETTLEMENT
 2.2 Selection

STATEMENT OF SIGNIFICANCE

What is significant?

Scrubby Forest, constructed c.1895 for George Firmin, at 13 Scrubby Forest Road, Yinnar is a simple double fronted timber Victorian house surrounded by verandahs on three sides and set within a rambling garden. The symmetrically arranged façade features a central door with highlight flanked by double hung sash windows divided into two panes (upper and lower). Other windows in the main elevations are similar (some have been replaced). Windows in the projecting side elevation have iron hoods. The hipped roof has been partly reclad in colourbond. There are three brick chimneys, some with concrete caps, which appear to have been foreshortened. Changes that have been made to the house include the concreting of the verandah floor and the replacement of posts.

How is it significant?

Scrubby Forest homestead is of local historic significance to Latrobe City.

Why is it significant?

Historically, it is significant as a rare representative example of a selectors homestead dating from the 1890s, which demonstrates the more substantial homesteads that were erected when security of tenure was obtained over property and as farms became more profitable. It also is significant for its associations with the locally important Firmin family. (RNE criteria A.4, B.2, D.2 & H.1)

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

Extent To the extent of the c.1895 homestead and surrounding land to a minimum extent of 10m.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	No	Prohibited Uses:	No		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

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 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

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7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

MIDDLE CREEK CHURCH OF ENGLAND

Holy Innocents Church of England

Place No. 297

ADDRESS 320 Middle Creek Road
Yinnar South

Last Update 21/06/2010
HO No. /HO150



DESCRIPTION Middle Creek (Holy Innocents) Church of England, Yinnar South is a small simple Carpenter Gothic Church. It has weatherboard walls and a gabled corrugated iron roof. There are two round headed windows in each side elevation. A small gabled porch, apparently a later addition, is at the front gives access through a pointed arch door. The entry to the church is plain and contains the original pews donated by parishioners.

Entry to the church is through a wrought iron gate that is flanked by two photinia (?) shrubs. There is a timber and wire fence at the frontage. The site contains a number of semi-mature trees and shrubs planted by parishioners over the years.

The church is situated at the side of the road on a rise overlooking the river flat properties that are still in the ownership of the Walker family, who donated the site of the church c.1895.

Condition	Good	Integrity	High
Threats	None apparent	Key elements	Building Fence/Gate/Wall Garden
Designer		Builder	James Mortan

HISTORY

THEMATIC CONTEXT

While the first church services were held in people's homes or farm buildings - travelling Anglican minister, Francis Hales, held a service at the Hazelwood station in 1848 as he moved around Gippsland - once communities became established a church was often one of the first buildings they constructed. Here, people have performed some of their most important ceremonies and rituals.

The churches and their associated buildings, such as halls, residences and schools, have made distinctive contributions to town streetscapes and rural districts throughout the region.. Communities have had close affiliations with their churches, especially during times of sectarian rivalry when people's denominations greatly influenced their identity, work and social contacts. Churches also contain community memorials to local people through stained glass windows, monuments and plaques. [Context, 2008:59]

PLACE HISTORY

Middle Creek Church of England was constructed during 1894 on land donated by Mr. Joseph Walker and was licensed on 1 January 1895. The builder was James Mortan who also made eight seats for the church as a gift. The original paintwork was by John Currie. The porch was added at

a later date. The name 'Holy Innocents' was adopted later. [MHS, 1989:47]

The cost of the church was raised by subscriptions of £18/10/- from several local families, while the Melbourne Diocese contributed £5. Prior to the opening of the church, services were held at the home of Arthur Gilbert. [Shoemaker, 1974:38-40]

It was agreed that other denominations could use the church and for most of the period 1895-1930, Anglican and Presbyterian services were held on alternate Sundays. Anglican and Methodist services then alternated until the 1940s. Since then, services have been mostly Anglican. [MHS, 1989:47]

Joseph Walker bought his 'Riverdale' property on Middle Creek, south of Yinnar from the original selector, James Champ, in 1886. Joseph and his son John took up 'Riverdale' on New Years Day, 1887. Joseph Walker is said to have been 'passionately interested' in modern farming techniques and Riverdale was the place of many technical innovations in farming techniques and machinery. He used 'artificial manure' on crops and pastures long before early forms of superphosphate became available in 1909 and the use of the district's first babcock milk tester in 1900 showed him that Jersey cows were the highest yielding breed suited to the district and the various lessons learned 'spread quickly to neighbouring farms'. Walker owned 'Riverdale' until his death in 1925 and the property remains in Walker family ownership. (Legg, 1992:91-2).

SOURCES

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Stephen Legg, 'Heart of the valley. A history of the Morwell municipality', Mulgrave, 1992
Morwell Historical Society (MHS), 'Glimpses of our Past. Early Morwell and District', 1989
Karl Shoemaker (ed), 'Yinnar 1874-1974. Then and Now', 1974

Creation Date 1894

Change Dates

Associations

Local Themes

Walker family

9. COMMUNITY & CULTURAL LIFE
9.1 Creating places for worship

STATEMENT OF SIGNIFICANCE

What is significant?

Middle Creek Church of England (later known as Holy Innocents) at Yinnar South is a small Carpenter Gothic church that was licensed on 1 January 1895 and has been used continuously ever since as church by the Anglican, Presbyterian and Methodist congregations. The interior is intact and includes the original wooden pews made by James Mortan, who also constructed the church.

How is it significant?

Middle Creek (Holy Innocents) Church of England is of local historic and social significance to Latrobe City.

Why is it significant?

Middle Creek (Holy Innocents) Church of England is of historical significance as an early public building that provides tangible evidence of the settlement of the Yinnar South area by selectors in the late nineteenth century. It has strong social significance as a public building used by many denominations and has played an important role in the development of the Yinnar South community over a 100 year period. It is architecturally significant as a representative example of a small rural Carpenter Gothic church. The intactness of the church and its interior, including the original furnishings contributes to its significance. (RNE criteria A.4, D.2 & G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO150		Recommended

Extent The whole of the property as defined by the Title boundaries.

Heritage Schedule

External Paint Controls:	No	On VHR:	No	VHR Ref No:	No
Internal Alteration Controls:	Yes	Prohibited Uses:	Yes		
Tree Controls:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

GUIDELINES (GENERAL)

In order to conserve the heritage significance of this place, it is policy to, as appropriate:

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
- 2a. Encourage a contextual approach to new development that is complementary in form, scale detailing and materials to the significant building/s or other features, but is clearly contemporary in design.
- 2b. Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant building/s or other features.
- 4a. Discourage the demolition of significant buildings except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it is no longer significant.
- 4b. Demolition or removal of part of a significant building or feature may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
 - It will remove a non-significant alteration or addition, particularly where this would assist in revealing the significance of the place, or
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
5. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and other buildings in order to demonstrate the historic use and/or development of the place.
6. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and the significant buildings on the property.
7. Conserve or reveal views that contribute to the significance of the place.
8. In the case of subdivision of the place, encourage the retention of the significant features on one lot.

GUIDELINES (SPECIFIC)

None specified.

GUIDELINES (TREES)

In order to conserve the heritage significance of significant trees, it policy to:

- i. Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- ii. Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- iii. If the significant trees require replacement, encourage replacement with 'like with like' species

REVIEW OF SIGNIFICANCE & POLICY

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Latrobe City Heritage Study, Latrobe City Council, Morwell

HORSESHOE VALE

Place No. 221

ADDRESS 67 Miss Bond's Road
Yinnar South

Last Update 16/02/2008
HO No.



DESCRIPTION

The homestead at 'Horseshoe Vale' is a late Victorian or Edwardian era weatherboard farmhouse in a formal symmetrical plan with a 'M' hipped corrugated iron roof and a separate return verandah. It is set within a cottage garden on a small rise above Middle Creek. Adding to the symmetry are two red brick chimneys with corbelling and terracotta pots. A third, plainer chimney is to the rear of the house. All walls visible from the front are clad with timber planking imitating ashlar, with the remainder clad with conventional timber weatherboards. The verandah is the most decorative and striking feature of the house, comprising cast iron lace frieze and verandah brackets. This is most likely original and would not have been common in the district at this time. Paired eaves brackets are also a feature of the front and side elevations. Fenestration is also symmetrical, with a central four-panel front entrance door, rectangular fanlight and coloured glass sidelights flanked by large double-hung timber-framed windows to either side. Smaller windows of similar construction are on the side elevations of the house and where there is no protective verandah, the windows are covered by a pressed metal awning.

The house appears to have been added to at least twice with weatherboard extensions at the rear. Also to the rear of the house is a well with a domed concrete top and adjacent to this is a corrugated iron tank sitting atop a circular brick tank stand. A timber door provides access to the void inside the brick tank stand and it is currently used as storage space.

To the rear of the house is a small double-gabled building, partly clad in weatherboard and partly in corrugated iron. The date of this building and its original use [it now appears to be used for storage] is not known, but it may be of similar date (or earlier) than the house.

The house was not inspected internally, however, the National Trust citation for this property notes "The unusual joinery and fireplaces are noteworthy".

The garden includes cottage plants, some mature trees and a remnant cypress hedge; none are individually significant, but the garden provides a sympathetic setting for the home. A loose hedge planting to the rear and one side of the house forms a physical boundary and visual frame to the garden and its small plateau, over which the broader valley landscape is viewed.

Condition Good

Integrity High

Threats

Key elements Buildings
Garden

Designer E.A. Weeland

Builder E.A. Weeland

HISTORY THEMATIC CONTEXT

After the goldrushes significantly increased Victoria's population, the government introduced legislation that promoted more intensive use of the land and enabled many former gold miners to "select" land and develop farms. Under a series of land acts, the former squatting runs were thrown open for selection. Selectors began arriving in 1865, as a result of the Grant Land Act. A decade later, the railway line that was under construction provided further inducement to select in the area and a Lands Office was opened in Traralgon. As a series of land acts were passed, conditions that the selectors had to fulfil changed. For prospective selectors moving to Flynn's Creek, for example, after the lease on the Loy Yang run had been extinguished in 1877, boundaries had to be fenced, a house built and a designated proportion of the land had to be cleared and cultivated each year. Selectors had to live on their properties.

Selection has had a major impact on shaping the land in this region. It attracted large numbers of people to the area, resulted in widespread clearing of land, and was responsible for many of Latrobe City's towns and communities developing. Selection led to the foundation of institutions such as schools and churches and to new local government areas.

Although selectors faced many difficulties carrying out their schedules of improvements including floods, fires, caterpillar plagues, poor prices and limited capital, land on the plains and river flats was transformed from forest and scrub to cleared paddocks, fenced crops and pasture. Swamps were drained. In the early 1880s, selectors began penetrating the southern regions of the City, selecting land in Jumbuk, Boolarra, Budgeree and Callignee. The rainfall was higher in the densely forested Strzeleckis and it was assumed the land was fertile because of the giant trees that grew there. Ahead of them was the Herculean task of clearing the giant trees, and of trying to get their produce to market (Context, 2008:4).

PLACE HISTORY

The homestead at 'Horseshoe Vale' was designed and constructed in 1907 by Mr E.A. Weeland for Mr G. Bond, who owned the property and bred horses for the Indian Army [NTA].

SOURCES

National Trust of Australia (Victoria) (NTA) File No. B4027

Context Pty Ltd & Dr Meredith Fletcher, 'Latrobe City Heritage Study. Volume 1: Thematic Environmental History', 2008

Creation Date 1907

Change Dates

Associations

Local Themes

G. Bond

2. SETTLING THE LAND: LAYERS OF SETTLEMENT
2.2 Selection

STATEMENT OF SIGNIFICANCE

What is significant?

The homestead at Horseshoe Vale is a late Victorian/Edwardian weatherboard farmhouse, built in 1907, with a formal, symmetrical plan and decorative detailing, and set in a cottage garden on a small rise above Middle Creek. There is a brick well/tank set into the ground with a domed concrete top and a small double-gabled outbuilding.

Why is it significant?

The homestead and brick domed well/tank at Horseshoe Vale are of local historical and aesthetic significance to Latrobe City.

How is it significant?

Horseshoe Vale is of local historic significance as a representative and relatively intact example of a selection era homestead complex. It illustrates the activities and aspirations of its inhabitants the Bond family who were part of an extensive and influential family in the district. (RNE criteria A.4, D.2 & H.1) The brick well/tank is a rare surviving example of this early type of water storage in the municipality. (RNE criterion B.2)

The homestead, ancillary buildings, and garden at Horseshoe Vale are of local aesthetic significance for their setting on a rise above Middle Creek and views to the landscape to the west from both within the house as well as from the garden, and for their relationship as a set of buildings and garden elements as an picturesque domestic setting. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

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Register	Reference	Zoning	Status
Latrobe Planning Scheme	HO		Recommended

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Heritage Schedule

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Extra Research None specified

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