

people place heritage

CONTEXT



CARDINIA LOCAL HERITAGE STUDY REVIEW

Volume 3: Heritage Place &
Precinct citations

Final report, revised
December 2020

Prepared for
Cardinia Shire Council



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Report Register

This report register documents the development and issue of the report entitled Volume 3 – *Heritage Place & Precinct Citations* (a compilation of the earlier Volume 2 – *Stage A Heritage Place & Precinct Citations* and Volume 5 – *Stage B 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
1123	1	Final draft Vol 5 - citations	1 Sep. 2008	Janene Vurlow
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PREFACE

This is Volume 3 of the Cardinia Local Heritage Study Review, 2006-08 (the Study). The Study was divided into two stages, A and B, the findings of which have been combined into three volumes as follows:

Volume 1: Executive Summary	Volume 1 summarises the key findings of Stages A & B, and the recommendations of these two stages, particularly in light of recommended planning scheme amendments. The appendices contain lists of all individual places and precincts recommended for addition to the Heritage Overlay, corrections to be made to the HO, extensions to existing HO precincts, places that should be nominated to the Victorian Heritage Register and Inventory, places that should get other overlay protection, and places that should be interpreted.
Volume 2: Key Findings & Recommendations	Volume 2 contains the methodology of the two phases of the Study – Stages A & B, the findings of both stages (i.e., places which meet the threshold of local significance, and those that don't), recommendations for statutory protection arising from the assessments, as well as other recommendations arising from the Study. It is a compilation of three previous findings reports (for Stages A, B1 & B), so there is some resultant repetition.
Volume 3: Heritage Place & Precinct Citations	Volume 3 contains place records for all of the precincts and individual places found to be of local (or higher) significance. Place records for most places of individual significance located within precincts are also included, as are precinct maps indicating which properties within the boundaries are individually significant, contributory or non-contributory.

These three volumes of the Study were revised in 2010 and 2011 as part of preparation for an amendment to introduce heritage controls over those places recommended by this Study for protection under the Heritage Overlay. As part of this process, Council reviewed the reports and noted questions and anomalies, which it asked Context Pty Ltd to correct in these revised versions of the three Study reports. Details of these changes are listed in Chapter 10 of Volume 2: Key Findings & Recommendations.

A number of precinct and place citations were also revised in 2012 following the Panel Hearing for Amendment C161 to the Cardinia Planning Scheme.

A few minor revisions, primarily to names and addresses in place and precinct citations, and finalising precinct maps, were made in November 2013, in response

to feedback from the Victorian Department of Transport, Planning and Local Infrastructure.

These three volumes of the Study were revised in 2015 due to changes in the address and name of a number of places included in the Heritage Overlay. Council provided a list of places to Context Pty Ltd that required amendment in the report, which were applied and generated into revised volumes and issued to Council.

CHAPTER 1

1 INTRODUCTION

1.1 Overview

This *Heritage Place and Precinct Citations* report comprises Volume 3 of the *Cardinia Local Heritage Study Review*, which is paired with Volume 2 –*Key Findings and Recommendations*, and Volume 1 - *Executive Summary*. The purpose of the Study was to complete the identification, assessment and documentation of places of post-contact cultural significance within Cardinia Shire (the study area) and to make recommendations for their future conservation. Stage A critically reviewed 44 local heritage place citations from two previous heritage studies for inclusion in the Planning Scheme. Stage B involved the review of a large list of potentially significant sites, nominated by the community during the previous studies, prioritising them, and later assessing those of high priority.

The heritage places and precincts reviewed were drawn from the following two heritage studies:

- Graeme Butler & Assoc., *Cardinia Shire (Pakenham district) Heritage Study*, Vol 1-3, 1996.
- Graeme Butler & Assoc., *Cardinia Shire (Emerald & Cranbourne districts) Heritage Study*, Vol 1-2, 1999.

This volume contains revised and new citations for heritage places and precincts in Cardinia Shire that were assessed as locally significant (or in need of some other further action), as well as those that should be interpreted for the community. The citations are derived from an electronic database known as the *Cardinia Local Heritage Places Database* (Cardinia LHPD).

This volume should be read in conjunction with Volume 2 – *Key Findings and Recommendations*, which provides an explanation of the study methodology and lists of the places and precincts reviewed during the Study.

1.2 Purpose

The rich and diverse cultural heritage of Cardinia Shire illustrates the historic use, development and occupation of the land. 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*)

These places give Cardinia a sense of historic continuity as well as a distinctive character. They reveal the way local communities in Cardinia in past years thought about their local area as well as indicating prevailing economic, social and political circumstances that may have extended outside Cardinia to include the whole of Victoria.

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

of the place. Further detail about how places were assessed can be found in Volume 2 of the Study.

2 HOW TO USE

2.1 Introduction

The citations in this volume are listed by locality and use a standard report layout provided by the Cardinia Local Heritage Places Database. There are citations for heritage places and precincts:

- Places and precincts of **local significance** to Cardinia Shire. These are places that are either already included in the Heritage Overlay (HO) of the Cardinia Planning Scheme and required review or are recommended for inclusion.¹ Two are of archaeological significance and should be nominated to the Victorian Heritage Inventory.
- Two places are of local significance that should be **interpreted**.

The citations explain the reasons why they 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

Maps for the heritage precincts are found after the pertinent citation.

On the other hand, citations for places heritage places of local interest generally contain only limited information. These are places that are of some historic interest, but are not considered to be of local significance when compared to similar places within Cardinia Shire and are not recommended for inclusion in the HO. They are included in the Cardinia Local Heritage Places Database for future reference, but have not been included in this report.

The terms used throughout this Study 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.

2.2 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.

2.3 History

This provides a history of place on the basis of the information available at the time of preparing the Study. It is not intended as a complete history of the place, but 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

¹ For further information about the differences between places of local significance and local interest please refer to Volume 1 of this Study.

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.

2.4 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)

2.5 Recommendations

This provides recommendations for inclusion to any statutory registers including:

- The Heritage Overlay of the Cardinia Planning Scheme.
- The Victorian Heritage Register or Victorian Heritage Inventory.

For places or precincts assessed or reviewed by this Study, it also includes 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.

2.6 Citation revisions, 2012

Changes have been made to a number of precinct and place citations from *Cardinia Local Heritage Study Review May 2011* in accordance with the recommendations made by the Independent Panel in the report of 27 Sept. 2012 (also including changes suggested by Expert Witness, Natica Schmeder, in responses to submissions where approved by the Panel).

The revised citations are:

Place	Address	Revisions
Koo Wee Rup Commercial Precinct	275-297 & 272-300 Rossiter Rd and 2-16 & 56-86 Station Rd, Koo Wee Rup [corrected extent]	Extent of precinct corrected, building addresses corrected, history of 86 Station St supplemented with new information
G & L Light Mechanical Repairs	68 Station Rd, Koo Wee Rup	Status corrected to 'Individually significant'
Royal Hotel	96-102 Station St, Koo Wee Rup	Removed from extent of Koo Wee Rup Commercial Precinct, and made an individual HO

Place	Address	Revisions
Wattle Theatre	284-286 Rossiter Rd, Koo Wee Rup	Interior Controls explained to extend to the Auditorium only, and conservation management guidelines for the Auditorium added.
Teacher's Residence and Canary Island Palm	86 Railway Ave, Garfield	Tree Controls added; description and history expanded based on material prepared for expert witness report; statement of significance amended to reflect demolition of 1910 schoolhouse
George Street Residential Precinct, Bunyip	3-9 George Street	Correct photo of No 7 inserted; history of No 5 corrected
Oakway	185 Bessie Creek Rd, Nar Nar Goon	Changed recommendation from HO to 'document the house'; update description and history in regard to later alterations; remove statement of significance
Woods Street Residential Precinct, Beaconsfield	48-56 Woods Street, Beaconsfield [corrected extent]	Removed No 46 from extent; corrected citation in light of this
Rossiter Road Residential Precinct	360-376 Rossiter Road, Koo Wee Rup [corrected extent]	Removed Nos. 378 and 380 from the extent and corrected citation in light of this; reclassified 354 as non-contributory
St John's Presbyterian Church (former)	580 Little Road, Iona	Ticked the box 'Prohibited Uses Permitted' in HO Schedule
IYU Pre-emptive right homestead site	245 McGregor Road, Pakenham	Corrected list of significant items present at No 245; left mention of other items at No 317 (outside of HO)

As part of this work, the locality history for Emerald was revised in response to comments and additional historical information provided by the Emerald Township Committee. This revised history has been inserted into the following Emerald place citations:

Place	Address
Koombahla	395 Belgrave-Gembrook Road, Emerald
Tyrrell	8 Carramar Court, Emerald
The Chalet, former*	63 Ferres Road, Emerald
Emerald Police Station & Lockup, former	15 Kilvington Drive, Emerald

* Note that The Chalet has been demolished, so it is no longer recommended for HO protection.

Pair of shops	369 to 371 Main Street, Emerald
Stephens' Butcher Shop & residence, former	381 Main Street, Emerald
Emerald Post Office and Residence	398 Main Street, Emerald
Emerald Reserve	402A Main Street (Gembrook-Belgrave Road), Emerald
Barnes' Weekender, former	11 Ogilvy Road, Emerald
Old gold route (part)	Westlands Road, Emerald

2.7 Citation revisions, 2020

Context reviewed the citations and mapping for the commercial precincts in Bunyip, Garfield, Gembrook and Koo Wee Rup as part of Amendment C230, which seeks to make corrections that are required to ensure that the Cardinia Planning Scheme is up-to-date and accurate by correcting minor zoning and overlay anomalies and wording clarifications. The review considered the demolition of some contributory properties within these precincts and subsequent need to change property gradings and, in some cases, the precinct boundaries.

Changes have been made to the following citations and their corresponding precinct maps:

Place	Address	Revisions
Bunyip Commercial & Civic Precinct	9-34 Main Street and 2 (Lot PS727491), 2A (Lot 1 PS617792) & 1-23 High Street	Extent of precinct and individual HO places corrected, building addresses and gradings corrected
Garfield Commercial Precinct	33-101 Nar Nar Goon-Longwarry Road (Main Street)	Extent of precinct and individual HO places corrected, building addresses and gradings corrected
Gembrook Commercial Precinct	62-72 & 75-97 Main Street and 66A Station Street	Extent of precinct and individual HO places corrected, building addresses and gradings corrected
Koo Wee Rup Commercial Precinct	275-297 & 272-300 Rossiter Rd and 2-16 & 56-86 Station Rd, Koo Wee Rup [corrected extent]	Extent of precinct corrected, building addresses and gradings corrected

APPENDIX A – 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 B – CITATIONS

Index of precinct citations

Citations for places of individual significance within a given precinct, if any, are listed after the precinct, in *italics*.

Citations that were revised in 2012 in line with the recommendations of the Planning Panel for Amendment C161 to the Cardinia Planning Scheme are marked with an asterisk (*), while those with a revised Emerald place history are marked with two asterisks (**).

Precinct Name	Street	Page
Bayles		
Bayles Hall Precinct	660 Koo Wee Rup-Longwarry Road	12
Beaconsfield		
Precinct - Woods Street Residential Precinct, Beaconsfield *	48 to 56 Woods Street	19
Bunyip		
Precinct - George Street Residential Precinct, Bunyip *	3 to 9 George Street	24
Bunyip Commercial & Civic Precinct	9-34 Main Street and 2 (Lot PS727491), 2A (Lot 1 PS617792) & 1-23 High Street	29
Emerald		
Emerald Country Club and Landscape Precinct	9, 11, 17, 21 and 34-48 Lakeside Drive and 10,11, 14, 18, 20, 22, and 24 Sycamore Crescent	37
<i>Emerald Country Club Estate & landscape</i>	<i>Lakeside Drive</i>	51
<i>Camden Woollybutt Row</i>	<i>Lakeside Drive</i>	55
<i>Oak Lee, house & trees</i>	<i>11 Lakeside Drive</i>	57
<i>Beech Tree Row</i>	<i>11 to 44 Lakeside Drive (near)</i>	60
<i>Sycamore Lodge</i>	<i>34 Lakeside Drive</i>	62
Garfield		
Garfield Commercial Precinct	33-101 Nar Nar Goon-Longwarry Road (Main Street)	64
Gembrook		
Gembrook Commercial Precinct	62-72 & 75-97 Main Street and 66A Station Street	71
Koo Wee Rup		

Rossiter Road Residential Precinct, Koo Wee Rup *	360-376 Rossiter Road	82
Koo Wee Rup Commercial Precinct*	279A-299 & 272-296 Rossiter Road and 10, 50-86 Station Street	90
<i>Dustings Garage (former)</i>	<i>272 Rossiter Road</i>	98
<i>Wattle Theatre (former)*</i>	<i>284 to 286 Rossiter Road</i>	102
<i>ANZ Bank</i>	<i>10 to 16 Station Street</i>	107
<i>G & L Light Mechanical repairs*</i>	<i>68 to 70 Station Street</i>	112
Lang Lang		
Carnarvon & Rupert streets Precinct, Lang Lang	10-22 & 23-25 Carnarvon Street and 12-14 Rupert Street	114
<i>St Mary's Catholic Church</i>	<i>22 Carnarvon Street</i>	121
Lang Lang Railway Houses Precinct	20-26 & 17 Rosebery Street	125
Maryknoll		
Precinct - Maryknoll, Residential & Civic	Koolbirra Rd, Baranbali Rd, Bareena Rd, Barongarook Rd, Baroona Rd, Battunga Rd, Fogarty Rd, Girrahween Rd, Liamena Rd, Manoora Rd, Marrakilla Rd, Mirrabooka Rd, Mortimer Rd, Murrawong Rd, Nagle Cr, Turramurra Rd, Wingadee Rd, Wingelo Ln, Wirragulla Rd	132
Varies		
Great Southern Railway	Tooradin to Lang Lang	141
<i>Brick Trough</i>	<i>190 Westport Road, Lang Lang</i>	151

Index of individual place citations

Place Name	Street	Page
Bayles		
House	683 Koo Wee Rup-Longwarry Road	155
Beaconsfield		
Kenilworth Coach House (former) and Trees	10 Coach House Lane	159
Beaconsfield Upper		
Staverton Garden	201 Quamby Road	164
Upper Beaconsfield Assembly Hall, former	10 Salisbury Road	168
Bunyip		

* Revised 2012 in accordance with the planning panel recommendations for Amendment C161.

* Revised 2012 in accordance with the planning panel recommendations for Amendment C161.

Place Name	Street	Page
House	4 Hope Street	172
House	5 to 7 Princess Street	175
Cardinia		
Corofin (House) & Hawthorn Hedges	2245 Ballarto Road	179
Cardinia Presbyterian Church	2400 Ballarto Road	184
Cardinia Public Hall	2401 Ballarto Road	189
House & Canary Island Palms	2416 Ballarto Road	193
E. Gunton Oval	2440 Ballarto Road	197
House & stables	2005 Pound Road	201
Catani		
Lineham Farm complex	35 Lineham Road	205
Catani Uniting Church	41 Taplins Road	209
Catani General Store (former) and residence	72 Taplins Road	213
Catani Soldiers' Memorial Hall	75 Taplins Road	217
Hawthorn Hedges	Walshes Road & Heads Road	221
Cockatoo		
Cockatoo War memorial	20 Belgrave-Gembrook Road	226
Cora Lynn		
Cora Lynn Catholic Parish School (former)	370 Convent School Road	229
Dalmore		
Dalmore Post Office & Store (former)	280 Dalmore Road	232
Glen-Keith Farm complex & trees	250 Peers Road	236
Rutter Farm (former) trees	320 Tooradin Station Road	504
Emerald		
Koombahla**	395 Belgrave-Gembrook Road	240
Tyrrell**	8 Carramar Court	245
The Chalet, former ² **	63 Ferres Road	250
Emerald Police Station & Lockup, former**	15 Kilvington Drive	254

** New Emerald locality history inserted into the citation.

² Note that The Chalet has been demolished, so it is no longer recommended for HO protection.

Place Name	Street	Page
Emerald Railway Station	Kilvington Drive, at Puffing Billy Place	259
Pair of shops**	369 to 371 Main Street	265
Stephens' Butcher Shop & residence, former**	381 Main Street	269
Emerald Post Office and Residence**	398 Main Street	274
Emerald Reserve**	402A Main Street (Gembrook-Belgrave Road)	278
Barnes' Weekender, former**	11 Ogilvy Road	281
Cascades Guesthouse (former) & Emerald Tourist Track	10 Telopea Road	285
Emerald Lake Park & Landscape (part Nobelius Nursery)	Emerald Lake Road	291
Stokes Croft planting	4 Edenmont Road	297
Paradise Hotel & trees	249 Belgrave-Gembrook Road	300
Old gold route (part)**	Westlands Road	302
Garfield		
Parish Fruit Depot	80 Railway Avenue	304
Garfield Primary School No. 2724 ³	84 Railway Avenue	308
Teacher's residence & Canary Island Palm*	86 Railway Avenue	313
St Mary's Church of England	90 Railway Avenue	317
Garfield North		
Garfield North State School No. 3849 (Former)	375 Garfield North Road	321
Gembrook		
Wattle Bank	18 Innes Road	325
Heath Hill		
Heath Hill Railway Station residence	1405 Westernport Road	330
Iona		
Tehennepe	495 Little Road	334

** New Emerald locality history inserted into the citation.

³ Garfield Primary School was demolished prior to the Planning Panel for Amendment C161, and for this reason it was not granted protection under the Heritage Overlay.

* Revised 2012 in accordance with the Planning Panel recommendations for Amendment C161.

Place Name	Street	Page
St John's Presbyterian Church (former)*	580 Little Road	337
House & Oaks	935 Murray Road	341
Koo Wee Rup		
Dunlop's cheese factory, cottage & tree	150 Koo Wee Rup-Longwarry Road	346
Shepton Mallet	145 Rossiter Road	350
Strzelecki Railway house	255 Rossiter Road (originally; temporarily relocated to the Bayles Hall Precinct)	354
St George's Church of England	270 Rossiter Road	358
St Andrew's Presbyterian Church	319 Rossiter Road	363
Koo Wee Rup Police Lockup (former)	325 Rossiter Road	368
Mallow House	325 Rossiter Road	371
Eason Memorial gates and trees	Rossiter Road	375
Royal Hotel ⁴	96 to 102 Station Street	379
House	140 to 146 Station Street	383
Air Raid Shelter	30 (rear) Station Street	388
Lang Lang		
Lang Lang Cemetery & trees	McDonalds Track	391
Palace Hotel	140 McDonalds Track	395
House	1 Westernport Road	399
House	13 Westernport Road	403
Stafford House & hedge	Lot 1, TP109006 Westernport Road	407
Missons Butchers Shop & residence	34 to 36 Westernport Road	412
ANZ Bank	47 Westernport Road	416
Finlay McQueen Uniting Church complex	46 Westernport Road	420
Priestley's store site & Oak	49 (rear) Westernport Road	425
Lang Lang Infant Welfare Centre (former)	1 and 3 Whitstable Road	429
Lang Lang war memorial	1 and 3 Whitstable Road	433

⁴ The Royal Hotel was originally recommended by Context to be an Individually Significant place within the Koo Wee Rup Commercial Precinct, but the Planning Panel for Amendment C161 recommended that it be removed from the extent of the precinct and protected by as an individual place on the HO.

Place Name	Street	Page
St John The Evangelist Anglican Church complex	6 to 10 Whitstable Street	437
Monomeith		
WWII Air strip site	405 Monomeith Rd, 25 & 160 Spencers Road	443
Nar Nar Goon		
Oakway ⁵	185 Bessie Creek Road	446
Nar Nar Goon North Hall	642 Dore Road	449
Officer		
Greenslopes	15 Bayview Road	452
Officer Union Church & Officer Public Hall	16 to 18 Tivendale Road	457
Pakenham		
Pakenham War Memorial	Henry and John streets, north corner	462
Grason	6 Henty Street	466
House	21 James Street	470
I.Y.U. Pre-emptive right homestead site*	245 McGregor Road	474
St Patrick's Catholic Church, former	144 Princes Highway	477
Coffee Palace (former)	48 to 52 Station Street	481
Pakenham Cemetery	50 Thewlis Road, and Cemetery Road	485
Pakenham South		
Pakenham South Hall	815 McDonalds Drain Road West	489
Pakenham Upper		
Valley View Orchards Manager's House & Coolstore, Former	15 & 30 Shelton Road	493
Rythdale		
Rythdale Reserve trees	205 Soldiers Road	497
Tonimbuk		
Tonimbuk Hall	1900 Gembrook-Tonimbuk Road	500

⁵ In response to evidence provided as part of the Amendment C161 panel hearing, Oakway was not given protection under the Heritage Overlay, but the panel recommended that it be documented.

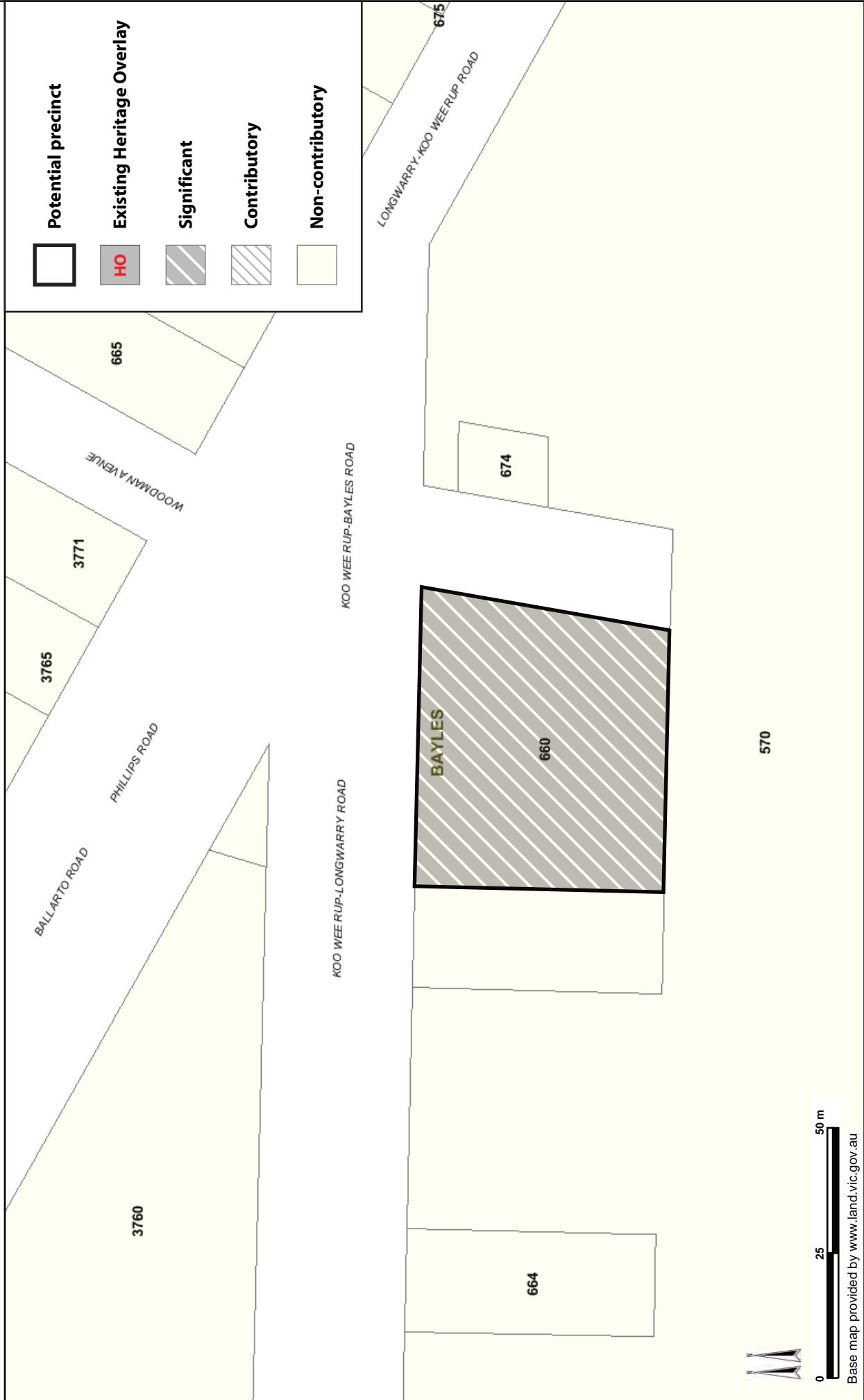
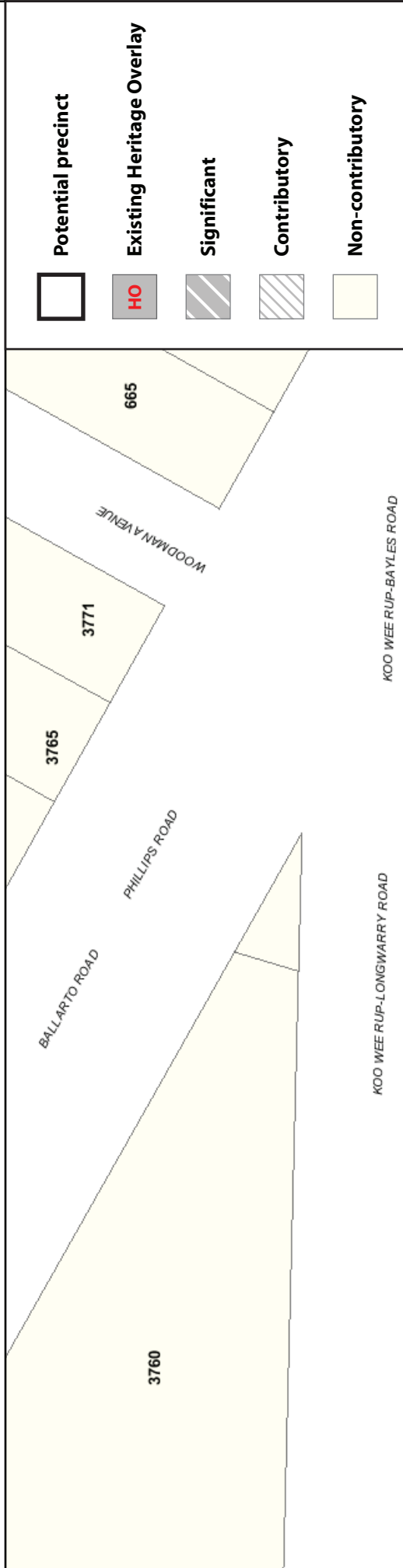
* Revised 2012 in accordance with the planning panel recommendations for Amendment C161.

Place Name	Street	Page
Tynong		
Tynong General Store & stock feed	40 Railway Avenue	507
Yannathan		
Yannathan Union Church	225 to 227 Heads Road	510
Yannathan Public Hall & Canary Island Palms	491-495 South Yannathan Road & 225-227 Heads Road	513

CARDINIA LOCAL HERITAGE STUDIES REVIEW

Bayles Hall Precinct

Draft Heritage Overlay



Base map provided by www.land.vic.gov.au

PRECINCT - BAYLES HALL

Place No. 416

ADDRESS 660 Koo Wee Rup-Longwarry Road
Bayles

Last Update 26/02/2008

HO No.



DESCRIPTION The Bayles Hall precinct comprises elements associated with the former Bayles railway station site and siding (1922-59) and adjacent community facilities.

A Bayles Hall is a single storey late 19th century weatherboard building (moved to its current site from Yallock in 1931-2). It is rectangular in plan, with a corrugated iron gable roof. It has an entry porch projecting from the gabled façade, also with a corrugated iron gable roof. The door to the porch and the windows on the east and west elevations have been replaced with aluminium framed windows. A second building is attached at the rear of the hall. It is also weatherboard, with gable roof and skillion wing.

B Bayles Fauna Park was created in 1974 on the majority of the former station site. The entrance is located to the south of the Bayles Hall. An area of the former station site which is not incorporated into the Bayles Fauna Park, a strip of land between the Fauna Park and the Koo Wee Rup - Longwarry Road, has been re-used as a community park containing various facilities such as a picnic ground with tables and BBQs, children's playground, tennis courts, and remnant elements associated with the former station site. Some of these elements appear to be in their original location, while others appear to have been moved. As a collection of elements, they are indicative of the site's former use as well as the precinct's former place as the centre or hub of the township.

Together, these elements provide evidence of Bayles' former role as a commercial and community centre of the district, centred around the station and public hall.

Contributory elements associated with Bayles as a commercial and community centre of the district include:

- Bayles Hall, constructed in 1899 in Yallock, but moved and officially opened in Bayles in 1932
- the Rural Fire Brigade offices/workshop and garage, dating from the c.1950s

Contributory elements that provide evidence of the precinct's associations with the former Bayles railway station and former Koo Wee Rup - Strzelecki branch rail line are:

- the Weighbridge - a small corrugated iron shed on a rectangular concrete base, the internal mechanism (with the inscription 'ASCO') and adjacent weighbridge
- linear reserve enclosed by an avenue of tree regrowth
- mileage point, showing '47' miles [this could be related to the community centre]
- row of Monterey Pines (*Pinus radiata*) (4)
- station sign, dating from c.1988
- section of track on sleepers, laid on lawn (possibly interpreting the original track alignment and location)
- the Bayles Station Museum, a small corrugated iron clad store with a sliding door opening onto a timber platform, adjacent to the section of track

There are also some grass covered mounds that potentially indicate the former layout of the site and/or locations of structures associated with the site's former use as a station, but which are no longer extant.

There are also two commemorative plaques on the site; the 1988 dedication of the Bayles Fauna Park as part of Australia's bicentennial celebrations, and a 1970 commemorative plaque set into a large boulder to the east of the Bayles Hall. The 1970 plaque's inscription reads:

'Erected in memory of our district's pioneers & all those others who followed on in trials & hardship, to bequeath to us, their descendants & successors, the rewards of their labours & the fruits of the soil. Bayles - 1970"

Condition	Fair	Integrity	Varies
Threats		Key elements	Archaeological potential Group of buildings Landscape Machinery Monuments Tree(s) Use
Designer		Builder	

HISTORY

HISTORY OF BAYLES

Bayles township's growth was intimately linked to the construction of the Strzelecki Railway line between 1915 and 1922, and its first residents were railway workers who camped there. The line was built to serve the settlers in the wedge between the Gippsland Line and the Great Southern Line, especially those in the hill country to the east of Cardinia Shire. Bayles was the next station after Koo Wee Rup.

Initially known as Yallock Village Settlement, in reference to the township immediately to the south, the station, and then the fledgling town acquired its new name in commemoration of a soldier called Bayles, the first Victorian Railways Construction branch employee to be killed in the First World War.

Nearby Yallock which was settled in 1893 as part of the Victorian government's Village Settlement plan, a scheme that sought to relocate the urban poor to small farming allotments, and to alleviate the problems of catastrophic unemployment and deprivation during the 1890s depression. There were 86 villages established in Victoria in the peak year of 1896, over a third of which were in Gippsland. Although the Village Settlement Plan met with indifferent success due to the small size of the plots and the inexperience of the settlers, Yallock and other swamp settlements were relatively successful, where the rich soils were cultivated for potatoes or used as grazing for dairy farming. This initiative followed on from the drainage scheme for the Koo Wee

Rup Swamp, which had begun in 1889, and which also brought an influx of mainly poor settlers to the area. The Soldier Settlement scheme after the First World War opened up further land for farming in the district.

Bayles station played an important role in the transport of dredged sand from the swamp drainage system drains, which had washed there from upstream, as well as the transport of locally grown potatoes and dairy products. The importance of sand as a commodity at Bayles continued into the 1950s. In 1945 railway land near Bayles station was leased to Potter and Peck who established a factory making solid concrete building blocks from local pit sand. By the time the railway was closed down in the mid-1950s, sand was becoming scarcer, partly due to improvements on the part of the Water Commission in applying measures to curb erosion upstream. Sand mining, as opposed to dredging continues in the area, and a gravel quarry existed at Bayles where the tip was later located.

Township development commenced before the rail line was opened in 1922, with a private subdivision of town blocks by local landowner Henry Woodman, in 1919. The first store, a bakery, was also opened in 1919 by Owen Kennett. In 1928 Bayles School was opened with 15 students. By 1930 Bayles was still a tiny township; only 24 residences and commercial premises are listed in the Sands & McDougall Directory. However, due to its location on the railway line, Bayles replaced Yallock as the main commercial and community centre of the district, as evidenced by the removal of Yallock's public hall and Methodist church building. The former was moved to Bayles and the latter to Koo Wee Rup.

The line was crucial also crucial to the siting of the Bayles Butter Factory, which opened in 1921, in anticipation of the completion of the Strzelecki Railway line the following year. In 1928 the factory was renamed the Bayles Dairy Co Pty Ltd, which in 1944 became part of the Drouin Butter Factory Co-op (Cardinia Shire Heritage Study, 1999, v 1, p 46).

History of Bayles Hall

The Bayles Hall, which started its life as the Yallock Hall, was built c. 1899. from 1902 to 1912 it was used as the local school (Butler 1991, p.124). A larger hall was built in 1914, although it is not known whether or not it completely replaced the original building. The contractors for the new hall were P. Simmill and J.C. Hatty. After the First World war, a supper room was added as a Soldiers' Memorial (Boxhall, in Mickle, 1987, pp 172-3.)

In the 1920s the Bayles community formed a committee to work towards the acquisition of a public hall for the new township. Public halls were an important part of small-town community life in country Victoria, and every township in Cardinia Shire had its hall (Butler, 1999, p.88). The local hall as the venue for a variety of social and community events and was commonly used as temporary or overflow accommodation for the local school (or as its precursor in the case of Yallock, later Bayles Hall), as a place for religious meetings, and , in larger towns, as a venue for Council meetings.

In 1931 the hall committee purchased the Yallock hall for removal to Bayles. Only the supper room was retained as the Yallock hall (Mickle p.54).

The Bayles Hall was officially opened in June 1922 by Matthew Bennett MLA. The opening function was a Grand Ball:

The hall was all aglow for the large attendance with installation of six "Gloria" lights, having a total candle power of 2000. (Mickle, p.64, presumably quoting from the Koo Wee Rup Sun).

Creation Date c.1920-40

Change Dates

Associations

Local Themes

Victorian railways

06.0-98 ESTABLISHING
COMMUNICATIONS MOVING
GOODS
6.1-96 Early pack tracks
7.1-96 Gentlemen's rural retreats

STATEMENT OF SIGNIFICANCE

What is significant?

The Bayles Hall precinct at 660 Koo Wee Rup-Longwarry Road, Bayles comprises the Bayles Hall, a late 19th century building which opened on the site in 1932, the c.1950s rural fire brigade depot and landscaped surrounds which include structures and other remnants of the former Bayles railway station site (1922-59). The Bayles township grew from the camp site of the workers

building the Koo Wee Rup-Strzelecki branch railway between 1915 and 1922, and in the 1930s, after the railway arrived in Bayles, the township replaced Yallock as the commercial and community centre of the district.

How is it significant?

The Bayles Hall precinct has local historic, social and potential archaeological significance to Cardinia Shire.

Why is it significant?

As a remnant of a former commercial centre in the district, the Bayles Hall precinct has historic significance to the Cardinia Shire for the evidence it provides of the dynamic fortunes of the district's townships, which were settled in association with the Koo Wee Rup Swamp drainage scheme in the 1890s. (RNE criterion A.4). While the fabric of the Bayles Hall has been altered, the precinct's and the hall's continued use as a community focal point and meeting place has historic and social significance. (RNE criteria A.4 & G.1). The collection of elements associated with the former Bayles railway station have historic significance for the evidence they provide of this former use of part of the site, and for their association with the Koo Wee Rup - Strzelecki Branch rail line. The Bayles Hall precinct has potential to contain archaeological evidence of the former station site, which would help future understandings of this aspect of the place's history. (RNE criteria C.2 & A.4)

The two plaques have historic social significance as examples of history-making on the site and civic pride. (RNE criteria H.1 and G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended
Victorian Heritage Inventory	VHI		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:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	Yes	Incorporated Plan Details	
Description:	None specified			Bayles Hall Precinct	Incorporated Plan

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this precinct:

- None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

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- BIBLIOGRAPHY** Boxhall, H.J., (1987), 'History of Yallock' in More Mickle Memories of Koo-wee-rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940, vol. 11, Pakenham, 172-3
- Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire

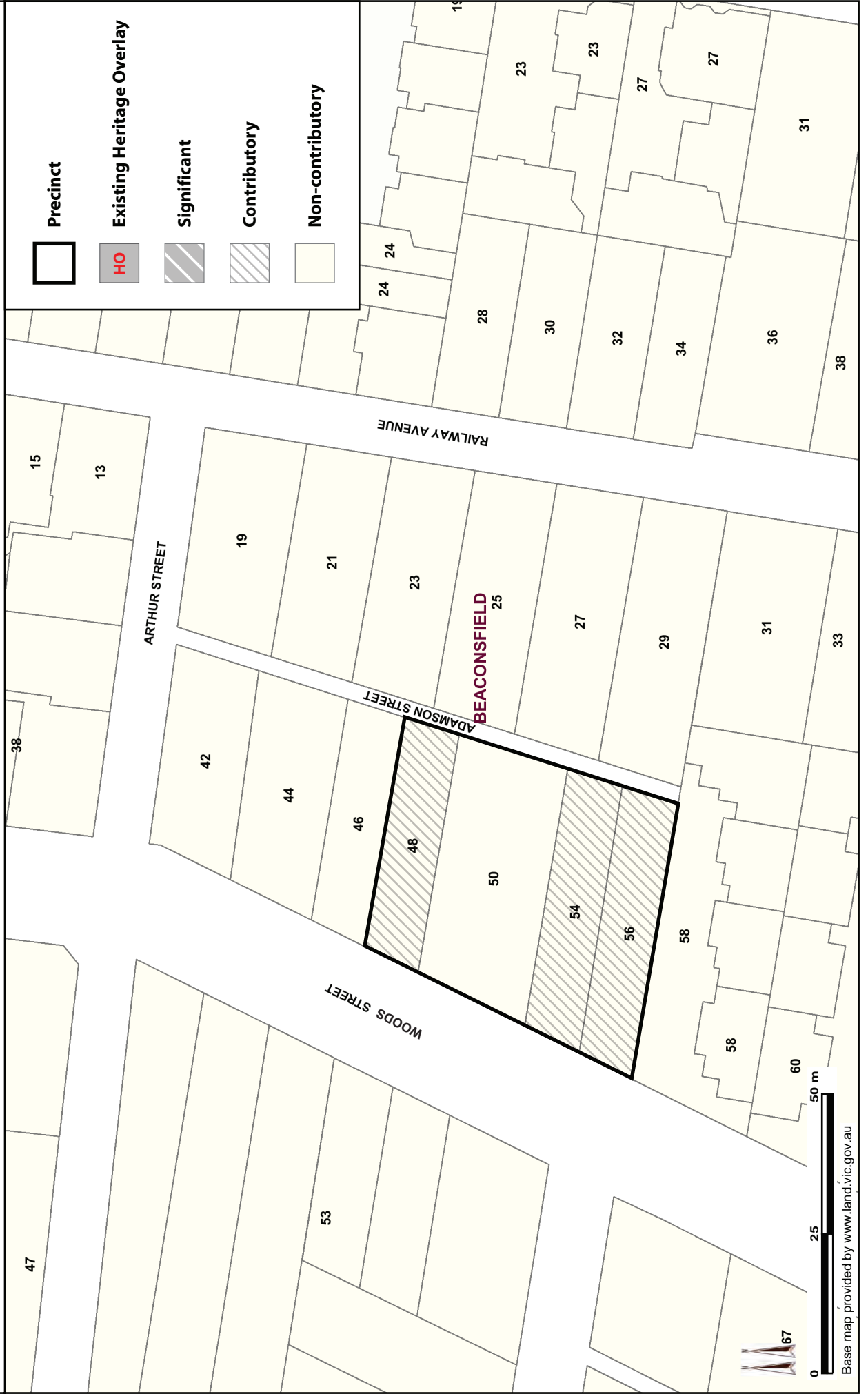
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

Mickle David, J., (1987), More Mickle Memories of Koo-wee-rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940, vol. II, Pakenham

CARDINIA LOCAL HERITAGE STUDIES REVIEW

Woods Street Residential Precinct, Beaconsfield

Heritage Overlay



PRECINCT - WOODS STREET RESIDENTIAL PRECINCT, BEACONSFIELD

Place No. 142

ADDRESS 48 - 56 Woods Street
Beaconsfield
41-42 & 45-46 LP2805; Plan CP104714

Last Update 22/11/2013
HO No.



DESCRIPTION The following early houses are contributory to the Woods Street residential precinct:
- 48 Woods Street, c1915. A weatherboard house with a transverse gable roof intersecting with a

projecting front gabled room with a bracketed hood over the window. Both the front and side gabled have 'half timbering' with pressed metal 'rough cast'. The front verandah has a bullnose roof. The corbelled chimney has been overpainted. The verandah floor has been retiled and the front door replaced. The picket fence at the front is modern but sympathetic. The house is in good condition.

- 54 Woods Street, c1905. A weatherboard transverse gable roof with rear weatherboard and brick skillion sections. The front verandah has a shallow concave roof. Both the house and verandah appear to have retained their original (or early) roofing iron. The house has a corbelled brick chimney on the rear, and an early leadlight window on the north side. A rear window on the north side has been replaced with an aluminium sash, and the timber verandah posts were truncated c1930s and now rest on brick piers. The front picket fence is modern but sympathetic. The house is in fair to poor condition.

- 56 Woods Street, c1905 & c1915. A weatherboard house with a transverse gable roof intersecting with a long projecting front gabled wing. The transverse gabled section has a very steeply pitched roof and skillion verandah with timber fretwork. The roofline of this section is lower than that of the projecting gable-fronted wing, which has similar 'half timbering' in the gable and a timber window hood. It appears that the rear of the house was built around the same time as #54 (c1905 or even earlier), and then the house was enlarged and modernised c1915. The c1915 part of the house has a corbelled brick chimney. There is also a gable-fronted extension at the rear of the house. The house is in good condition. It has a modern picket fence at the front which is sympathetic, and a modern lynch gate which borrows motifs from the house.

These houses stand out in what is now a much later residential domain in Beaconsfield and hence serve as a link between the railway station at the south end of Woods Street and the old commercial centre at the north, on the coach road.

The house at 50 Woods Street is non-contributory.

Condition	Fair	Integrity	Substantially intact
Threats		Key elements	- Buildings
Designer		Builder	

HISTORY

This precinct, with houses dating from about 1905 to 1915, illustrates the importance of Woods Street as an early street that became both a favoured residential area and a centre of commercial and civic development. As small township settlements developed into prosperous service centres for the surrounding agricultural district, substantial town residences were built for local business and professional men and their families, as is illustrated by this group of houses.

The Beaconsfield township, originally known as Little Berwick established on the Panty Gurn Gurn pastoral run, developed after the extension of the railway system from Oakleigh east to Bunyip, starting 1877. The Beaconsfield station on the Gippsland Line opened in 1879. By 1886 the township had a population of 90, which grew to 150 by 1925.

Beaconsfield and Upper Beaconsfield became popular holiday resorts at the turn of the century. Many holiday makers camped beside Cardinia Creek at Beaconsfield and stayed at guesthouses at Upper Beaconsfield. Some were transported to their destination in open or cover lorries.

Although the earliest homes in Woods Street have burned down, or been demolished, there are some good examples of town residences built during the first decades of this century.

Note: This is largely extracted from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded here can be viewed in the original study.

Creation Date	1905-15	Change Dates	
Associations		Local Themes	

STATEMENT OF SIGNIFICANCE What is significant?
 The Woods Street Residential Precinct, constructed c1905-1915, at 48 to 56 Woods St, Beaconsfield, comprising four contributory Edwardian-era houses.

The house at 50 Woods Street is non-contributory.

How is it significant?
 The Woods Street Residential Precinct is of local historic significance to Cardinia Shire.

Why is it significant?
 The mainly Edwardian-era Woods Street Residential Precinct is significant to the locality of Beaconsfield because it contains a variety of early housing which made up the early townships. This precinct illustrates the importance of Woods Street as an early street that became both a favoured residential area and a centre of commercial and civic development. The precinct also illustrates the relative prosperity of Beaconsfield at the turn of the century, when it was both a popular holiday destination and serviced the surrounding agricultural district, enabling local businessmen to build townhouses for their families. (RNE criterion A.4).

The group is among the oldest housing groups in the Shire and contrasts with the many more recent structures around it, linking with the notable and early Wood Street commercial and civic precinct to the north. It is rare in the Shire as a place-type (early house group in a shire town) (RNE B.2).

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended
50 Woods St is non-contributory			

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:	Yes	Incorporated Plan Details
Description:	None specified			Woods Street Residential Incorporated Plan

Conservation Management

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 of buildings or trees may have changed.

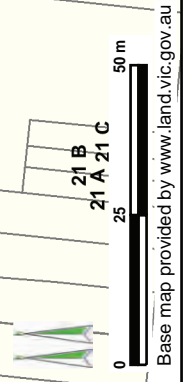
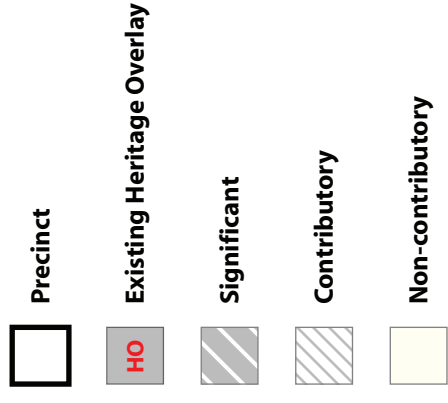
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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2006), Cardinia Local Heritage Study Review
 Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 442

CARDINIA LOCAL HERITAGE STUDIES REVIEW
George Street Residential Precinct, Bunyip

Heritage Overlay



PRECINCT - GEORGE STREET RESIDENTIAL PRECINCT, BUNYIP

Place No. 143

ADDRESS 3 - 9 George Street
Bunyip

Last Update 22/11/2013

HO No.

Lot 1 LP14920, Lot 1 TP223570, Lot 1 PS428145, Lot 1 TP443108





DESCRIPTION George Street is a residential area that comprises, on the west side, a group of early twentieth century houses, including:

- 9 George Street, c1915 (Berry house, double-fronted Jefferson brick simple Italianate style, with altered but related front verandah);
- 7 George Street, c1900 (double-fronted timber verandahed simple Italianate style house, related timber picket fence);
- 5 George Street, c1925 (Indian Bungalow style, hipped roof, pebbles applied to verandah piers and garage are notable, garden altered);
- 3 George Street, c1912 (Kraft house, former police residence but much altered)

The street layout is informal with wide verges planted with eucalypts that contribute to the character of the the street, but appear to be historically unrelated to the early period of development.

Condition	Integrity
Threats	Key elements Buildings
Designer	Builder

HISTORY The growing prosperity of the Bunyip township as an important service centre for the surrounding farming district by the turn of the century is illustrated by the residential precinct in George Street, with houses dating mainly from c1900 to 1925. During these decades Bunyip became a major Shire township. The George Street precinct includes a number of houses associated with the work of the local bricklayer, Joseph John Berry, who arrived in Australia from Camberwell in London, about 1882. A six-roomed brick house at 9 George Street, for example, was built by Berry in 1915 as his own home, using material produced in a district brick works. The clinker style, blue/red bricks came from the Jeffrson Brick Works at Garfield. This brickworks continued operating until July 1929.

The precinct also includes a brick house at the corner of George Street and Mary Street (3 George St) built about 1912 by Berry for William George Kraft, storekeeper, proprietor of the Gippsland Hotel and father of the dynamic William L Kraft. William Kraft junior was born in Bunyip 1900 and, after serving as one of the most active managers of the Drouin Co-operative factory, being a successful promoter of the local dairying industry and becoming a local councillor, he was awarded the OBE in 1968 for his efforts in West Gippsland . This modest dwelling became the Bunyip police residence by 1930 but has since been greatly changed.

Other George Street houses of interest are at 5 and 7 George Street.

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date	Change Dates
Associations	Local Themes

STATEMENT OF SIGNIFICANCE What is significant?
The George Street residential precinct, comprising the houses at 3-9 George Street, Bunyip.

How is it significant?
The George Street residential precinct is of local historic significance to Cardinia Shire.

Why is it significant?
George Street is historically significant as a representative example of an early twentieth century residential precinct. The houses, which date from c.1900 to c.1925, provide evidence of the major growth of Bunyip township during that time and illustrate its growing importance as a service centre for the surrounding farming district and the relative prosperity of the townspeople. The significance of the precinct is also demonstrated by its associations with locally important people such as local bricklayer, Joseph Berry, who lived in his own house at No. 9, while the house at No. 3 (also built by Berry) was associated with the locally prominent storekeeper, William George Kraft, storekeeper. (RNE criteria A.4, D.2 & H.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the houses at 3-9 George Street, Bunyip 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:	Yes	Incorporated Plan Details	
Description:	None specified			George Street Residential Precinct, Bunyip Incorporated Plan	

Conservation Management

The house at No. 11 George Street appears to date from the late interwar or early post-war period and is not recommended for inclusion in this precinct.

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this precinct:

None specified

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this precinct, it is recommended that the following conservation objectives, as appropriate, be given priority in the future maintenance, development or management of the precinct:

1. Conserve the fabric of the building/s or other built elements, which is identified as contributing to the significance of the precinct. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the precinct and/or provide evidence of changing architectural styles or techniques.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

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
- 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. Where there is a complex of related buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and/or layout of the place.

4. Conserve significant/contributory plantings, and maintain a visual relationship between the plantings and associated buildings or other structures.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or interpreting the significance of the place.

6. Ensure that new development does not become a dominant visual element within the precinct by encouraging a contextual approach to new development within the precinct that is complementary in form, scale and materials to the significant/contributory buildings and other elements, but is clearly contemporary in design.

For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant/contributory building(s) and plantings from the street, and other views identified as contributing to the historic character of the precinct.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

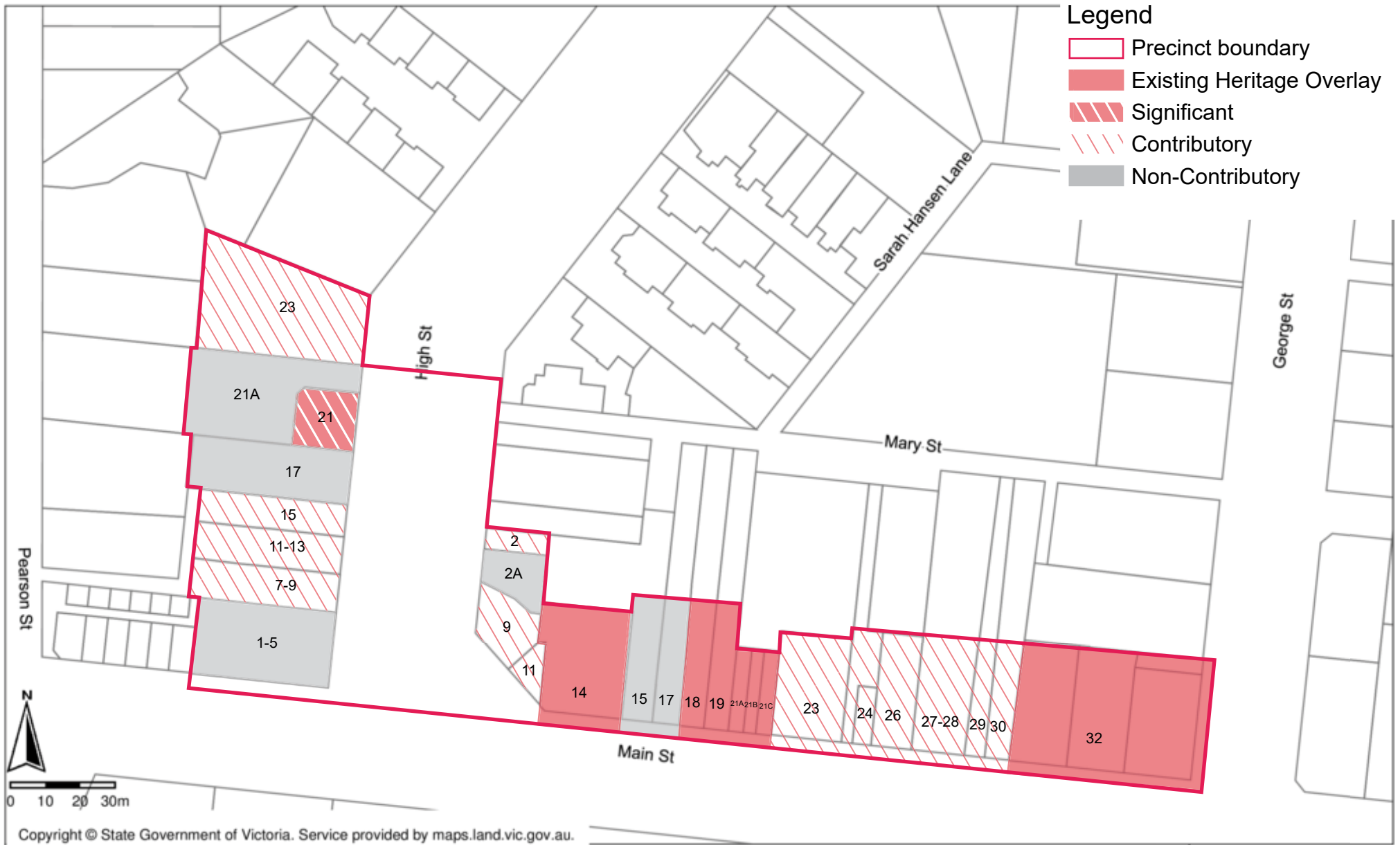
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Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 131

H046 Bunyip Commercial & Civic Precinct (review)



PRECINCT - BUNYIP COMMERCIAL & CIVIC - EXTENSION

		Place No. 180
ADDRESS	9 - 34 Main Street and 2A, 2 & 1 - 23 High Street	Last Update 26/03/2020
	Bunyip	HO No. HO46



DESCRIPTION

The Bunyip Commercial and Civic precinct is situated on the side of a hill overlooking the railway and the countryside to the south of the township. It comprises a collection of commercial, civic and residential buildings associated with the development of Bunyip from the late nineteenth to mid-twentieth century. Although of differing dates most buildings are from the broad period of post World War One development and provide the early core of what has become today's Bunyip shopping centre. As at Garfield, the Bunyip Main Street commercial strip is one-sided and faces the train line, being indicative of its origins. The precinct extends into High Street, which has a very wide central median that contains the Bunyip World War I memorial at the intersection with Main Street.

In Main Street the two, two storey hotels - Stacey's Railway and the Top Pub - are notable landmarks, while the Bunyip Public Hall with its imposing gabled entrance supported on fluted columns marks the eastern end of the precinct. Stacey's Railway Hotel is notable as a fine and very intact example of an early-twentieth century hotel (Please refer to the separate place record for further information), while the façade of the Top Pub is less intact. Between these buildings are single storey shops, some with attached residences. The shops are characterised by single-storey scale, use of cantilever or post-supported verandahs, many with original shopfronts, and original decorative parapets in brick, render or board. The contributory buildings are:

- The attached pair at 18 & 19 Main Street with decorative rendered parapets and original or early shopfronts (These are individually listed in the Heritage Overlay as HO58 & HO59)

- Nathan's Row - three attached single storey shops with decorative brick parapets and original tiled shopfronts at 21A, 21B & 21C Main Street (HO60)
- A brick shop with arched parapet, early shopfront and skillion post verandah at No.24.
- A gable fronted brick house with gabled porch and attached brick shop at No.26. It retains an early cyclone wire fence. The second storey addition is not original.
- A weatherboard shop and attached residence at No.27. This has been altered by the replacement of windows to the residence and the loss of the original verandahs.
- A brick shop and attached residence at No.29

The contributory buildings in High Street comprise mostly single storey shops either in weatherboard or brick, some with attached residences (e.g. 7-9 and 11-13). Some earlier shops retain post-supported verandahs (e.g. No.2, which occupies the north-east corner with Main Street and the shop further to the north, which, confusingly is also recorded as No.2 by Land Victoria), while others from the later inter-war or early post-war period have cantilivered awnings (e.g. No.15). There are two gable-fronted shops (Nos. 7-9 and 11-13), which contrast with the parapets that characterise most of the shops in the precinct. Notable buildings within High Street include:

- The inter-war post office at No.21. (Please refer to the separate place record for further information)
- The residence at 23 High Street. This is a single storey weatherboard late Victorian to Edwardian cottage with bi-chromatic brick corbelled chimneys. Although residential in character, the cottage's historic use as a police residence links 23 High Street to the commercial and civic precinct. The cottage is a relatively early building in the Bunyip township. Moreover, is in good condition and, externally, near to intact.

The shops and buildings at 15 and 17 Main Street, 1-5, 17 and 21A High Street and the altered house at 2A High Street are not contributory to the precinct. The recent landscaping works in High Street are also not significant, although they have enhanced the appearance of the streetscape.

Condition	Good	Integrity	Substantially intact
Threats		Key elements	Group of buildings Monument
Designer		Builder	

HISTORY

CONTEXTUAL HISTORY OF THE BUNYIP DISTRICT

Establishment in the nineteenth century

Bunyip is closely associated with the opening of the Gippsland railway in 1877. Prior to that, a township with the name of Buneep had been surveyed in 1857, and was located on the banks of the Bunyip River to the north east. The township on the railway (known initially as "New Bunyip") at first grew slowly, with the railway station also doubling as the post office. By 1887 there were two hotels and a general store. Although timber getting was the main industry, as was the case throughout the area, the town and environs' tourism potential was also being explored, with fishing trips advertised. The area had its attractions for the wealthier classes, many of whose families, including the A'Becketts, built substantial houses and gardens as retreats from the city. Captain Arthur A'Beckett, a grandson of Victoria's Chief Justice owned parcels of land throughout the township. These included a purchase of 200 acres in 1895 on what became A'Beckett Road, where he built a house, Ballantrae (number 190), in 1898, which still stands.

The township's importance grew after 1889, when drainage began on the Koo Wee Rup Swamp, an ambitious colonial government project supervised by the Italian civil engineer Carlo Catani. This brought an influx of labourers, especially Irish Catholics. Various criteria had to be met in order to qualify for swamp drainage work, including being registered as unemployed, being married, and being willing to work a 20 acre plot of land which swamp workers undertook to improve alongside drainage work. The drainage scheme was followed by the Village Settlement Act of 1892, which aimed to populate the countryside with the urban unemployed, their numbers exacerbated by the severe economic depression of the early 1890s. There were 86 villages established in Victoria in the peak year of 1896, over a third of which were in Gippsland. The scheme is viewed by historians as ill-thought out and a failure, due to the poor quality of the land, the smallness of the land parcels, and the settlers' lack of farming knowledge. Many lasted only a short time, as was the case with the Soldier Settlement scheme over twenty years later. However, the first of the swamp village settlements established southwest of Bunyip in 1893, had some

success and boosted the town's role as a commercial hub. Sale of former swamp land began in that year, along a section of the main drain south of the township, and by July, 354 men, many with wives and families, had taken up plots. The subsequent growth of the town is illustrated by the Bunyip school. Established in 1880 with an enrolment of 32, had an enrolment of 89 pupils by 1895. By 1907, the enrolment was 112 and shortage of space had become critical, with extensive extensions being added the following year (this school was destroyed by fire in 1929, the current school dating from 1931 with later additions).

Twentieth century development

By the turn of the century, Bunyip could boast of being the largest township in the Shire, with a population of 1000, compared to Beaconsfield (200) or Pakenham (140). By 1925 the population of Bunyip had fallen to 600, a figure that remained steady for the next decade. However, as the collection point for much of the produce in the area, and as a result of the population growth, many local services were located here, which in turn attracted further businesses and settlement. The commercial importance of Bunyip can be seen in the growth of its commercial sector. In 1895, Ernest Wilton had opened his Bunyip Market beside the railway station, selling produce, livestock and furniture, and two more general stores had been established by the turn of the century. A Coffee Palace, owned by a Mrs Whyte, was opened in 1912. In this year the town's civic and recreational fabric included a post office (built in 1906 on land owned by Captain A'Beckett), telegraph station, racecourse and recreation reserve, branches of two banks, a police station, a court house and public hall, three churches, three hotels, a gymnasium, four stores, agencies of six insurance companies, a weekly newspaper and a monthly market. The ravages of fire have erased many of these early examples of commercial Bunyip.

By 1909, according to municipal directories, dairying and cheese making had become important to Bunyip's economy, as they had to many townships in the district. Orchards were another of the district's economic mainstays at this time. In 1910 a record consignments of apples, 230 cases, were sent from Bunyip to the markets of London and Hamburg. Local growers of note include R. Nash, F and J Nash, C. Pearson, Pearson Brothers and B. Mitchell. With rainfall the highest in the colony, and good soil, vegetable growing was also successful. Records show carrots three foot long and eight inches in diameter. Until the 1950s, potatoes were collected daily at Garfield and taken to Bunyip where they were trucked to Melbourne.

In 1911, 20,000 acres of crown land was made available on the Bunyip River north of the town, an area that was estimated to be able to support fifty families. One thousand acres was cleared and divided into 50-acre blocks for the establishment of further orchards.

BUNYIP COMMERCIAL & CIVIC PRECINCT

Bunyip's commercial district encompasses Main Street between Pearson and George Streets, and the southern portion of High Street. As noted above the town developed along the main Gippsland railway, near to the Bunyip railway station, as a typical strip centre located near a transport node. The centre appears to have had two key development phases prior to and following World War I, which are associated with the increase in population due to Closer and Soldier Settler government schemes described above. The major phase of growth appears to have been in the 1920s when almost of the whole of Main Street completely re-built and Bunyip became one of the most important commercial centres in the district. A fire in 1930 that destroyed 5 shops including the Universal Store led to further re-building. Further development occurred in the 1930s and late 1940s.

The earliest remaining buildings in Main Street are the two shop/residences at 27 and 29-30 Main Street respectively, dating from c.1910. In High Street, the shop and residences at 7-9 and 11-13 also appear to date from prior to World War I.

In 1921 the World War One memorial was unveiled. In the following decade several new shops and two new hotels were constructed. Stacey's Railway Hotel at 14 Main Street was built in 1924, a double storey, Edwardian, face brick building with 35 rooms, replacing an earlier one on the site destroyed by fire. The Top Pub (former Railway Hotel) at 23 Main Street, was built 1924-5. Between the hotels, the Flett's general store at 18 Main Street was rebuilt in 1926, while the adjoining Draper's Shop at No.19 was built by 1925. Immediately to the east of the Top Pub, another brick shop was constructed c.1925 at 24 Main Street dates. The growth of the township resulted in the need for a new post office, which was opened in December 1925, replacing the old post office, constructed in 1913.

Following the fire of 1930 and the Great Depression another round of building followed in the mid to late 1930s. Nathan's Row, the shops at 20, 21A, 21B, 21C & 22 Main Street, were constructed during this time. The first owner, in 1937, was Percy John Nathan of Irymple. The shops were built on the site of an earlier shop owned by Mrs Kate Botterill (see Nest, Denise, pp.191-2). The businesses had a long mid-century association with Phillip Hugh Pound, a local businessman and community leader.

Also constructed in the 1930s was the shop at 15 High Street, and shop/residence at 26 Main Street. The former butcher's shop, R.W. Maisey and Sons (11 Main Street), and shop at 2 Main Street, appear to date from the late 1940s and by the early 1950s the centre as it exists today was mostly complete.

Later buildings in the precinct include civic elements such as the Bunyip Public Hall at 32-34 Main Street (HO56), constructed from 1942 on the site of the 1906 Mechanics' Institute Public Hall which was destroyed by fire in 1940. The 1940s building's Greek Revivalist style was twenty years behind the times when it was built. Its imposing gabled entrance supported on fluted columns is a notable local landmark, and forms the eastern end of the precinct. The hall retains its public use as a community hall and important community centre.

At the northern edge of the precinct on High Street, is a single storey weatherboard late Victorian to Edwardian cottage. It was formerly used as the police station, or a police residence. By 1943 it had returned to private hands and, according to rate book records, was sold to Eric Miles, a farmer, and his wife Elsie. It could have reverted to private hands at an earlier date, as Denise Nest, in 'Call of the Bunyip', mentions that another house at the corner of George Street and A'Beckett Streets was being used as a police residence at least by 1930. (This other house, of brick, was originally built by Joseph Berry in 1912 for the well-known local dairy farmer Mr Kraft.)

Note:

This is adapted from Graeme Butler's 1996 Cardinia Shire (North) Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date c.1910-c.1940

Change Dates

Associations

Local Themes

06.0-98 ESTABLISHING
COMMUNICATIONS MOVING
GOODS
6.5-96 Tramways

STATEMENT OF SIGNIFICANCE

What is significant?

The Bunyip commercial and civic precinct comprising the buildings at 9-34 Main Street, and 2 (Lot 2 PS727491), 2A (Lot 2 PS617792) and 1-23 High Street, Bunyip (including the World War One memorial), which comprise the early core of what has become today's Bunyip commercial and civic precinct. Developed in association with the opening of the railway from the late 1870s, and the boom which occurred after the Closer Settlement and Soldier Settlement in the post World War One years, the core significant and contributory buildings remain generally relatively unchanged. Contributory places date from the c.1910s to the c1940s:

Individually Significant places include:

- 32-34 Main Street (HO56), Bunyip Public Hall
- 21A, 21B and 21C Main Street (HO60), Nathan's Row
- 19 Main Street (HO59)
- 18 Main Street (HO58)
- 14 Main Street (HO57), Stacey's Railway Hotel
- The Bunyip Post Office at 21 High Street is Significant to the precinct.

Contributory places within the precinct are:

- 29-30 Main Street, brick shop & residence
- 27-28 Main Street, weatherboard shop & residence
- 26 Main Street, brick shop & residence
- 24 Main Street, brick shop
- 23 Main Street, Top Pub
- 11 Main Street, Former butcher
- 9-10 Main Street

- War Memorial on Main Street median (corner High Street)
- 2 High Street, brick shop [Lot 2 PS617792]
- 7-9 High Street, weatherboard shop and residence
- 11-13 High Street, weatherboard shop and residence
- 15 High Street, rendered shop
- 23 High Street - house

The following buildings or sites are not contributory:

- 15 [vacant] & 17 Main Street
- 1-5, 2A, 17-19 & 21A [vacant] High Street

How is it significant?

The Bunyip commercial and civic precinct has local historic and aesthetic significance to Cardinia Shire.

Why is it significant?

Historically, Bunyip Commercial & Civic Precinct is significant to Cardinia Shire as important evidence of the township's development following the opening of the railway station in the late 1870s, then growing in association with the boom following Closer and Soldier Settlement after the First World War, becoming a major regional town and, by the turn of the century, the largest Shire township. (RNE criterion A.4)

Aesthetically, the Bunyip commercial and civic precinct is significant as a fine example of a small rural township centre, which is notable for its relatively high degree of integrity and largely consistent character. The precinct retains many structures dating from that period when Bunyip was a major town and is significant as a representative example of an interwar commercial precinct, typical of the self-contained centres formed around railway stations in country towns during that era. (RNE criteria D.2 & E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO46		Listed
Amend Planning Scheme, including Map No. 24HO			

Extent Additions to the precinct (HO46) include part of the shop/residences at 27 and the adjoining 29-30 Main Street and the residence at 23 High Street. Historically, these buildings on Main Street are significant as some of the earliest remaining buildings in the precinct, dating from c.1910. They have been subject to minor alterations but otherwise remain largely intact and contribute to the overall historic character of the precinct. HO57 should be removed from the rear of the property as it is now part of 15 Main Street.

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

Amend Bunyip Commercial & Civic precinct map in the Planning Scheme map.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

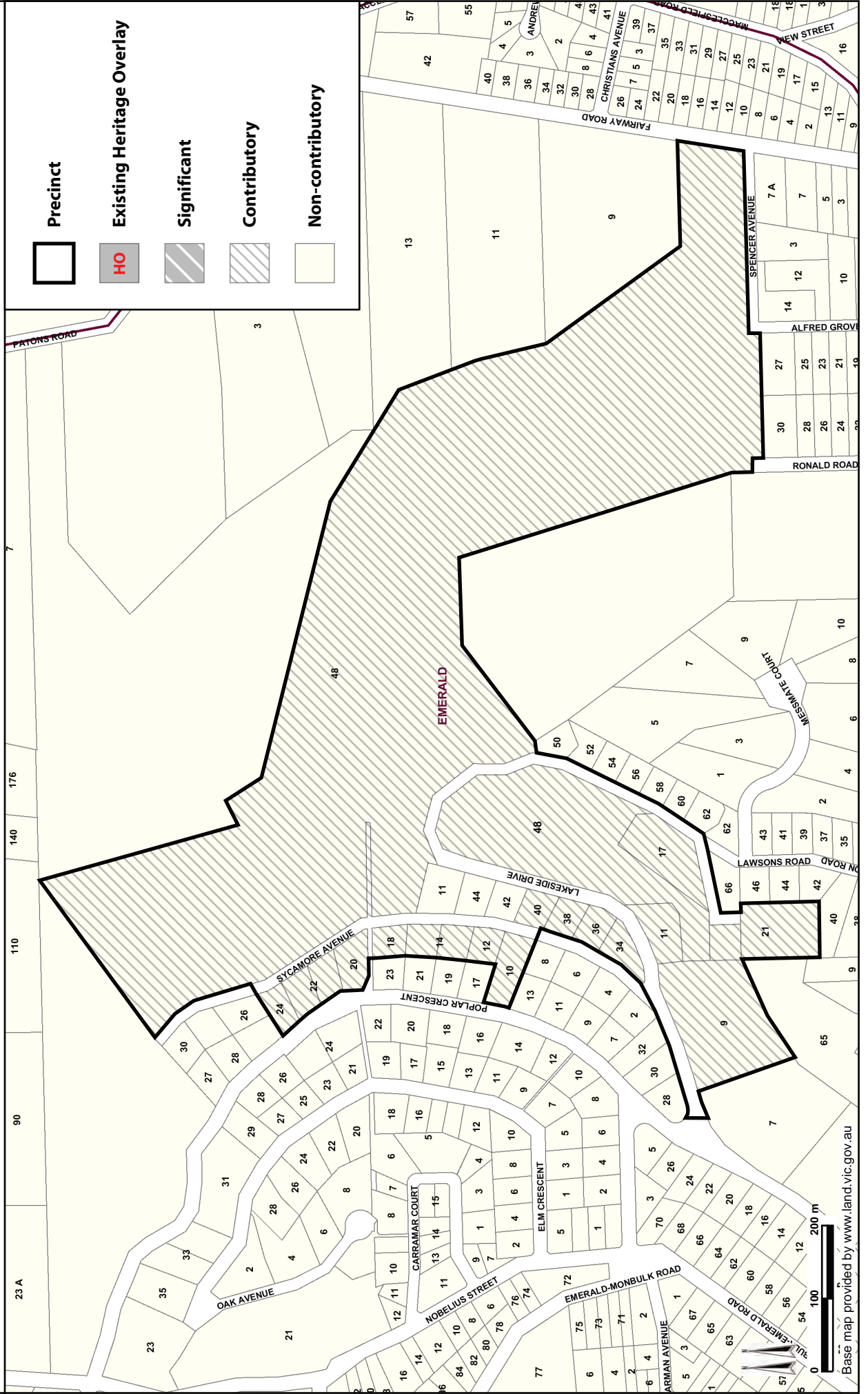
Extra Research None specified

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CARDINIA LOCAL HERITAGE STUDIES REVIEW

Emerald Country Club and Landscape Precinct, Emerald

Heritage Overlay



PRECINCT - EMERALD COUNTRY CLUB AND LANDSCAPE PRECINCT

Place No. 469

ADDRESS 9, 11, 17, 21 & 34-48 Lakeside Drive and 10, 11, 14, 18, 20, 22 &
24 Sycamore Crescent
Emerald

Last Update 7/09/2015

HO No.





DESCRIPTION Emerald Country Club and Landscape Precinct is a 1920s subdivision west of Nobelius Street, Emerald. The subdivision is bounded by Emerald-Monbulk Road and Nobelius Street to the west. Street within it that are part of the Estate are Elm Crescent, Poplar Crescent, Sycamore Avenue, Oak Avenue, and Lakeside Drive, which were laid out in response to the site's natural contours and in accordance with new ideas in urban planning gaining momentum during the decade.

The origins of Emerald Country Club and Estate date to c.1923. It was created from part of the CA Nobelius Gembrook Nursery during the late 1920s and 1930s. The Emerald Country Club and Landscape Precinct comprises several major elements: the clubhouse and associated landscaping, the golf course, the lake, subdivision pattern, several early residences and mature landscaping, and the curvilinear terrace-like street layout which recalls Burley Griffin's 1924 design for the Ranelagh estate in Mount Eliza. Planned as a rural, or seaside holiday retreat, Ranelagh was proposed as a new holiday club settlement for 400 professional men and their families at Mornington. Like Burley Griffin's plan for Ranelagh laid out curvilinear streets following the contours of the land (Australian Heritage Commission, Place ID No. 103168). The main features of the area are located along Lakeside Drive and Sycamore Avenue.

The following cultural landscape features, plantings and buildings make up the Emerald Country Club and Landscape Precinct:

- Lakeside Drive - originally a track through the earliest section of the Nobelius nursery and incorporated into the Country Club subdivision. All of the early houses identified are located on Lakeside Drive.

Tree plantings along Lakeside Drive:

- Camden Woollybutt trees (from E 364004, N 5802151 to E 363622, N 5801817) – A number of mature 'Eucalyptus macarthurii' occur along Lakeside Drive, predominantly along the southern side and in the vicinity of Nos 56 and 58 Lakeside Drive, but also along the section of Lakeside Drive on the opposite side of the gully. They are remnant c1911 experimental plantings that predate the Country Club Estate, planted to research the economic potential of an oil-extraction industry.

- Beech Tree Row ('Fagus silvatica') from Nos 11 to 44 Lakeside Drive, 1930 (E 364217, N 5802223 to E 364297, N 5802408). Lakeside Drive is characterised by street planting of mature Green Beech and Copper Beech trees. The planting is predominantly of Copper Beech, interspersed with mature Green Beech trees. The beech trees create a distinctive landscape aesthetic that is reinforced by the continuation of this species and other mature deciduous cool-climate exotic trees in the front gardens of a number of properties along Lakeside Drive (especially between Nos 11 and 44).

- several conifers presumed to date from the Nobelius nursery.

Emerald Country Club, Club House, 48 Lakeside Drive, 1929. This gabled club house is designed, inside and out, in the rustic mountain country club style used commonly in the United States, with use of natural timber, stone and brick. The clubhouse design follows the American Craftsman and English Arts & Crafts Bungalow precedents in its use of the low gabled form, local rubble freestone (inside and out), and other natural finishes, such as the Marseilles pattern terracotta roof tiles, stained and lacquered timber linings and joinery interior. The pergola form of the porch/verandah is also of note, resembling the first design for the residence Marathon, at Mount Eliza, by architect Walter Butler. Some of the external colouring (buff stucco, green joinery) survives at the rear of the clubhouse. This conscious use of natural material is also reflected in the construction of the log lake-side pavilion (presumed originally roofed with palings/shingles). American country club designs inspired the open planning with its intercommunicating lounge and dining spaces, original use of stained timber panelling internally (since painted over), the timber board lining of the pitched ceiling, the exposed timber trusswork (with stencilled designs and bordered panels on the underside of each chord), and rubble stonework in the fireplaces. The tapered chimney breast in one of the public rooms (dining), with its brick casing near the ceiling level, is also of note.

The Club House appears to be highly intact externally, in comparison with a photo from Australian Home Beautiful taken a month after its opening (AHB, 01/02/1930: 26). The only alteration visible is to the low 'tower' above the entrance – originally it appears to have had overhanging eaves (instead of the plain parapet seen today).

Other more typical, but nevertheless valuable, contributory elements include the stained timber ceiling strapping, chain-hung brass light fittings, stained picture rail and brick-clad fireplace to the former manager's office. A similar approach can be seen in both the Yarra Bend Golf Clubhouse (use of local timbers) and at Wattle Park, the latter also employing English design precedents but lacking internal integrity. Most of the Victorian clubhouse designs in this idiom have been altered.

The clubhouse grounds contain garden beds, defined by rubble local stone edging, with shrubs and to the north is a semi-circular terrace, part of the early landscaping. A main drive leads to the

clubhouse from the estate and the turning circle encloses a bed dominated by a very large ‘Cryptomaria japonica "Elegans"’ (see National Trust of Australia classification report). The fairways are lined with mature trees, particularly ‘Pinus radiata’.

Opposite the clubhouse, the creek has been dammed to form a small ornamental lake. The embankment is partially formed by Lakeside Drive and the open setting of the lake provides a contrast to the dense landscaping around the country club residences. The northern shore of the lake has a small polygon-shaped rotunda (E 364334, N 5802474) constructed of horizontally laid logs with pyramidal roof; a feature that appears in early photographs (c1934, Emerald Historical Society). There is a Cork Oak (‘Quercus suber’) growing in the vicinity of the rotunda. (Adapted from the Australian Heritage Commission description, derived from National Trust of Australia classification, n.d.).

Early country club residences on Lakeside Drive include:

- 9 Lakeside Drive, c1930s-40s. Situated below street level, a large Art Deco house with large shallow hip roof, with parapet, large rendered chimneys, and wide picture window with side lights divided into small horizontal panes. The steeply sloped garden includes expanses of lawn, a Green Beech and other mature, cool climate deciduous exotic trees.

- Oak Lee, 11 Lakeside Drive, c1930. (E 364211, N 5802225) Oak Lee is of an unusual steeply gabled design in the Old English style built with stained weatherboard cladding, white painted trim and red brick chimney. It is set below the road in a valley, the usually steep pitched roof forms a landmark; a nearby mature oak (‘Quercus robur’) survives from the Nobelius era (a pair of oaks is cited in the history). The garden is terraced by stone lined paths and driveway, and combines rolling lawns with predominantly of mature exotics trees including a large Pin Oak (‘Quercus palustris’), camellia and rhododendron cultivars with some native trees. An informal path through this garden links Oak Lee with Road’s End, at 21 Lakeside Drive.

The 1 Feb. 1929 ‘Australian Home Beautiful’ plan shows an entry porch, stair hall with dining nook and a bathroom at the rear of the stair; a separate kitchen, bedroom, large living area with an ingle next to a massive fireplace at one end and expressed beams. There were two bedrooms and a sleep-out on the upper, attic floor. The proposed design showed cladding in roughcast render with rubble stone accents in the Arts & Crafts manner, but this was not carried out.

- Road’s End, at 21 Lakeside Drive (E 364206, N 5802104). Road’s End is situated below Oak Lee, and accessed by road at the very end of Lakeside Drive. It is set within a mature landscape and densely planted gardens, and contains a number of mature exotic trees including ‘Pinus radiata’, Silver Beech (‘Gordonia axillaris’), and oaks (including two American Oaks). ‘The dense landscaping is relieved by open areas of lawn and an open rear yard bordered by bush. The garden contains several fine specimens of Camellia japonica cultivars. ... The residence makes effective use of rough stone on the base, columns and steps. The rustic theme is further utilised in the gable ends with rough sawn weatherboards’ (Australian Heritage Database (AHD), 100550). This house is illustrated in the 1 Feb 1929 issue of Australian Home Beautiful (p 25) in its original form. According to the current owner, five rooms on the northern side of the existing dwelling remain of the original residence. It had a flat roof bungalow on the eastern side, which was incorporated into the main house and whose roof was raised in 2002.

- Sycamore Lodge, 34 Lakeside Drive, c1928 (E 364196, N 5802243). An unusual two-level stuccoed house (a converted packing shed) with timber framed windows, which retains evidence of its former use for apple storage in the Nobelius era before reconstruction (false floor or cellar). The house was first owned by architect RW Appleford of Cowper, Murphy & Appleford, who designed the Emerald Clubhouse as well as a number of the residences (Ferntree Gully Shire Rate Book, 1934/35: 12379). It is assumed that Appleford was responsible for the conversion of the shed into a house. As one of the first holiday homes created on the estate, it is discussed and illustrated in detail in the 1 Dec. 1928 issues of Australian Home Beautiful (p19 ff). The house has a gable roof with an attic dormer added as part of its residential conversion. There are a number of mature exotic trees within its garden setting, including Pin Oaks (‘Quercus palustris’) and Copper Beech (‘Fagus silvatica’). The porch and pergola structure have neo-Federation infill. Otherwise the building has high degree of integrity and is in good condition.

- Maple Lodge, 36 Lakeside Drive, c1930s. Obscured from the street by mature garden, Maple Lodge is described in the AHD (ID 100550) as ‘a gable roofed residence (recently extended). The site slopes steeply to Lakeside Drive with the exception of a large podium on which the residence sits’. The garden contains several large Japanese Maples (‘Acer palmatum’), Liquid Ambers, and

a mature White Poplar ('Populus alba'). It is depicted in the 1 Feb. 1929 issue of *Australian Home Beautiful* (sketch p 27).

38 Lakeside Drive, c1930s. 'Separated from its neighbour at No. 36 by a hedge of 'Prunus laurocerasus', the residence at 38 is a substantial building with a basement of 'Cindcrete' blocks', rough cast render and arched windows. It is situated above the road on a steeply sloping site. 'The garden features a row of Japanese Maples, *Camellia japonica* cultivars, 'Abies pinsapo', a clump of 'Trachycarpus fortunei' and a specimen planting of Copper Beech ('*Fagus sylvatica* "Purpurea"') (AHD ID 100550).

- 40 Lakeside Drive. The eastern-most property of note in this precinct is 40 Lakeside Drive. It comprises a single storey weatherboard residence with curved verandah infill. The AHD describes the site as 'steeper sloping than those to the west and the terracing creates small compartments within the garden. The east front of the residence faces a small ornamental pool and in the garden is a rare Mossy Cup Oak ('*Quercus macrocarpa*'). The garden contains a moulded cement sundial with Australian influenced motifs forming a frieze around the shaft' (AHD ID 100500).

- Raiwena, 17 Lakeside Drive (formerly 66 Lakeside Dr) (E 364328, N 5802169). Adjacent to Road's End, the existing large 1930s bungalow with rough stone columns and chimney and timber pergola. Internal details are similar to those in the clubhouse.

The house was built in a number of stages. The first was a two-room selection-era residence of c1877-80 built by selector HB Koenig. Weatherboards from the cottage survive beneath the pink-tinted tooled stucco, as does the south chimney (though stuccoed over in the 1930s). Axel Carl Nobelius bought the selection in 1886, and by 1898 the house had been extended northward, creating a T-shaped plan (to accommodate Nobelius' growing family, as depicted in 1898 nursery catalogue). In 1929 Albert Charles Lawson, one of the founders of the country club, commissioned John Murphy (designer of the clubhouse) to extend and update the 19th-century cottage (Letter, Dorothy Raine nee Lawson, 1990). This transformation involved filling in the north-west side of the 'T', adding a verandah across the west elevation, a pergola across the east elevation, stuccoing the walls, adding local stone columns and accents, six-over one sash windows, and remodelling the interior. The open porch on the north side of the house and the west verandah have since been infilled (the 1929 porch doors were moved at this time). The final extension to the house was made c1950s, when a lower level was built on the west side of the house, which incorporated the trunk of a live oak tree in the middle.

The garden comprises a series of terraced beds, banks of shrubs and large trees, stone paths, retaining walls, fish pond and a small rotunda from the 1930s, with some later concrete paths. Plantings include Oaks, camellias, maples, 'a very old multi-trunked 'Cordyline sp.', and two large specimens of the uncommon 'Carpinus betula'' (AHD ID 100550).

Early noteworthy residences are also located on Sycamore Avenue, including:

- 10 Sycamore Avenue, c1932. Situated on a steeply sloping site, this house has two levels facing the street, though the bulk of the house (at the rear) is single storey. The single-storey section is built of fibro-cement sheeting with decorative strapwork. There is a Japanese-influenced timber vent in the gable, typical of the 1920s and early '30s. Where the ground drops away at the front of the house, there is a lower story clad in cast concrete blocks. Some blocks are plain, while those with vermiculation are used as quoins and decorative bands. Stylistically, this appears to be an earlier part of the house, possibly a converted cool store. A two-level verandah has been built in recent years on the façade of the house, and a carport attached to it at the rear. Otherwise it is largely intact. There is a fibro-cement garage on site as well, which retains its original folding timber doors.

- 12 Sycamore Avenue. A house was built on this site c1930 for Mr N Jeffery, and it is believed to survive.

- Manor Park, 14 Sycamore Avenue, c1930 (E 364222, N 364222). Situated on an entire acre, Manor Park was featured in a December issue of *Australian Home Beautiful*, probably of 1930 (p33). It is a fine example of a c1930 bungalow with Spanish tooling to the stucco walls in an original intact garden setting, including a swimming pool and pergola. Using local stone for retaining walls, steps and paths, the stone work in the garden is of particular note, recalling garden design ideas promoted in contemporary popular press. There is also a garage that appears to be contemporary with the house.

- 18 Sycamore Avenue, c1929. A modest late 1920s dwelling, originally of two bedrooms, with 'Cindcrete' block walls finished in stucco.

- 20 Sycamore Avenue, c1930. A 1930s dwelling with a tiled hip roof and rendered façade. The horizontal stone work on the retaining wall to the small pool appears to be original, or early.

- Glen Eagles House, 22 Sycamore Avenue, c1928. Facing onto the Emerald Country Club golf fairways, the residence is sited towards the rear of the lot, giving it expensive views over the country club. It has an original garage on Sycamore Avenue, with a stucco façade. There is a nameplate on the garage; 'The Mission'. The garden contains large mature trees. It was featured in the 1 December 1928 issue of Australian Home Beautiful (p 19 ff).

- Fairways, 24 Sycamore Avenue. A 1930s fibro clad bungalow with gable ends clad in timber shingles. There is a small garage with hip roof constructed contemporary to the house. The garden contains steps and retaining walls of local stone which appear to be original.

Condition	Excellent	Integrity	Evidence of stages
Threats	Alterations over time Redevelopment	Key elements	Buildings Garden Group of buildings Landscape Plantings Setting Subdivision Track, trail, road Tree(s)
Designer	Cowper, Murphy & Appleford	Builder	

HISTORY

Background from the Environmental History:

In the late 1970s nurseries were rated as the major land users in the Dandenongs (Winzenried:261). In the Emerald area this important land use extends back to the 1880s when Carl Axel Nobelius realised that the soil in the Dandenongs was perfect for producing fruit trees. He purchased land from an original selector (Koenig) in 1886 and, still working for Taylor and Sangster in Melbourne; worked on weekends to clear and plant his land with trees. Eventually Nobelius moved his family to Emerald, where they lived at Carramar. Nobelius' nursery extended across the area now covered by the Emerald Lake Park and the Nobelius Heritage Nursery. By 1914, at his peak, he had two million fruit and ornamental trees covering 450 acres of land, which he sold not only to the domestic market, but to customers in several overseas countries as well. While Nobelius' business connections stretched across the globe, he had an enormous influence on the Emerald area. His vast nursery complex provided work for approximately 50 workers, many of them local small landowners who could not have survived on their own resources. Nobelius was also an active campaigner to have the narrow gauge railway built between Ferntree Gully and Gembrook and the Gembrook Nurseries (as his company was called) had its own siding with a packing shed built alongside. Nobelius established his own flax plantation and experimented with a lavender farm, which, though not successful, was a forerunner to other lavender farms in the district (Ryberg: 58).

When Nobelius died in 1921 the nursery was sold to a syndicate which then sold the nursery business to A.M. Nicholas who resold it to Nobelius' sons, Cliff and Arch. They retained the nursery business until 1955. Part of the property was developed as the Emerald Country Club in the 1920s. Carramar, Nobelius' home, served as the club house until the permanent club house was completed in 1929. This area was later expanded by the Shire Council. The Nobelius Heritage Nursery is also situated on the original nursery site and features many exotic trees that date back to its days as an important nursery. Nobelius's packing shed, by the narrow gauge line, is also still located in this park.

Emerald Country Club:

The following history has been drawn primarily from the National Trust of Australia (Victoria) citation and the Graeme Butler citation from Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), 1999. Additions by the present authors are reference with their source.

This part of the Nobelius estate was purchased c1923-4 by the Emerald Country Club Estate

syndicate, care of 317 Collins St, Melbourne (RB 1924-5, 7666-). Then the club owned Crown Allotments 53, 53a, 40e, part 40f, 40h having taken the former J Bosisto & Co holdings (53, 53a), land once held by Mrs Elsie Bottomley (parts 40e, 40f, 40h, WH Treganowen et al (part 53, 41e) and William Anderson (Moonee Ponds) being parts of 40e, 40f, 40h, over 650 acres (RB 1923-4, 7168, 7228-30). Treganowen was listed in rate books as chairman of the syndicate and the possessor of lots 220-227 LP9251, CA54 (RB1 923-4, 7780b).

Coulson, gives credit to Stillwell and Treganowen for its creation but Winzenried credits Chambers with the idea. Chambers had apparently visited America and been impressed with the country club concept. A nine hole golf course was designed by Riversdale Professional John Young and constructed by Emerald Proprietary Ltd. Pugh gives the date of establishment as 1927 while 'W.A.S.', writing in 'Australian Home Beautiful' in December 1928, spoke of establishment during the 'last three years'. While the clubhouse was under construction the old Nobelius home, Carramar, was operated as temporary clubrooms. The new building was completed in 1929 and included local pink stone in its construction obtained from a quarry opened specifically for the purpose on the property. The clubhouse was featured in 'Australian Home Beautiful' (February 1930) in an article extolling the virtues of country clubs and the estate was described in an article in December 1928. The architects were disclosed as Cowper, Murphy and Appleford (members of the club) and in 1930 the reporter described their building as 'worthy of its surroundings'. For a time membership of the club was restricted to those who purchased land in the country club estate but this idea was adversely affected by the depression. This estate comprised generous allotments (typically half an acre) in the area bounded by Lakeside Drive, Sycamore Crescent, Poplar Crescent, Elm Crescent and Oak Avenue, all names redolent of the former nursery use. Cottages of members were vetted by the committee to ensure that each had 'some distinctive quality of planning and building'.

The committee required houses to be no less than twelve squares in extent and boundary fences were prohibited. 'Home Beautiful' recorded the 'official opening' of the club late in 1929 and in a previous issue (February 1929) had reproduced several designs of cottages erected on the Emerald Country Club estate. Though a number of houses were built in the 1920s, the estate was only formally subdivided into house lots in 1931 (LP 13494).

Winzenried records that membership conditions of the country club were waived during the Depression when the company went into liquidation. Chambers failed to contribute his share of financial support at the time, and so all assets of the company were acquired by Dr Bottomley. In 1932 club members formed a new company to purchase the clubhouse and links. A price of £14,850 was set, but five years later had still not been met. Yet another company was formed in 1937. This time it was successful, with all club assets being purchased by club members for a price of £7000. It was at this time, apparently, that Messrs Treganowen and Stillwell became involved again and for a time were members of a management committee. The war years halted progress and development of the Emerald Country Club, but there were sufficient enthusiastic members available to hand-water the many ornamental trees and shrubs which had been planted. After the war a resurgence of interest took place although many of the original members had left. Financial difficulties beset the Club and after many attempts to improve finances a decision was taken, in the early 1970s, to increase the 9 hole course to 18. This work was undertaken in 1973-77 although the expected revenue boost did not take place. The Emerald Country Club continued in private hands until 1987 when it was purchased by Ausgolf Pty Ltd although it has recently changed hands.'

The following histories are of individual elements within the estate:

Camden Woollybutts

These trees ('Eucalyptus macarthurii') are thought to be a remnant of experimentation by J Bosisto & Co for eucalyptus distilling just prior to the creation of the Emerald Country Club residential estate on part of the holding {GR}. The local distributor for Bosisto was Felton Grimwade. On behalf of Felton & Grimwade and to broaden the Bosisto's Australian product base, Russell Grimwade promoted a research farm at Emerald in 1911 which led to the planting of the rare Camden woollybutt as geranyl acetate (geraniol) bearing trees for use in perfume.

The species is not included in Costerman's (1994) 'Native Trees and Shrubs of South Eastern Australia' but is listed in KW Cremer. It is said to have a restricted natural occurrence in NSW, east of the Kanangra Walls in the Blue Mountains and around Moss Vale. It has been used for farm shelter belts and shade and the species and its hybrids have shown outstanding frost resistance. The leaves, which have been distilled, have a high percentage of geranyl acetate and free geraniol, which are used in perfumery. It is also known as Paddy's River box.

9 Lakeside Drive, c1930s. Residence erected for Dr William Francis Bottomley, original syndicate

member. His large allotment was subdivided in 1976, but much of the mature gardens remains, including an evocative lily pond.

Oak Lee, 11 Lakeside Drive, c1930. John & Phyllis Murphy have stated that this house was a speculative development by the estate developers which was rented as a weekender. The initial design was for a masonry house but it eventuated in timber. The architects were Cowper Murphy & Appleford who were well known as commercial architects of the era, in particular the reconstruction of the Regent Theatre in Collins St. Other sources state that Oak Lee was built for the timber importer, Thorold William Gunnensen who was also the first president of the Emerald Country Club. He also owned a house in Sycamore Avenue while his city residence was in Barnsbury Road, Balwyn which is now part of Camberwell Grammar [Aitken, 1993].

The caption to the design shown in the 'Australian Home Beautiful' of February 1929 stated 'Sixty or more years ago Mr CA Nobelius planted two acorns in his nursery at Emerald. Today two great oak trees tower into the sky and tomorrow there will peep between them the ridge and chimney of this little English cottage with its quaint Gothic touch. It is compactly planned and with timber frame, roughcast walls, and a stone base will cost about £800. A novel feature of the floor plan is the dining nook conveniently placed in the stair hall adjoining the kitchen. The table and seat will be built in and thus no expensive dining room and furniture is required. The living room has an ingle fireplace built in local stone offering a warm welcome on winter night. The upper floor provides for two bedrooms and a sleep out facing south. This little house will be capable of accommodating quite a large family in comfort and convenience.'

Raiwena, 17 Lakeside Drive. This cottage retains part of the c1877-80 Koenig cottage, as well as extensions completed during its occupancy by the Nobelius family (Ruby Nobelius was born here in 1887). The cottage was then extended and extensively remodelled for AC Lawson, one of the original syndicate. His daughter, Dorothy Raine nee Lawson informed the current owners in 1990 that the architect was John Murphy, of Cowper, Murphy & Appleford, explaining the stylistic similarities to the clubhouse.

Road's End, 21 Lakeside Drive. The plan and front elevation of this cottage were illustrated in 'Australian Home Beautiful' in February 1929. The accompanying text described the house as 'a small cottage type of week-end dwelling, constructed of timber framing with weatherboard off-cuts from the local saw-mill. These weatherboards have rough edges and are usually burnt as waste. Smaller saplings have been halved to form the balustrade and gable filling and local stone has been used in the piers and base filling. The site, which is a steep hillside, has been cut away to form a level site for the house, an embankment at the rear has been covered with stone and planted with creepers ... The cost will be about 650 pounds.' The original owners were apparently the Moore family.

Sycamore Lodge/Appleford House, 34 Lakeside Drive

The National Trust of Australia classification report describes the former packing shed shown in the 1898 and 1905 Gembrook Nursery catalogues as the beginnings of this house (National Trust of Australia). This house was erected c1928 for architect Reginald W Appleford to the design of his firm Cowper Murphy & Appleford (of 440 Lt Collins St, Melbourne) and remained in his possession for a number of years (ibid.; RB 1932-3, 13009; RB 1928-9, 10830).

It was described in the 1928 'Australian Home Beautiful' as 'an attic cottage with a timber frame covered with expanded metal and given a rough stucco finish. ... The cream iron roof, the buff walls, with the window frames in geranium green and the shutters in Chinese red, seen through the trees, makes a very charming little picture' [Australian Home Beautiful, 12, 1928]. Reputedly the Gordon Murphy (brother-in-law of Appleford) family stayed there with the Applefords during the depression (National Trust of Australia, Murphy letter).

36 Lakeside Drive. This house was built by Gordon Murphy and occupied by his family for a short period. The plan and front elevation of this cottage were illustrated in 'Australian Home Beautiful' in February 1929. The accompanying text estimated the cost as 80 pounds and commented: 'The site of the cottage slopes sharply from back to front and commands a fine prospect from the northern end where the verandah has been placed. ... A garage has been built into the earth bank at the rear and is inconspicuous, the top being covered with earth and only the doors showing.'

38 Lakeside Drive. The Levy family built a weekender here by 1934, as shown by the Shire of Ferntree Gully rate records (RB, 1934/35 # 12963). Owner HL Levy had his permanent residence at 221 Burke St, East Malvern.

40 Lakeside Drive, 1930s. This land was sold by Emerald Proprietary Limited to Ethel May Glasson, a costumiere of 127 Collins Street, in 1941. The land had a restrictive covenant that

prohibited erection of business premises, more than one dwelling, reuse of second-hand buildings, advertising hoardings, excavation (save for that required for foundations or for gardening), removal of earth, brick making, quarrying or the erection of fences. The Shire of Ferntree Gully ratebooks indicate that she had not yet built a house in 1934 (RB, 1934/35 # 13123). By January 1939, however, Miss M Glasson was recorded as having houseguests in her ‘garden cottage’ (*‘Argus’*, 02/01/1939, p 5).

Clubhouse, 48 Lakeside Drive. The clubhouse was designed by architects Cowper, Murphy & Appleford, and completed by February 1930. Photos of its exterior and interior were published in *‘Australian Home Beautiful’* in February 1930 (p 26).

10 Sycamore Avenue, c1930s. This house appears to have been built after 1934. In that year, owner JB Hartley, of 270 Flinders St, Melbourne, was rated for a vacant property (Shire of Ferntree Gully, 1934/5 # 12814).

12 Sycamore Avenue, c1930. A house had been erected for N Jeffrey, of Dimmeys Store, Richmond, by 1934 (Shire of Ferntree Gully, 1934/5 #12892). This was apparently a family member of John Sims Jeffrey, who purchased Dimmey’s in 1904.

Manor Park, 14 Sycamore Avenue. Manor Park was depicted c1930 in *‘Australian Home Beautiful’*. The presence of a house at this early date, owned by Robert J Curtis, is confirmed by the rate records (Shire of Ferntree Gully, 1934/5 #12641).

18 Sycamore Avenue, c1929. A house, owned by Mrs Edith R Gabb of Cliveden Mansions, East Melbourne, was built here prior to 1934 (Shire of Ferntree Gully rate book, 1934/5 #12761).

20 Sycamore Avenue, c1930s. The house at this address was built after 1934, as recorded in the rate books (Shire of Ferntree Gully, 1934/5 #12797). The owner at the time was Mrs L Gunnensen, Barinsbury Road, Balwyn.

Glen Eagles, 22 Sycamore Avenue. This residence was originally owned by T Gunnensen. Thorold William Gunnensen, born at Semaphore, Adelaide, son of a Norwegian sea captain and timber importer, was first president of the Emerald Country Club and his wife, Lina, was the first president of the Associates. This residence was pictured in *‘Australian Home Beautiful’* in December 1928 and described as ‘one of the more pretential homes – a decidedly holiday home and not a mere week-end habitation. Spanish in influence if not in type, it appeared when first seen a trifle severe, but the owner had selected a block that former part of the Nobelius orchard and had wisely retained the pick of the trees. ‘The house is timber framed and brick based, with mottled tile roof, and buff walls and red and green facings.’

Fairways, 24 Sycamore Avenue. This allotment was purchased in 1935 by JE Simmie (Title Certificate F5736 V114). It appears that the house was built shortly afterward.

Creation Date 1920s - 1930s

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE

What is significant?
 9, 11, 17, 21 and 34-48 Lakeside Drive and 10, 11, 14, 18, 20, 22 and 24 Sycamore Crescent, Emerald. This extent comprises the are of the former Nobelius Estate developed in the 1920s and 1930s as the Emerald Country Club and landscape, with associated estate subdivision and early cottages. It includes the gardens of the Country Club in the vicinity of the Clubhouse; the Clubhouse, ornamental lake, lakeside rotunda, causeway, semi-circular terrace/turning circle in front of the Clubhouse, and the ‘Cryptomaria japonica “Elegans”’, the open character and fairways of the Country Club landscape in contrast with the more densely vegetated and shaded Estate subdivision and surrounding native bushland, as well as the fairways (the first nine holes

created) and mature trees lining the fairways (including ‘Pinus radiata’).

The estate subdivision, street plantings of Green and Copper Beech trees (‘Nothofagus cunninghamii’ and ‘Fagus silvatica’), residences (notably Nos 9, 11, 17, 21, 34, 36, 38 and 40 Lakeside Drive, and 10, 12, 14, 18, 20, 22 and 24 Sycamore Avenue), garages, their garden settings, mature trees and landscape elements such as retaining walls, steps, paths and driveways, constructed during or created from the 1920s and 1930s, and which display a consistent character and style espoused and approved by the Emerald Country Club committee’s desire to control the quality of planning and building in the Estate.

It also includes the constituent elements used in the creation of the precinct and which contribute aesthetically to the landscape character, such as the use of local materials in private dwelling and garden elements, most notably stone, mature trees and shrubs, the lack of boundary fences, and the contrast between open areas of the Country Club landscape, the more densely vegetation landscape of the Country Club Estate, enclosed by density of surrounding natural bushland.

Other features that pre-date the Emerald Country Club Estate are also significant. These include mature conifers associated with the former Nobelius nursery phase of the site, Lakeside Drive alignment, the mature Camden Woollybutt trees (‘Eucalyptus marcarthurii’) that occur along Lakeside Drive.

The houses at 42 and 44 Lakeside Drive and 11 Sycamore Avenue are non-contributory.

How is it significant?

The Emerald Country Club and Landscape Precinct has historic, architectural and aesthetic significance to the Shire of Cardinia and potentially to the State of Victoria.

Why is it significant?

The extent of the former Nobelius Estate, developed in the 1920s and 1930s as the Emerald Country Club and associated estate subdivision are significant as a rare and intact example of a Country Club Estate, based on American and English precedents (RNE criteria A.4, B.2 and D.1).

Architecturally, the residences and gardens, designed and constructed in the 1920s and 1930s are important as a collection that create a distinctive and cohesive architectural and landscape design demonstrating the stylistic influence of American Craftsman and English Arts and Crafts Bungalow precedents (RNE criterion F.1). The design and fabric of the Clubhouse and a number of the residences are also important for the association with architects Cowper, Murphy and Appleford (who were members of the Club and designed their own houses there) (RNE criterion H.1).

The physical fabric (local materials, mature trees and shrubs, the lack of boundary fences), and the contrast between open areas of the built and landscape elements and contrast between open and enclosed outdoor spaces are aesthetically significant for creating a distinctive and consistent character to the built and cultural landscape (RNE criteria E.1 and F.1).

The mature conifers are significant for their historic association with CA Nobelius and the former Nobelius nursery phase of the site (RNE criteria A.4 and H.1).

The Camden Woollybutt trees (‘Eucalyptus marcarthurii’) are of historic significance as rare surviving evidence of a former primary industry in the local area, and associated preliminary research for the extraction of Eucalyptus oil, and historic association with the well known firm of J Bosito & Co. (RNE criteria A.4, B.2 and H.1).

Lakeside Drive is historically significant as a continuing landscape feature from the former Nobelius nursery phase of the site, created as Lakeside Drive during the Emerald Country Club estate phase (RNE criterion A.4).

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
National Trust Register	-		Listed
Name of Place: Nobelius Nursery and Emerald Country Club			
Planning Scheme	HO		Recommended
Emerald Country Club and Landscape Precinct			
Register of the National Estate	100550		Indicative Place (Nominated)
Listed as 'Emerald Country Club Estate, Lakeside Dr, Emerald, VIC', for its Historic significance. Australian Heritage Commission File Number: 2/16/048/0016; Place ID No: 100550			
Victorian Heritage Register	-		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:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	Yes	Incorporated Plan:	Yes	Incorporated Plan Details	
Description:	Early garages			Emerald Country Club and Landscape Precinct	Incorporated Plan

Conservation Management

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

SPECIFIC CONSERVATION GUIDELINES - TREES

In order to conserve the heritage significance of the identified significant trees, it is recommended that the following guidelines are used in the future management or development of the place:

1. Ensure that the tree/s survives in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.
4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.

Extra Research None specified

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EMERALD COUNTRY CLUB ESTATE & LANDSCAPE

Place No. 300

ADDRESS Lakeside Drive
Emerald

Last Update 22/11/2013

HO No.

Plan PC352673, Lot1- 5 LP117734, Lot 115 -126 LP13494, Lot 1 TP105462, Lot 1-4 LP13494, L



DESCRIPTION

Emerald Country Club, Club House, 48 Lakeside Drive, 1929. This gabled club house is designed, inside and out, in the rustic mountain country club style used commonly in the United States, with use of natural timber, stone and brick. The clubhouse design follows the American Craftsman and English Arts & Crafts Bungalow precedents in its use of the low gabled form, local rubble freestone (inside and out), and other natural finishes, such as the Marseilles pattern terracotta roof tiles, stained and lacquered timber linings and joinery interior. The pergola form of the porch/verandah is also of note, resembling the first design for the residence Marathon, at Mount Eliza, by architect Walter Butler. Some of the external colouring (buff stucco, green joinery) survives at the rear of the clubhouse. This conscious use of natural material is also reflected in the construction of the log lake-side pavilion (presumed originally roofed with palings/shingles). American country club designs inspired the open planning with its intercommunicating lounge and dining spaces, original use of stained timber panelling internally (since painted over), the timber board lining of the pitched ceiling, the exposed timber trusswork (with stencilled designs and bordered panels on the underside of each chord), and rubble stonework in the fireplaces. The tapered chimney breast in one of the public rooms (dining), with its brick casing near the ceiling level, is also of note.

Other more typical, but nevertheless valuable, contributory elements include the stained timber ceiling strapping, chain- hung brass light fittings, stained picture rail and brick-clad fireplace to the former manager's office. A similar approach can be seen in both the Yarra Bend Golf Clubhouse (use of local timbers) and at Wattle Park, the latter also employing English design precedents but lacking internal integrity. Most of the Victorian clubhouse designs in this idiom have been altered.

The clubhouse grounds contain garden beds, defined by rubble local stone edging, with shrubs and to the north is a semi-circular terrace, part of the early landscaping. A main drive leads to the clubhouse from the estate and the turning circle encloses a bed dominated by a very large 'Cryptomaria japonica "Elegans"' (see National Trust of Australia classification report). The fairways are lined with mature trees, particularly 'Pinus radiata'.

Opposite the clubhouse, the creek has been dammed to form a small ornamental lake. The embankment is partially formed by Lakeside Drive and the open setting of the lake provides a contrast to the dense landscaping around the country club residences. The northern shore of the lake has a small polygon-shaped rotunda (E 364334, N 5802474) constructed of horizontally laid logs with pyramidal roof; a feature that appears in early photographs (c1934, Emerald Historical Society). There is a Cork Oak ('Quercus suber') growing in the vicinity of the rotunda. (Adapted from the Australian Heritage Commission description, derived from National Trust of Australia classification, n.d.).

The estate with its curvilinear terrace-like street layout and associated golf course and country club, is similar in concept to the Burley Griffin concept for the Ranelagh estate in Mt Eliza.

Australian Heritage Commission citation (derived from National Trust of Australia):

‘The former Bottomley residence (9 Lakeside Drive) ... garden is distinguished by a lily pond sited at the bottom of the garden and overhung with tree ferns and dense vegetation. An informal path through this garden links Oak Lee and Road’s End. Oak Lee (11 Lakeside Drive) is a distinctive landmark in the estate with its steeply pitched roof, timber shingled walls and tall brick chimneys. The garden is terraced by paths and the drive, and dominated by a massive oak (‘Quercus robur’). Stone lined paths run through rolling lawns and long views to the bush form a backdrop. The garden contains a number of Camellia and Rhododendron cultivars as well as a large ‘Quercus palustris Road’s End (21 Lakeside Drive) is on the opposite side of the valley to Oak Lee and is nestled in a densely landscaped garden. The residence makes effective use of rough stone on the base, columns and steps. The rustic theme is further utilised in the gable ends with rough sawn weatherboards. The dense landscaping is relieved in parts by open lawns and an open rear yard bordered by bush. The garden contains several fine specimens of ‘Camelliajaponica’ cultivars and a large example ‘Gordonia axillaris’.

Further up Lakeside Drive, to the east of Road’s End is the former Koenig residence (66 Lakeside Drive). This is built around the early selection-era residence and the early roof line is clearly discernible (especially when compared with photographs in the Nobelius catalogues). Renovations undertaken during the country.club-era include rough stone columns and chimney (similar to Road’s End) and a timber pergola. The garden is terraced and includes banks of shrubs and several large trees, including a very old multi-trunked Cordyline sp. and two large specimens of the uncommon ‘Carpinus betula’. To the east is 36 Lakeside Drive, a gable roofed residence (recently extended). The site slopes steeply to Lakeside Drive except for the large podium on which the residence sits. The garden contains several large Acer palmatum and an old ‘Populus alba Further east, and separated from its neighbour by a hedge of ‘Prunus laurocerasus’, is 38 Lakeside Drive, a substantial residence with basement constructed of ‘Cindcrete’ blocks. This is another steeply sloping site and features a row of ‘Acer palmatum’ along the drive, ‘Camellia japonica’ cultivars, ‘Abies pinsapo’, a clump of ‘Trachycarpus fortunei’ and a specimen of ‘Fagus sylvatica (Purpurea)’. The easternmost residence in this row is 40 Lakeside Drive. The site is even steeper than those to the west and the terracing creates small compartments within the garden. The east front of the residence faces a small ornamental pool and in the garden is a rare ‘Quercus macrocarpa’ (Mossy Cup Oak). The garden contains a moulded cement sundial with Australian influenced motifs forming a frieze around the shaft.

Other early residences are located in Sycamore Drive, including Glen Eagles (22 Sycamore Drive) named after the famous golf course in Scotland. This handsome allotment faces one of the Emerald Country Club golf fairways and the residence sits well back on the block, giving it an extensive view. The early motor garage survives on Sycamore Drive, now dwarfed by several massive trees.’

Condition	Integrity
Threats	Key elements Buildings Landscape
Designer	Builder

HISTORY Background from the Environmental History:

In the late 1970s nurseries were rated as the major land users in the Dandenongs. (Winzenried: 261). In the Emerald area this important land use extends back to the 1880s when Carl Axel Nobelius realised that the soil in the Dandenongs was perfect for producing fruit trees. He purchased land from an original selector (Koenig) in 1886 and, still working for Taylor and Sangster in Melbourne, worked on weekends to clear and plant his land with trees. Eventually Nobelius moved his family to Emerald, where they lived at Carramar. Nobelius’ nursery extended across the area now covered by the Emerald Lake Park and the Nobelius Heritage Nursery. By 1914, at his peak, he had two million fruit and ornamental trees covering 450 acres of land, which he sold not only to the domestic market, but to customers in several overseas countries as well. While Nobelius’ business connections stretched across the globe, he had an enormous influence on the Emerald area. His vast nursery complex provided work for approximately 50 workers, many of them local small landowners who could not have survived on their own resources.

Nobelius was also an active campaigner to have the narrow gauge railway built between Ferntree Gully and Gembrook and the Gembrook Nurseries (as his company was called) had its own siding with a packing shed built alongside. Nobelius established his own flax plantation and experimented with a lavender farm, which, though not successful, was a forerunner to other lavender farms in the district. (Ryberg: 58)

When Nobelius died in 1921 the nursery was sold to a syndicate which then sold the nursery business to A.M. Nicholas who resold it to Nobelius' sons, Cliff and Arch. They retained the nursery business until 1955. Part of the property was developed as the Emerald Country Club in the 1920s. Carramar, Nobelius' home, served as the club house until the permanent club house was completed in 1929. This area was later expanded by the Shire Council. The Nobelius Heritage Nursery is also situated on the original nursery site and features many exotic trees that date back to its days as an important nursery. Nobelius's packing shed, by the narrow gauge line, is also still located in this park.

Emerald Country Club estate:

The Nobelius estate was purchased by a syndicate including Dr Bottomley, Cecil Chambers (north section), BS Stiliwell (father of Bib), WH Treganowen (also AG Lawson and a Mr. Allan of Allans Music) who had the south section. The estate (LP 13494) plan was lodged by solicitors Maddock & Co. and declared by WE Webb in 1931; the Shire gave its approval in April [VTO LP13494]. It included 140 lots along four concentric roads which followed the contours of the land and took tree names, Elm, Poplar and Sycamore. There was also the Lakeside Drive leading to the lake and club and Nobelius Street which bordered the estate on the west. The old Nobelius home and ample grounds, bordered by Elm Cr., was in the estate but not part of the subdivision. A narrow radial lane ran from the north edge of the Nobelius house grounds down to the creek.

Contributory houses:

- Glen Eagles & garden, 22 Sycamore Avenue was built in 1928 for TW Gunnensen (then of 47 Williams St, later 31 King St, Melbourne) and was among the larger houses in the estate [see RB1928-9, 11276];
- Oak Lee & garden, 11 Lakeside Drive, (q.v) built 1928;
- House & garden, 9 Lakeside Drive, built for Dr WF Bottomley an original syndicate member [National Trust of Australia];
- Roads End, 21 Lakeside Drive, illustrated in 'Australian Home Beautiful' as a small cottage or weekend dwelling clad with weatherboard off cuts from the local sawmill and local stone, thought built for the James H Moore family [pictured 'Australian Home Beautiful' 1.2.1929: 27];
- Sycambre Lodge, 34 Lakeside Drive (q.v.) built in 1928 for RW Appleford of the architects Cowper Murphy & Applefords who probably designed many other houses on the estate;
- House & garden, 36 Lakeside Drive, built in 1928 for Gordon Murphy, brother-in-law of RW Appleford of the architects Cowper Murphy & Applefords, who probably designed it, and illustrated in 'Australian Home Beautiful' (Feb 1929) [RB199-30, 11849];
- House & garden, 38 Lakeside Dr built 1928 for A Levey (of 221 Burke Road, E Malvern), partly in Cindcrete light-weight concrete blocks [RB 1928-9, 11434; National Trust of Australia];
- House & garden, 40 Lakeside Dr., thought built in the 1940s for Ethel Glasson but altered [National Trust of Australia];
- House & garden, 66 Lakeside Dr, thought to have been the original Nobelius or Koenig selection cottage which has been added to since by AC Lawson, a syndicate member, among others [ibid].

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE

The Emerald Country Club and landscape, like the larger residential estate, forms a key aspect of the larger residential estate, modelled on new American housing development precedents which were often illustrated in imported and local magazines and at the cinema as idealised garden suburbs or estates and as a setting for the new Post-war outdoor leisure. The style and materials used in the club house, the golf course, lake, provide important physical evidence of the development of the country club estate, in which both individual elements and area as a whole remain largely intact.

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme Part of precinct	HO		Recommended

Extent Part of the Emerald Country Club and Landscape 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:	Rubble stone and log shelters, bridges, remnants of earlier structures no longer extant			None specified	

Conservation Management

None specified

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 63

CAMDEN WOOLLYBUTT ROW

Eucalyptus macarthurii

Place No. 304

ADDRESS Lakeside Drive
Emerald
Lot 1-5 LP117734

Last Update 2/09/2015

HO No.



DESCRIPTION Mature plantings of Camden woollybutt, 'Eucalyptus macarthurii' occur along Lakeside Drive, mainly on the south side (from E 364004, N 5802151 to E 363622, N 5801817)

A number of mature 'Eucalyptus macarthurii' occur along Lakeside Drive, predominantly along the southern side and in the vicinity of Nos 56 and 58 Lakeside Drive, but also along the section of Lakeside Drive on the opposite side of the gully. They are remnant c1911, experimental plantings that predate the Country Club Estate, planted to research the economic potential of an oil-extraction industry.

Condition Good

Integrity

Threats

Key elements Tree(s)

Designer

Builder

HISTORY

These trees are thought to be a remnant of experimentation by J Bosisto & Co for eucalyptus distilling just prior to the creation of the Emerald Country Club residential estate on part of the holding {GR}. The local distributor for Bosisto was Felton Grimwade. On behalf of Felton & Grimwade and to broaden the Bosisto's Australian product base, Russell Grimwade promoted a research farm at Emerald in 1911 which led to the planting of the rare Camden woollybutt as geranyl acetate (geraniol) bearing trees for use in perfume.

The species is not included in Costerman's (1994) 'Native Trees and Shrubs of South Eastern Australia' but is listed in KW Cremer. It is said to have a restricted natural occurrence in NSW, east of the Kanangra Walls in the Blue Mountains and around Moss Vale. It has been used for farm shelter belts and shade and the, species and its hybrids have shown outstanding frost resistance. The leaves, which have been distilled, have a high percentage of geranyl acetate and free geraniol, which are used in perfumery. It is also known as Paddy's River box.

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE Historically, this Camden woollybutt ('E. macarthurii') row is significant to Shire for its rarity and as evidence of the eucalyptus distilling in the district by the well known firm of J Bosisto & Co., which pre-dates the establishment of the Emerald Country Club Estate.

LEVEL

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme In proposed Emerald Country Club and Landscape Precinct	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:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

Combine with Emerald Country Club and Landscape Precinct as contributory element of precinct (Place ID 469)

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 78

OAK LEE, HOUSE & TREES

Place No. 302

ADDRESS 11 Lakeside Drive
Emerald
Plan (unknown)

Last Update 22/11/2013

HO No.



DESCRIPTION

- Oak Lee, 11 Lakeside Drive (W154). Oak Lee is of an unusual steeply gabled design in the Old English style built with stained weatherboard cladding, white painted trim and red brick chimney. It is set below the road in a valley, the unusually steep pitched roof forms a landmark; a nearby mature oak ('Quercus robur') survives from the Nobelius era (a pair of oaks is cited in the history). The garden is terraced by stone lined paths and driveway, and combines rolling lawns with predominantly of mature exotics including a large Pin Oak ('Quercus palustris'), camellia and rhododendron cultivars with some native trees.

The 1929 'Australian Home Beautiful' plan shows an entry porch, stair hall with angle-nook and a bathroom at the rear of the stair; a separate kitchen, bedroom, large living area with an angle next to a massive fireplace at one end and expressed beams. The proposed design showed extensive use of rubble stone in the Arts & Crafts manner but this was not carried out.

Note: This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Condition

Integrity

Threats

Key elements Building
Garden

Designer

Builder

HISTORY

Background from the Environmental History:

In the late 1970s nurseries were rated as the major land users in the Dandenongs. (Winzenried: 261) In the Emerald area this important land use extends back to the 1880s when Carl Axel Nobelius realised that the soil in the Dandenongs was perfect for producing fruit trees. He purchased land from an original selector (Koenig) in 1886 and, still working for Taylor and Sangster in Melbourne, worked on weekends to clear and plant his land with trees. Eventually Nobelius moved his family to Emerald, where they lived at Carramar. Nobelius' nursery extended across the area now covered by the Emerald Lake Park and the Nobelius Heritage Nursery. By 1914, at his peak, he had two million fruit and ornamental trees covering 450 acres of land, which he sold not only to the domestic market, but to customers in several overseas countries as well. While Nobelius' business connections stretched across the globe, he had an enormous influence on the Emerald area. His vast nursery complex provided work for approximately 50 workers, many of them local small landowners who could not have survived on their own resources. Nobelius was also an active campaigner to have the narrow gauge railway built between Ferntree Gully and Gembrook and the Gembrook Nurseries (as his company was called) had its own siding

with a packing shed built alongside. Nobelius established his own flax plantation and experimented with a lavender farm, which, though not successful, was a forerunner to other lavender farms in the district. (Ryberg: 58)

When Nobelius died in 1921 the nursery was sold to a syndicate which then sold the nursery business to A M Nicholas who resold it to Nobelius' sons, Cliff and Arch. They retained the nursery business until 1955. Part of the property was developed as the Emerald Country Club in the 1920s. Carramar, Nobelius' home, served as the club house until the permanent club house was completed in 1929. This area was later expanded by [the Shire Council]. The Nobelius Heritage Nursery is also situated on the original nursery site and features many exotic trees that date back to its days as an important nursery. Nobelius's packing shed, by the narrow gauge line, is also still located in this park.

Oak Lee:

John & Phyllis Murphy have stated that this house was a speculative development by the estate developers which was rented as a weekender [National Trust of Australia]. The initial design was thought to be for a masonry house but eventuated in timber. The architects were Cowper Murphy & Appleford who were well known as commercial architects of the era, in particular the reconstruction of the Regent Theatre in Collins St. Other sources state that Oak Lee was built for the timber importer, Thorold William Gunnensen who was also the first president of the Emerald Country Club. He also owned a house in Sycamore Avenue while his city residence was in Barnsbury Road, Balwyn which is now part of Camberwell Grammar [Aitken, 1993].

The caption to the design shown in the Australian Home Beautiful' of 1929 stated 'Sixty or more years ago Mr CA Nobelius planted two acorns in his nursery at Emerald. Today two great oak trees tower into the sky and tomorrow there will peep between them the ridge and chimney of this little English cottage with its quaint Gothic touch. It is compactly planned and with timber frame, roughcast walls, and a stone base will cost about £800. A novel feature of the floor plan is the dining nook conveniently placed in the stair hall adjoining the kitchen. The table and seat will be built in and thus no expensive dining room and furniture is required. The living room has an ingle fireplace built in local stone offering a warm welcome on winter night. The upper floor provides for two bedrooms and a sleep out facing south. This little house will be capable of accommodating quite a large family in comfort and convenience.'

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE

Oak Lee is significant to the Cardinia Shire for its unusual design, good external integrity and mature exotic garden planting. It is also significant for its associations with the nationally prominent timber importer, TW Gunnenseri, the Emerald Country Club estate, the architects Cowper Murphy & Appleford, and the publicity it obtained in the nationally circulated 'Australian Home Beautiful' which allows greater understanding of its historical context. The oak (or oaks?) is also significant for its maturity and much publicised association with the house.

LEVEL

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	Incorporated Plan Details
Description:	None specified			None specified

Conservation Management

Combine with the Emerald Country Club and Landscape Precinct (Place ID 469)

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 72

BEECH TREE ROW

Place No. 341

ADDRESS 11 (near) - 44 (near) Lakeside Drive
Emerald

Last Update 22/11/2013

HO No.



DESCRIPTION Early street planting within the Estate, along Lakeside Drive (approximately between Nos 11 to 44 Lakeside Drive) of mature Green Beech (*Nothofagus cunninghamii*) and Copper Beech trees (*Fagus sylvatica*).

Condition	Integrity
Threats	Key elements
Designer	Builder

HISTORY

Creation Date 1930	Change Dates
Associations	Local Themes

STATEMENT OF SIGNIFICANCE The mature Green Beech (*Nothofagus cunninghamii*) and Copper Beech trees (*Fagus sylvatica*) along Lakeside Drive have historic significance as an early element of the Country Club Estate's establishment. Aesthetically, they are also important for their contribution to the Estate's distinctive landscape and streetscape character, characterised predominantly by European plantings. The beech trees create a distinctive landscape aesthetic that is reinforced by the continuation of this species and other mature deciduous cool-climate exotic trees in the front gardens of a number of properties along Lakeside Drive (especially between Nos 11 and 44).

LEVEL

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:	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

Recommended for listing as part of Emerald Country Club and Landscape Precinct (refer place ID 469)

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Heritage Study Review
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

SYCAMORE LODGE

Place No. 303

ADDRESS 34 Lakeside Drive
Emerald
Lot 107 LP13494

Last Update 22/11/2013

HO No.



DESCRIPTION This unusual two-level stuccoed house design retains evidence of its use for apple storage in the Nobelius era before reconstruction (false floor or cellar). Viewed from above the gabled form resembles a packing shed with the attic skillion added for its residential use.

(see also Emerald Country Club estate & landscape citation)

Condition

Integrity

Threats

Key elements Building

Designer

Builder

HISTORY Background from the Environmental History:

In the late 1970s nurseries were rated as the major land users in the Dandenongs. (Winzenried: 261) In the Emerald area this important land use extends back to the 1880s when Carl Axel Nobelius realised that the soil in the Dandenongs was perfect for producing fruit trees. He purchased land from an original selector (Koenig) in 1886 and, still working for Taylor and Sangster in Melbourne, worked on weekends to clear and plant his land with trees. Eventually Nobelius moved his family to Emerald, where they lived at Carramar. Nobelius' nursery extended across the area now covered by the Emerald Lake Park and the Nobelius Heritage Nursery. By 1914, at his peak, he had two million fruit and ornamental trees covering 450 acres of land, which he sold not only to the domestic market, but to customers in several overseas countries as well. While Nobelius' business connections stretched across the globe, he had an enormous influence on the Emerald area. His vast nursery complex provided work for approximately 50 workers, many of them local small landowners who could not have survived on their own resources. Nobelius was also an active campaigner to have the narrow gauge railway built between Ferntree Gully and Gembrook and the Gembrook Nurseries (as his company was called) had its own siding with a packing shed built alongside. Nobelius established his own flax plantation and experimented with a lavender farm, which, though not successful, was a forerunner to other lavender farms in the district. (Ryberg: 58)

When Nobelius died in 1921 the nursery was sold to a syndicate which then sold the nursery business to A.M. Nicholas who resold it to Nobelius' sons, Cliff and Arch. They retained the nursery business until 1955. Part of the property was developed as the Emerald Country Club in the 1920s. Carramar, Nobelius' home, served as the club house until the permanent club house was completed in 1929. This area was later expanded by the Shire Council. The Nobelius Heritage Nursery is also situated on the original nursery site and features many exotic trees that date back to its days as an important nursery. Nobelius's packing shed, by the narrow gauge line, is also still located in this park.

Appleford House

The National Trust of Australia classification report describes the former packing shed shown in the 1898 and 1905 Gembrook Nursery catalogues as the beginnings of this house [National Trust of Australia]. This house was erected c1928 for architect Reginald W Appleford to the design of his firm Cowper Murphy & Appleford (of 440 Lt Collins St, Melbourne) and remained in his possession for a number of years [ibid.; RB1932-3, 13009; RB1928-9, 10830].

It was described in the 1928 'Australian Home Beautiful' as 'an attic cottage with a timber frame covered with expanded metal and given a rough stucco finish ... The cream iron roof, the buff walls, with the window frames in geranium green and the shutters in Chinese red, seen through the trees, makes a very charming little picture' [Australian Home Beautiful, 12, 1928]. Reputedly the Gordon Murphy (brother-in-law of Appleford) family stayed there with the Applefords during the depression [National Trust of Australia, Murphy letter].

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE Sycamore Lodge is significant to the Cardinia Shire for its distinctive design, good external integrity and mature exotic garden planting. It is also significant for its associations with the Emerald Country Club estate, RW Appleford and the architects Cowper Murphy & Appleford, and the publicity it obtained in the nationally circulated 'Australian Home Beautiful' which allows greater understanding of its historical context.

LEVEL

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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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	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

Combine with the Emerald Country Club, Estate and landscape precinct (Place ID 469)

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 75

HO85 Garfield Commercial Precinct (review)



PRECINCT - GARFIELD COMMERCIAL EXTENSION

Place No. 202

ADDRESS 33 - 101 Nar Nar Goon-Longwarry Road (Main Street)
Garfield

Last Update 26/03/2020

HO No. HO85



DESCRIPTION The Garfield Commercial precinct comprises predominantly brick and stucco commercial buildings from the town's boom period c.1920-30. Most of the buildings are single storey. Notable exceptions are the Garfield Picture Theatre (HO87) and the ANZ Bank (HO88).

The precinct is situated along the south side of Nar Nar Goon-Longwarry Road facing the railway reserve. As at Bunyip, the Garfield commercial strip is one-sided and faces the train line, being indicative of its origins.

The railway reserve on the north side of the road (between the road and railway) has been recently landscaped, as well as containing a grove of mature and self-sown oak trees (*Quercus* sp.). The Garfield War Memorial is located opposite 77 Nar Nar Goon-Longwarry Road.

The present commercial precinct along the Nar Nar Goon-Longwarry Road retains a character that reflects the 1920s boom era. This character is created by individually significant places already on the Heritage Overlay:

- 41-43 Nar Nar Goon-Longwarry Road – 1920s J & ME Lowndes bakery & residence (HO86)

- 51 Nar Nar Goon-Longwarry Road - Garfield Picture Theatre (HO87), opened in 1924

- 79 Nar Nar Goon-Longwarry Road –ANZ Bank (HO88), built in 1925

Other places within the precinct that reflect the town's boom period are:

- 33 Nar Nar Goon-Longwarry Road - Post Office

- 37-39 Nar Nar Goon-Longwarry Road - Garfield Automotive and Charity Shop, with mature fruit

- trees in the rear garden (citrus and stone fruit)
- 55 Nar Nar Goon-Longwarry Road - Shop
- 57-59 Nar Nar Goon-Longwarry Road - Shops
- 61 Nar Nar Goon-Longwarry Road - Shops
- 69 Nar Nar Goon-Longwarry Road - Garfield Milk Bar
- 71 Nar Nar Goon-Longwarry Road - Shop
- 73-75 Nar Nar Goon-Longwarry Road - Pizza
- 77 Nar Nar Goon-Longwarry Road - Garfield Newsagency
- 81-83 Nar Nar Goon-Longwarry Road - Shop
- 87 Nar Nar Goon-Longwarry Road - Pharmacy
- 89 Nar Nar Goon-Longwarry Road - Country Style Meats
- 95 Nar Nar Goon-Longwarry Road - Iona Hotel
- 101 Nar Nar Goon-Longwarry Road - Cottage

Elements of historic interest, but of which no fabric remains, include the former police residence at 31 Nar Nar Goon-Longwarry Road and the adjacent site (No. 29a) where the police station was formerly located, from at least c.1957 (local resident, pers. comm. 2008). The house at No. 31 has been altered, and new town houses constructed on the adjacent former police lock up site at No. 29a Nar Nar Goon-Longwarry Road.

Non-contributory places in the precinct are: 35, 47, 53, 85, 89-93, 97, 99 and 103 Nar Nar Goon-Longwarry Road.

Condition	Good	Integrity	Minor Modifications
Threats		Key elements	Group of buildings Monument
Designer		Builder	

HISTORY

The origin of the present Garfield Township was associated with the opening of the Cannibal Creek Siding when the Gippsland Railway was extended to the Garfield area in the late 1870s. The name of the siding and the township was later changed to that of the American President, Garfield.

CONTEXTUAL HISTORY OF GARFIELD DISTRICT

Early Settlement

The town of Garfield, formerly known as Cannibal Creek, was part of the Cannibal Creek cattle pastoral run, established in the 1840s. The run (also known as Connabul Creek) was divided into two, with Number One being taken up in 1845 by Michael Ready and James Hook. Both names appear on the 1847 Urquhart survey. David Connor (or O'Connor), and a Mr Hayes commenced the Number Two run to the south at about the same time, according to Billis and Kenyon.(p.193) Connor was later licensee of the nearby Buneep Hotel, in c. 1858. The south boundaries of the runs were roughly centred on today's township, with Bunyip on its eastern boundary.

As roads were pushed through the swampy and heavily timbered Gippsland terrain, settlements grew up to service the passengers and horses travelling through, and Cannibal Creek's birth was as a staging post for coaches at the junction of the Old Telegraph and Old Sale roads. Its original location was short lived however, as with the coming of the Gippsland railway in 1877, to the south, the township's population relocated. The railway opened up the area to exploitation of its extensive forest resources to the north, and a timber loading siding was established, with a five-mile tramway running northwards to logging camps and saw mills including Brisbane's mill, one of the largest and best equipped mills in Victoria at that time, according to the Berwick-Pakenham Historical Society.

This siding became the township's station, and the population increased as small-time selectors arrived, attracted by the improved transport facilities and employment opportunities in wood-cutting.

The first school was built in 1886, near the station, in a building belonging to Mr Ritchie. It was subsequently moved to a site further north in the 1890s, as it had both outgrown its site and was no

longer in a central position. The rapid growth of the township is highlighted in a letter to the colony's Department of Education in July 1885 from a concerned citizen, James McMurtrie (and quoted in Whiting et al) stating that the population had increased "three-fold" in the past 18 months. A later school, at 84 Railway Avenue, was erected in 1910.

In 1887, the town changed its name to Garfield in honour of the American president and American Civil War Major General, James Garfield, who had been assassinated in 1881, after less than four months in office.

A new period of settlement began in the area in 1889, with the start of the Koo Wee Rup Swamp drainage scheme, a government initiative under Italian civil engineer Carlo Catani. The work attracted a further influx of settlers into the region, although many settled for only a short duration. The drainage scheme was followed by the Village Settlement Act of 1892, which aimed to populate the countryside with the urban unemployed, their numbers exacerbated by the severe economic depression of the early 1890s. This was only partially successful however, owing to the poor quality of land given to settlers, the inadequate size of the plots, and the settlers' lack of experience. The clearing of the forests and the draining of the swamp did make the land suitable for dairying, orchards and potato growing, however, farming pursuits which flourished and led to further expansion. A number of new businesses opened in the township of Garfield in the 1890s, one of the largest of which was Jefferson's Brick and Pipe Works. Joseph Jefferson, an Englishman, worked on the Gippsland railway between Oakleigh and Bunyip in the 1870s. He selected land near the Cannibal Creek siding and established a flourishing saw mill producing paving blocks, scaffold poles, fence posts, rails and firewood. At the height of his brick making activities, his business was turning out 50,000 bricks per week, despatching them from Garfield Station over a rudimentary tramway. In 1880 he had a special siding constructed (Jefferson's Siding), for the loading of bricks and sawn timber.

Twentieth Century

Garfield continued to grow during the first two decades of the 20th century, in part due to a flourishing dairy industry. By 1909, according to the Victorian Municipal Directory, Garfield, alongside Beaconsfield, Bunyip, and Iona were listed as dairying and cheese-making districts. The railway's role in this was vital, as a railhead for farm produce, with a faster service to Melbourne having been inaugurated in 1910. An anecdote in Whiting et al says that the journey time was reduced by two hours.

Improvements were made to the roads also; between 1912-18 the Gippsland Road was remade. From 1922 it was known as the Princes Highway and, in 1925, became a State Highway.

Fruit growing was another important industry, with well-known business in Pakenham (Kitchen Brothers) and the Nobelius orchard at Emerald having been established in the 1880s and 1890s respectively. By the 1910s it was an important part of Garfield's economy too; the Smith Orchard House from 1910, at 19 Martin Road is a remnant of a family business that was established by William Smith in the 1890s. In addition there are two cool stores and packing sheds, Towt's, 2893 Princes Highway, and the Lamble Orchard House, in Sanders Road, both from 1928. A third orchard packing shed, at 340 Sanders Road, although dating from c.1915-20 was only relocated there in the mid-to-late 1960s by noted local orchardist Keith McIlroy, its original location being the naval barracks HMAS Cerberus, where it had served as part of the provisions store.

The coming of electricity to Garfield in the mid-1920s was another improvement, having an impact both on the commercial fabric, in the form of refrigeration, and in leisure pursuits. It is notable that the first building to have an electricity generator, in 1924, was the cinema. Domestic usage became common after the township was connected to the SEC supply in 1929. The following year the State Rivers and Water Supply Commission constructed a water channel from which the townspeople obtained supplies; this had the two-fold effect of improving health and hygiene, and providing a permanent water source to combat fire.

Floods and fires have made their impact on Garfield, as with other townships and properties in the area. A bush fire in 1923 destroyed the station, another in 1927 destroyed the Post Office and in 1928, several shops were destroyed.

The Garfield commercial precinct was developed in response to a boom period in the town's history related to improved transport, communications, water and power supply. The 1920s economic expansion saw the expansion of the township and increased demand for the produce of the district; timber, dairy, potatoes and orchard fruits.

People bought motor vehicles for the first time, owned a radio and had more disposable income. According to a local history source, 'this period was marked by a boom during which most of the shopping centre was rebuilt, and farming properties improved'. The reconstruction of the Princes Highway was commenced at this time, as was work on the State Rivers Channel, which soon supplied water to the town people. Electric power was supplied at the time, the first at Garfield, by the power plant at the Garfield Picture Theatre built in 1924.

The commercial precinct, most probably as a result of fire, was rebuilt in brick and stucco. The buildings date from the 1920s. A 1929 Army Survey map shows the Garfield commercial centre surrounded by district orchards. By 1930 building was complete. Most are single-storey with the exception of the ANZ Bank (HO88) and the Garfield Picture Theatre (HO87).

Note:

This is adapted from Graeme Butler's 1996 Cardinia Shire (North) Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date c.1920-30s

Change Dates

Associations

Local Themes

7.1-96 Gentlemen's rural retreats

STATEMENT OF SIGNIFICANCE

What is significant?

The Garfield commercial precinct at 33-101 Nar Nar Goon-Longwarry Road, Garfield along the south side of the road, is associated with Garfield's 1920s boom era. Following completion of the Koo-Wee-Rup Swamp drainage scheme in the first decade of the twentieth century, Garfield became a prosperous farming and orcharding district, coupled with the growth of an associated shopping and business centre related to improved transport (rail and road), communications, power and water supplies. This development reached its peak during the 1920s.

The present commercial precinct along the Nar Nar Goon-Longwarry Road retains a character that reflects the 1920s boom era. This character is created by individually significant places already on the Heritage Overlay:

- 41-43 Nar Nar Goon-Longwarry Road - 1920s J & ME Lowndes bakery & residence (HO86)
- 51 Nar Nar Goon-Longwarry Road - Garfield Picture Theatre (HO87), opened in 1924
- 79 Nar Nar Goon-Longwarry Road - ANZ Bank (HO88), built in 1925

Other places within the precinct that contribute to its significant 1920s character are:

- 33 Nar Nar Goon-Longwarry Road - Post Office (new)
- 37-39 Nar Nar Goon-Longwarry Road - Garfield Automotive and Charity Shop, with mature fruit trees in the rear garden (citrus and stone fruit) (new)
- 55 Nar Nar Goon-Longwarry Road - Shop
- 57-59 Nar Nar Goon-Longwarry Road - Shops
- 61 Nar Nar Goon-Longwarry Road - Shops
- 69 Nar Nar Goon-Longwarry Road - Garfield Milk Bar
- 71 Nar Nar Goon-Longwarry Road - Shop
- 73-75 Nar Nar Goon-Longwarry Road - Pizza
- 77 Nar Nar Goon-Longwarry Road - Garfield Newsagency
- 81-83 Nar Nar Goon-Longwarry Road - Shop
- 87 Nar Nar Goon-Longwarry Road - Pharmacy
- 89 Nar Nar Goon-Longwarry Road - Country Style Meats
- 95 Nar Nar Goon-Longwarry Road - Iona Hotel
- 101 Nar Nar Goon-Longwarry Road - Cottage
- Garfield War Memorial - opposite 77 Nar Nar Goon-Longwarry Road

Non-contributory places in the precinct are: 35, 47, 53, 85, 89-93, 97 and 103 Nar Nar Goon-Longwarry Road.

How is it significant?

The Garfield commercial precinct has local historic and aesthetic significance to Cardinia Shire.

Why is it significant?

Historically, the Garfield commercial precinct has significance for the tangible evidence the surviving c.1920s buildings provide of the development of the Garfield area from the 1920s, which in turn was a result of more intense settlement of the farming districts around the town.

(RNE criterion A.4) The character of the precinct and its location and relationship to the railway, which are indicative of its origins, also have historic and aesthetic significance as a relatively rare substantially intact township with a largely consistent 1920s character. The character of the precinct is most strongly evidenced by the large buildings such as the former ES&A Bank, the Iona Hotel and the former Garfield Picture Theatre, the sole surviving picture theatre in the shire as Pakenham's Kings Picture Theatre has been demolished. Evidence of the precinct's significance is also provided by the remaining bakery and residence and the Garfield War Memorial. (RNE criteria A.4, E.1 & F.1)

Historically, the Post Office at 33 Nar Nar Goon-Longwarry Road and the garage with garden at 37 Nar Nar Goon-Longwarry Road contribute to the significance of the precinct. The Post Office and garage provide evidence of town services developed to serve the expanded community.

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO85		Listed
Extend HO85 to the east to include Nos 37 and 33 Amend Map No 22HO and schedule to the Heritage Overlay			

Extent None specified

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

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

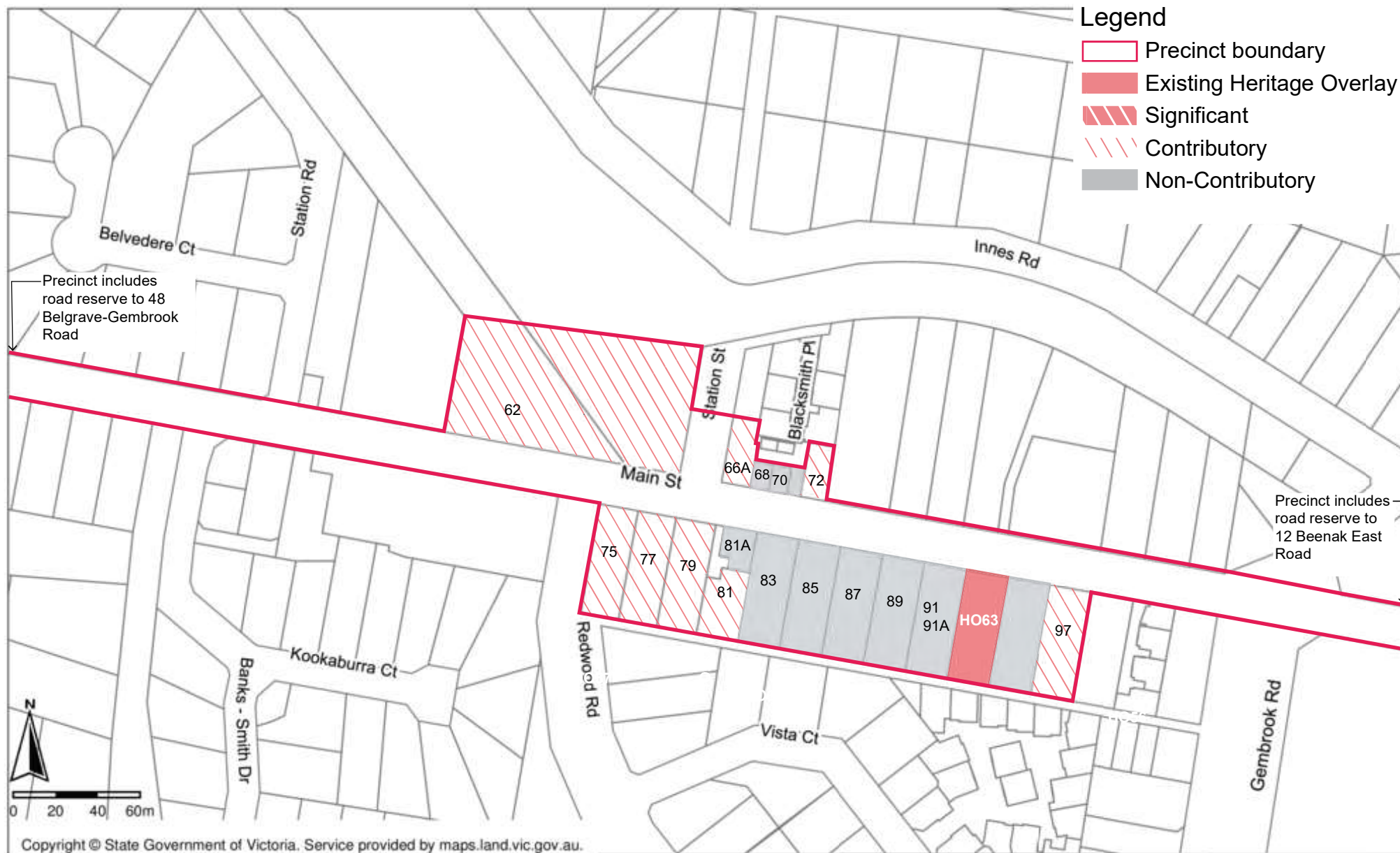
While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

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- BIBLIOGRAPHY** Berwick-Pakenham Historical Society, (1982), *In the Wake of the Pack Tracks: A History of the Shire of Berwick*
- Billis R.V. & Kenyon A.S., (1974), *Pastoral Pioneers of Port Phillip* (2nd edition), Melbourne
- Context Pty Ltd, (2008), *Cardinia Local Heritage Study Review, Volumes 4 & 5*, Cardinia Shire
- F. Whiting et. al., *From Cannibal Creek to Garfield, The History of Garfield PS No 2724, 1886-1986*
- Graeme Butler & Assoc., (1996), *Cardinia Shire Heritage Study (ex Pakenham)*, Cardinia Shire Council, 289

HO189 Gembrook Commercial Precinct (review)



GEMBROOK - COMMERCIAL PRECINCT

Place No. 149

ADDRESS 62-72 & 75-97 Main Street and 66A Station Road
Gembrook
Lot 5 PS520660

Last Update 26/03/2020

HO No.'3: ;





DESCRIPTION The Gembrook commercial precinct in Main Street contains a number of early twentieth century and interwar commercial buildings, interspersed with a few residential properties set back from the street, post-war properties, and undeveloped lots. Avenue plantings of oak, flowering gum and blackwoods unify the streetscape. Contributory elements include:

- the oak, flowering gum and Blackwood street plantings. A strong part of the street's character is created by the early twentieth century street plantings of oak (*Quercus canariensis*), which formed the original avenue planting of the town, interplanted with Blackwoods (*Acacia melanoxylon*) and flowering gums. They are informally spaced but read clearly as an avenue. The avenue planting extends, east to west, from 12 Beenak East Road to 48 Belgrave-Gembrook Road. On the south side, the form of the trees has been compromised by pruning to avoid powerlines.

Along the north side of Main Street:

- 60 Main Street & 100 Station Road. J.A.C. Russell Reserve and railway siding site. The Reserve comprises a range of mature trees, including Bhutan Pines (the pines are protected by HO61), oaks (*Quercus muehlenbergii*?), Monterey Pines (*Pinus radiata*) and Blackwoods (*Acacia melanoxylon*), as well as a recent Victorian-style rotunda (the rotunda is non-contributory). Note that the current Gembrook Railway Station building was constructed in 1998 to service the Puffing Billy line, so the building is non-contributory. It is located on the site of the Siberia Siding, while the original Gembrook Station was located north of the town centre (a small station building survives, but it is outside this precinct).

- 66 Main Street, Coffee Palace (former). The former Coffee Palace at 66 Main Street Gembrook is a weatherboard gabled building. It appears to contain a number of construction stages which include the gable wing along the side frontage, another small gabled section at the rear and a two-level wing in the centre of the block with a monitor roof form. This unusual roof form appears to be the result of adding steeply-pitched skillions to either side of an early two-storey section (its age indicated by the survival of short-sheet corrugated iron). Windows and joints along the side wall reflect different stages even within this wing. There is a show window in the front and a skillion form street verandah (rebuilt/new); another section adjoins on the east. This east-side shopfront has a flat roof and appear to be fairly recent in date. Monterey pines were noted in the 1996 heritage study in the rear yard, but these are in fact on another property. When inspected in 2006 most of the building had been re-roofed and was in good to fair condition. While altered, it contributes to the precinct.

- 72 Main Street, Post Office is a single-storey weatherboard building built in two phases. The rear section appears to be older, from the first decade of the 20th century, with a hip roof and corbelled brick chimney. A narrower hip-roof section with a simple verandah appears to be a recent addition. Although altered, it is sympathetic and contributes to the precinct.

Along the south side of Main Street:

- 75 Main Street, Curiosity Shop, is a face-brick, parapet fronted (with inset rendered panel) shop of 1923 with a new neo-Victorian verandah and mid to late 20th-century chrome shop window with a new roller shutter. The front door has a high-waisted form, popular to the 1920s, but appears to have been salvaged from another location or building. The owner reports that the house

and shop were ‘destroyed by fire in or around 1955’ (P Zampaglione, pers. comm., 2010). This could not be confirmed or denied by consulting the rate books. The house does, indeed appear to have been built post-war, but the shop retains an interwar appearance.

- 77 Main Street, Garage (The Motorist, Gembrook) is a wide brick-fronted interwar garage with a stepped parapet front. While it retains textured render, terracotta vents and parapet form that all suggest an interwar date, it is described as ‘an original service station, destroyed by fire in the fifties’ (‘The Motorist’, www.gembrook.com.au, accessed 28/02/2011). It does, indeed, have steel windows with glazed brick sills and mild-steel decoration that appear to date from the 1950s. Thus it appears that the shell of the building survived the fire and was refurbished in the 1950s.

- 79 Main Street, garage (former), is a second interwar garage or mechanics workshop, now M & M's Place. It has a brick façade (overpainted) and a simple stepped parapet. Ornamentation is limited to four terracotta vents in a cross shape below the parapet. The windows date to the late 20th century.

- 81 Main Street is c1920s-30s L-shaped weatherboard residence with a corrugated iron gable roof, and two corbelled chimneys. It is set back from the street in a modest garden setting.

- 93 Main Street, Sacred Heart Catholic Church (HO63)

- 97 Main Street, (former general store) now Charlotte's of Gembrook, is a weatherboard gablefronted shop building with a skillion verandah over the footpath. The verandah posts are slightly tapered and slope chamfered. When inspected in 2010, one post had been replaced with a plain timber post. It has two original timber shop windows on either side of the front door (door is salvaged from elsewhere). There is a skillion addition to its east side, which is recent in date. At the rear is a group of large mature Monterey pine trees, thought to be dangerous. The shop is in good condition with high integrity.

68-70, 81A, 83-87, 91, 91A and 95 Main Street, and the house at the rear of 75 Main Street are not contributory.

Condition	Good	Integrity	Altered sympathetically
Threats		Key elements	Group of buildings Tree(s)

Designer

Builder

HISTORY

Place History

The first mention of Gembrook is found in an application for a mineral lease from the mid 1850s in the name of the Gembrook Mining Company. Its expressed aim was “to work for gemstones, by sluicing, and by the machine known as a Hunt’s patent” at a site 15 miles north east of Berwick. The signatories, Rudolf Page and William Godfrey of 97 Collins Street, and Albert Le Soeuf of Parliament House (he was later Usher of the Black Rod in Victoria’s Legislative Council), stated that the land was quite vacant and that they proposed to name the creek Gembrook. The venture does not appear to have been an enduring success, although, as his Australian Dictionary of Biography entry testifies, Albert Le Soeuf’s name continued to be associated with the area. A notable figure in the field of Victorian 19th century natural history, Le Soeuf was Secretary (1870) and later Director of the Zoological and Acclimatisation Society, which included the Zoological Gardens in Melbourne’s Royal Park. In 1873 the society bought 640 acres in the foothills south of Gembrook, with the aim of introducing exotic plants and animals into the colony. Its southwest boundary was Bowman’s Track, which Le Soeuf had rediscovered. Whilst deer and game birds were raised here, the aims of the society dropped out of fashion. By the end of the century most of the reserve reverted to Crown land and was carved up into smaller lots, although a small section remains today as a flora and fauna reserve, on the south side of Main Street (Le Soeuf Road) and Gembrook Park.

A few settlers had arrived by the 1870s, attracted both by the rich soil and by the abundant timber. Early farmers include John Ure and his family who arrived from Scotland in 1874 and established a property at Silver Wells (formerly Gembrook North), where they also ran the first store and Post Office. Several houses and outbuildings, some from the 1870s still exist on the property and the family remain active in the district. Another settler intimately connected with the area in the early 1870s is the Rev. John Edward Bromby, the first headmaster of Melbourne Grammar School. He pegged out the current township of Gembrook in 1874, having selected the land as a place to retire to, a plan scuppered by his appointment as incumbent at St Paul’s Church Melbourne, which

became St Paul's Cathedral in 1879. In 1878 he gave an acre of land at 438 Mountain Road for use as a school and church for Anglicans, Presbyterians and Wesleyans, believing, according to his journal (as quoted in *Wake of the Pack Tracks*) that "much money is wasted on starving two or three ministers of the Gospel, whereas the same money might maintain one, in tolerable efficiency". The building is now used by the Uniting Church.

The Twentieth Century

Saw mills had already begun operating in the heavily-forested terrain, and land had been cleared for dairying, potato cultivation and fruit growing, including raspberries, but the area remained sparsely populated and transport was difficult until galvanised by the construction of the narrow-gauge railway from Belgrave in December 1900. The current township dates from after this time, and the economy of Gembrook took off from this point forward. The timber industry became viable and by 1910, 8500 tons were being exported per annum. By 1919 there were seven saw mills sending timber through the station, and tramways linking the railhead to timber sites were laid, the first, a line to East Beenak having been constructed in 1904 by Yelland and Barnacle. Another was constructed by Bill Russell and Maurice Dyer in 1919 to Russell's saw mill at Beenak. An additional timber siding was constructed at the station, which became known as Russell Road. In 1926 Russell built another tramway to his Number One mill ("Big Mill") at Ash Landing Road in the valley of Black Snake Creek. The Russell name dominates this important Gembrook industry in its post First World War boom period.

Another scion of the saw-milling Russell family, E.H.C (Tom) Russell is closely associated with scouting in Victoria, as a Scout commissioner and a member of the Scouts' Victorian executive. He donated land and co-founded (with Footscray scout master, teacher and geologist C. A Hoadley) Gilwell Park Scout Camp at Gembrook in 1926, named after the English scout training camp of the same name, founded only seven years earlier. It was visited twice by Baden Powell in the 1930s and is important both to the shire's recreational history and the state's scouting heritage. Several adjacent sites continue to be used by the scout movement.

Tourism was another important commercial venture, with the picturesque rail journey attracting both day-trippers and vacationers. The hey-day for tourism was in the interwar period, with up to three tourist trains daily at the weekend, and numerous guesthouses, recreational facilities such as tennis, shooting and fishing, and garages to service motoring tourists.

One of the earliest buildings to service their needs was the Ranges Hotel on Main Street opposite the station. A hotel on the same site predated the railway by six years; its first listed owner being Jessie Sykes, on a two-acre site on Lot 16 part of Crown Allotment A11. It was reputedly run by a Mr McMahon around 1900, and may have been rebuilt at this time or later, for by 1907, when it was in the hands of Frederick Pitt, its rateable value (£70) had doubled. In 1913, Frederick Pitt's brother Howard took over the hotel. He undertook major renovations and rebuilding, indicated by another doubling of its rateable value. In 1921 it was taken over by J.T and Mrs C.M Beacham, and altered again. In its 1920s heyday it could boast 30 rooms, 200-feet of spacious verandahs and a picnic hall that could seat 300. The hotel changed hands various times during the 1920s and 1940s. It is still on Main Street, partially altered and with additions for a motel, added in the 1980s, and continues to operate as licensed hotel/premises.

The coffee palace at 66 Main Street, operating from c.1925, also relates to Gembrook's history associated with tourism. Coffee palaces, like many guest houses, were founded on temperance principles, although some guest houses offered local quality wines at their tables. Coffee palaces, however, were always unlicensed premises, offering accommodation to individual travellers, and were regarded as 'salubrious accommodation for family groups'.

Numbers of Coffee palaces were opened in Victoria's resort towns in the 1920s. This was a decade in which such towns flourished, particularly in mountainous and seaside areas. Coffee palaces were established within the Shire of Berwick in the 1920s at Gembrook and Pakenham. The popularity of coffee palaces continued into the 1950s and 1960s. There were 25 in Victoria in 1959 and 19 still in 1969.

The Gembrook Coffee Palace was listed for the first time in the 1923-4 Beaconsfield Riding rate records. The property was owned by Patrick (or Paddy) McNulty, blacksmith, and Mrs. Elizabeth G. McNulty. However, the building was probably not completed until the following year, where the valuation increased from £15 to £50. The valuation was £50 still in 1935-36. Genseric Parker writes of the McNulty family where Patrick McNulty built 'what was called the Coffee Palace' after the First World War. The building adjoined and absorbed Kidd's old blacksmith shop at the corner which became a confectionery shop. There were public dining rooms on the east of this and

bedrooms on the west. The McNultys lived at the rear while Mrs. McNulty took in boarders, opening her dining rooms for weekend visitors.

The two-storey part of this building was thought to have been built by Vere Carter in the mid 1920s. McNulty built a new blacksmith's shop at the rear of this block, opposite the fire station, being the second in town after Kermond (he is remembered for aiding the construction of a dug-out on the Black Snake Creek for Russell's Mill [q.v.] in 1940). The mill horses generated plenty of custom. True to the image of blacksmiths, McNulty was a large man with a 'great sense of humour'.

The McNulty property was identified as a Coffee Palace for the first time in the 1933-34 Beaconsfield Riding rate records. The 1937 Sands & McDougall Directory listed J. Hickey as proprietor of the Gembrook Coffee Palace in that year. Rate records confirmed that in 1940-41, the McNultys were living at Glenrowan and B. Smith was running the Gembrook Coffee Palace. The property was sold for £350 in 1943 to Mrs C.G. Hickey.

Gembrook resident, and member of one of the district's oldest families, John Russell, remembers Mrs. Hickey running the Gembrook Coffee Palace. Others remember the weekend railway tourists who took refreshments at the Coffee Palace while the train was prepared for its return journey.

The two former garages at 77 and 79 Main Street also relate to the precinct's history as a tourist destination, reflecting the need to provide services for motoring tourists.

An influx of new settlers began in the 1930s, with the first Italian migrants arriving at this time (some had relocated from nearby towns in the Koo Wee Rup Swamp, due to flooding). They mainly worked in the vegetable growing business. At the end of the Second World War, 1000 acres was set aside for the Soldier Settlement Scheme, at Harewood Park Road, and seven farms established.

Lack of manpower during the war caused the closure of several timber mills.

Gembrook Precinct

The commercial heart of Gembrook is on Main Street to the east of the railway station, which once more caters to tourists with the reopening of the Belgrave to Gembrook line and the service of the Puffing Billy steam engines. A c.1910 photograph shows the oaks as part of the town's original avenue planting.

Howard George Pitt, brother of Frederick can be credited with advancing the work of the Rev. Bromby in the township's development. In the same year that he bought the hotel from his brother, 1913, he also bought 59 acres to the east and west of the pub, part of Crown Allotment A11, which had previously been owned by Mrs Jane McMahon of Brunswick, Street Fitzroy. He subdivided it into quarter acre blocks fronting onto Main Street. Most of these blocks were sold between 1920 and 1931, and this is reflected in the buildings, although several blocks were not developed until later.

The north side of Main Street was also sub-divided but land next to the station was set aside for recreation, now known as the J.A.C. Russell Reserve, on the northwest side of Station Street to the east of the station. Possibly dating from the same time as the arrival of the railway in 1900, it is home to a large stand of Bhutan Pines and other mature plantings (including a type of oak, possibly yellow oak, *Quercus muehlenbergii*). It also houses a Victorian-style rotunda (modern) and a more recent barbecue area, and is a well-used recreational space in the town.

The land which forms the north side of Main Street, between Innes Road and Gembrook-Launching Place Road, was subdivided in 1900 from a much larger land holding in the Parish of Gembrook, of over 696 acres, owned by Frederick Maitland Innes [1]. (Innes Road, which runs along the north side of the railway reserve, is presumably named after him.)

Five lots were created between Station Street and Gembrook Road, relatively even in size – just over one acre. They fronted Main Street, and backed onto the railway reserve. The five allotments on the north side were subdivided by John Dennison in 1904, and were sold by 1906. The five lots were further subdivided into smaller parcels between 1904 and 1907.[2] Part of Lot 15 was transferred to the Church of England and Trusts Corporation for the Diocese of Melbourne in March 1905.[3] The adjoining Lot 6 was transferred to Florence Ethel Mortmore in 1912, to Edward Kermond, Blacksmith in 1916, and later to the Church of England and Trusts Corporation for the Diocese of Melbourne in December 1964.[4]

66A Main Street, Former Coffee Palace, Lot 5.

Constructed in stages, the building is listed for the first time in the 1923-4 rate books for Beaconsfield Riding, although not identified as a coffee palace until the rate books of 1933-34. The current building probably commenced in 1925 as rateable value more than trebled in this year. Initially owned by Patrick J McNulty and Mrs Elizabeth McNulty, by 1937 the proprietor was listed in Sands & McDougall as J Hickey.

72 Main Street, former Post Office, Lot 4, north side of Main Street. The land was sold by Charles Alfred Dale to William Searle in 1909. The building dates from c.1920 and has since been modified.

The occupations of the owners of the north side of Main Street combined blacksmiths, storekeepers, grocers, confectioner, storekeeper's assistants, merchants and farmers. From the 1940s to 1960s saw the addition of forestry (1954) and timber workers, labourers and also Gentlemen.

All the allotments on the south side are part of Pitt's subdivision of 1913, allotments 12, 15 and 30, part of CA A10 and A11 on the north side having been subdivided by John Dennison Bratby in 1904. Most likely slowed by World War One, sales did not begin until the 1920s, when most of the lots were sold. A row of mainly 1920s and 1930s single-storey shops on the south side are interspersed with more modern buildings some in neo-Victorian style. The 1926 Sands & McDougall Telephone Directory lists several businesses in Gembrook including a baker, Francis de La Hant, the postmaster H.W. Knight, J. T Beacham at the Ranges Hotel, John E Saunders, hairdresser and boot-maker, Miss Florence M Smith, fruiterer and confectioner, C. Spencer storekeeper, and a State Savings Bank. St Silas Anglican Church on the north side of Main Street dates from 1905. The Sacred Heart Catholic church by the noted architect Gerald Williams Vanheems on the south side dates from 1922.[5]

75 Main Street (Lot 15) occupies a corner site (with Redwood Drive), and currently a curiosity shop. The lot was purchased by local butcher Lindsay Gladwin Lloyd in March 1922. According to Shire of Berwick Rate Books, by late 1922 he had built a house and a store, both of which remain extant (although modified)]. It was presumably used a butchers, valued at £50. His wife Eva is mentioned as co-owner. [6]

97 Main Street (Lot 4) was purchased by storekeeper Crossfill Spencer in 1923. However, a note on a historic photo of the store, which is displayed in it, notes that the building was constructed in 1918 (and the photo taken in 1922). The earlier date is partially supported by the rate books, which show that Spencer was running a store there as early as 1920. Its net annual value rose from £10 in 1921 to £20 1922 suggesting a new building or major extensions at this time. Currently (2008) it is Charlotte's tea shop.[7]

Sources:

[1] Subdivided from Crown Allotment A.10 and part A.11 & A.17. vol. 2792, fol. 285

[2] Land Victoria, Title Certificate vol. 3119, fol. 702; vol. 2952, fol. 352; Crown Allotment A.10 and A.11, (part), vol. 2977, fol. 222; vol. 3134, fol. 788; and vol.3184, fol. 762

[3] Land Victoria, Title Certificate vol. 3043, fol. 450

[4] Land Victoria, Title Certificate vol. 3590, fol. 956

[5] Land Victoria, Title Certificate vol. 4764, fol. 720; vol. 4865, fol. 896; vol. 6770, fol. 912; vol. 6283, fol. 466

[6] Land Victoria, Title Certificate vol. 4563, fol. 459. Shire of Berwick Rate Book, Beaconsfield Riding, 1922-23, #2957.

[7] Land Victoria, Title Certificate vol. 6715, fol. 901. Shire of Berwick Rate Books 1920/21 #3268C; 1921/22 #3015; 1922/23 #3416. NB: No listing for Spencer or his shop could be located in the 1919/20 rate book, and Howard Pitt's holdings in Gembrook at the time were described solely as a hotel and land; no shop is mentioned.

Note:

In part, this is an adapted extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date

Change Dates

Associations

Local Themes

Albert Alexander Cochrane (1828-1902)

06.0-98 ESTABLISHING

Albert Le Soeuf
Hickey family
Patrick McNulty
Rev. John Edward Bromby

COMMUNICATIONS MOVING
GOODS
4.1-96 Timber
7.2-96 Popular holiday resorts
7.5 Gold towns
7.3-96 Outdoor sports

STATEMENT OF SIGNIFICANCE

What is significant?

The Gembrook commercial precinct which comprises much of the original township area, between Station Road and Gembrook Road. The township developed initially to service the local Gembrook timber and fruit growing industries, then for tourism in association with the arrival of the railway, and later mixed farming. Individually significant places include:
-93 Main Street (Sacred Heart Catholic Church, HO63)
-62 Main Street (Bhutan Pines at Gembrook Railway Station site, HO61, as well as the Oaks, Monterey Pines and Blackwoods, HO61)
Places that contribute to the significance of the precinct are:
-avenue plantings of oak, blackwood, flowering gum (which extend along Main Street and beyond the commercial precinct, east to west, from 12 Beenak East Road to 48 Belgrave-Gembrook Road)
-66A Main Street (Coffee Palace)
-J.A.C. Russell Reserve
-72 Main Street (Post Office)
-75 Main Street (Curiosity Shop, only)
-77 and 79 Main Street (the motor garages)
-81 Main Street (house),
-97 Main Street (the former Gembrook store)

68-70 and 81A, 83-87, 89, 91, 91A, 95 and the house at the rear of 75 Main Street are non-contributory.

How is it significant?

The Gembrook Commercial Precinct is of local historic and aesthetic significance to Cardinia Shire.

Why is it significant?

Historically, the Gembrook Commercial precinct is significant for the tangible evidence it provides of important phases of the township's establishment from 1874 to service the local timber and farming industries, and its growth in the interwar period when it grew following the coming of the railway, the picturesque rail journey attracting day-trippers and vacationers and later motorists. (RNE criterion A.4) Historically, it is also significant for its associations with the Rev. John Edward Bromby, who laid out an area for the town in 1874. (RNE criterion H.1)

Historically, the Gembrook station site, the J.A.C. Russell Reserve, and the Sacred Heart Church are significant for the evidence they provide of the early township and its tourism surge after World War One which was greatly enhanced by the new railway and Gembrook's role as its terminus (RNE criterion A.4). The avenue plantings, 66 Main Street (Coffee Palace), 72 Main Street (Post Office), 75 Main Street (Curiosity Shop), 77 and 79 Main Street (the motor garages), 81 Main Street (house), and 97 Main Street (the former Gembrook store) form the core of old Gembrook and as such contribute to the significance of the precinct. All these places provide physical evidence of Gembrook's history as a tourism destination, and contribute to the historic character of this largely unified civic and commercial precinct.

Aesthetically, the oak, blackwood and flowering gum street plantings have significance as an element unifying the township and streetscape (RNE criterion E.1).

The former Coffee Palace (now a take-away food store & residence) also contributes to the historic significance of the locality of Gembrook as a surviving example of the coffee palaces opened in many Victorian resort towns in the 1920s and one of the early buildings in the town (RNE criterion A.4). This building, presumably founded on temperance principles like other coffee palaces, has significance also for its associations with locally prominent persons such as Patrick McNulty and his wife, the first owners, and in the 1930s with the Hickeys (RNE criterion H.1).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO189		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:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	Yes	Incorporated Plan Details	
Description:	None specified			Gembrook Commercial Precinct Incorporated Plan	

Conservation Management

SPECIFIC CONSERVATION GUIDELINES - COMMERCIAL BUILDINGS

The conservation policy may be achieved by ensuring that:

1. New buildings are built to the frontage (i.e., with a zero setback).
2. New buildings have a massing to the street that is consistent with parapet height of adjoining Significant or Contributory buildings.
3. Above verandah signage is limited and is sited in historically appropriate locations on buildings.
4. Building additions above the existing parapet level are to be set back to avoid being viewed from the opposite side of the street from an average height of 1.7 metres.
5. New infill development reflects the traditional proportions and rhythm of architectural elements on adjoining Significant or Contributory buildings.

SPECIFIC CONSERVATION GUIDELINES - TREES

In order to conserve the heritage significance of the identified significant trees, it is recommended that the following guidelines are used in the future management or development of the place:

1. Ensure that the tree/s survives in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.
4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.

CONSERVATION GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it policy to:

1. Conserve the fabric of the building/s or other elements that contribute to the significance of the precinct. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the precinct and/or provide evidence of changing architectural styles or techniques.
2. Encourage the restoration or recreation of missing features based on historic evidence.
3. Encourage a contextual approach to new development within the precinct that is complementary in form, scale and materials to the contributory buildings and other elements, but is clearly contemporary in design.
4. Ensure that new development does not become a dominant visual element within the precinct.
5. Discourage the demolition of contributory buildings except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking significant replacement of fabric 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 contributory buildings of primary significance and other elements, but is clearly contemporary in approach.
6. Demolition of part of a contributory building may be allowed when it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The part to be demolished is not significant or the part demolition will not adversely affect 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.
7. Conserve contributory plantings, and maintain a visual relationship between the plantings and associated buildings or other structures.
8. Retain views of contributory buildings and plantings from the street, and other views identified as contributing to the historic character of the precinct.
9. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
10. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Shire of Berwick Rate Books

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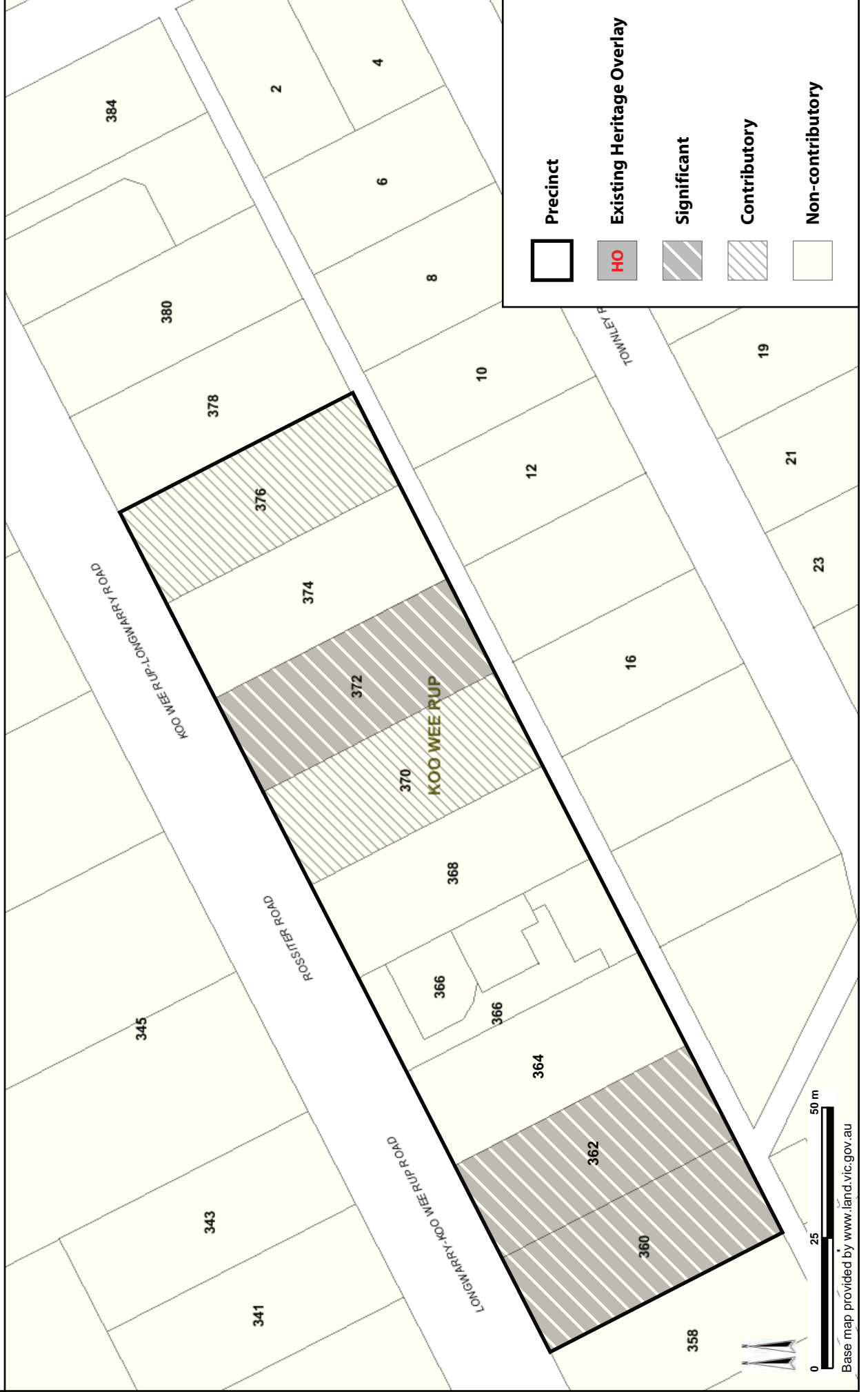
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CARDINIA LOCAL HERITAGE STUDIES REVIEW

Rosster Road Residential Precinct, Koo Wee Rup

Heritage Overlay



PRECINCT - ROSSITER ROAD RESIDENTIAL PRECINCT, KOO WEE RUP

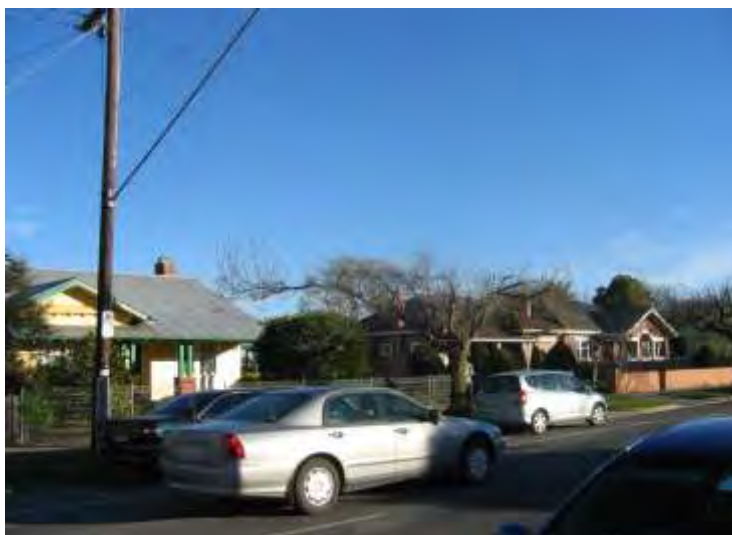
Place No. 383

ADDRESS 360 - 376 Rossiter Road
Koo Wee Rup

Last Update 22/11/2013

HO No.





DESCRIPTION

This is an interwar residential precinct, which comprises detached single-storey houses on large allotments, many of which have established gardens with mature exotic trees. The houses range from modest weatherboard bungalows to more substantial brick villas.

Places of individual significance within precinct include:

- No. 360, - this is an interwar asymmetrical brick villa, which is a possible early SSBV design. It has a hip and gable corrugated iron roof, which extends to form the front verandah. The verandah is supported by paired columns with brick bases. The projecting gable features a three-sided bay window, while other windows are double hung sash, arranged singly and in groups. There are tall brick chimneys.

- No. 362, - the former Hewitt family residence is a large interwar weatherboard bungalow with a hip corrugated iron roof and two tall brick chimneys, which occupies a double block. The projecting box bays with tripartite windows (with leadlight uppers) have shingles above and below. There is a projecting porch supported on Tuscan order fluted columns and the recessed entry has paired glass doors. The house is hidden behind a high hedge/front fence and there are large trees in the rear yard.

- No. 372, - the former Gilchrist residence is an interwar brick bungalow with hip tiled roof that features a projecting central gable over the front porch. The porch has brick piers at the corner and an opening with a central arch that is supported on square profile fluted columns. There are three tripartite windows in the front elevation and two tall brick chimneys. There is a 'crazy paving' front fence with wrought iron detail.

Contributory places within the precinct are:

- the asymmetrical weatherboard bungalows at nos. 370 and 376, which are possible SSBV/War Service Homes Commission standard designs. They have gable roofs, which extend to form front verandahs that extend in front of the projecting bay. The windows are double hung sash arranged in pairs in the front elevation. There are brick chimneys.

Non-contributory places within the precinct are: 364, 366, 368 and 374 Rossiter Road.

Condition

Integrity

Threats

Key elements Group of buildings

Designer

Builder

HISTORY

The Rossiter Road Residential Precinct, Koo Wee Rup, comprises the contributory properties at Nos. 360, 362 and 370-376 Rossiter Road.

This precinct contains a group of houses that illustrate the significant residential growth of Koo Wee Rup during the interwar and immediate post-war era when reputedly it was the most important centre in Cranbourne Shire, experiencing growth that for a time eclipsed even that of the Shire seat at Cranbourne.

HISTORY OF KOO WEE RUP

Koo Wee Rup, originally known as Yallock, was one of the towns that developed after the construction of the Great Southern (South Gippsland) railway in 1890. The Great Swamp was surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold for £11,740. A site of just over 35 acres, on land purchased by Christopher Moody, was reserved for the township in June 1889, just before the Koo Wee Rup railway station was opened. Christopher Moody began selling town blocks in 1890, although few blocks were sold at that stage. The township grew up around the railway station, with early commercial development in Rossiter Road and Station where in 1890 John O'Riordan erected Koo Wee Rup's first general store. Among the early residents were workers on the various schemes to drain the Great Swamp and railway workers constructing the Great Southern Line in the late 1880s (Mickle 1983:4; Gunson, 1968:166).

A Village Settlement - one of several established on the Koo Wee Rup Swamp as part of the Victorian government initiative to settle the urban poor during the disastrous depression of the 1890s - stimulated township growth from 1893, however it would be some years before many of the farms became viable. Gunson (1968:149) notes that 'the period 1899-1911 marked the establishment of the Koo Wee Rup Swamp as an important farming district' and by 1914 it was said to be one of the most important potato growing districts in the State.

However much of the township's development appears to have taken place after the First World War, when a number of the larger surrounding properties were cut up for Soldier Settlers. As Gunson (1968:197) notes:

"The influx of new settlers, both soldiers and private farmers attracted by the post-war 'boom' brought considerable prosperity to the rising towns of Koo Wee Rup and Pakenham East, both of which increased the range and number of their services between 1916 and 1926."

In the 1920s potato growing became the most important industry in the district and by 1926-27 the Koo Wee Rup district was supplying 20 per cent of Victoria's potatoes. The focus of Koo Wee Rup was the railway yard where thousands of tons of produce were despatched to Melbourne markets on one of 48 passenger and mixed good or 72 goods trains that passed through each week (Mickle, 1983:90). In 1926, a staff of eleven were employed at the station and annual revenue was £10,022.

Consequently Koo Wee Rup was growing fast while the older centres of Cranbourne (the Shire seat) and Lang Lang were declining in importance - the population of Koo Wee Rup grew by 500 in the first decades of the twentieth century while Cranbourne had added only 50 (Gunson, 1968:197). It was in the 1920s that the township boundaries of Koo Wee Rup began to expand beyond the township area laid first out in the 1890s. To the north of the railway line John Alexander Mickle subdivided his Lauriston Park estate first in 1920 creating lots fronting Rossiter Road and then in 1926 extending to the land behind creating Alexander Avenue and John Streets. To the south of the railway the Hudson estate 'The Grange' was sold in 1920 to the Witham, Woodman and Kavanagh Company. The estate was subdivided and Sybylla Avenue and Charles Street with building blocks were laid out in 1920s (Mickle, 1983:19).

Such was the development of Koo Wee Rup at that time that an attempt was made to shift the headquarters of the Shire of Cranbourne from Cranbourne to Koo Wee Rup. However, the move did not succeed partly because of concerns about floods that occurred in October 1923 and August 1924 (Gunson, 1968:197). More devastating floods in 1934 and 1937 led to an 'exodus of settlers' after 1937 and for a time Koo Wee Rup was a 'sadly depleted town'. However, Italian migration in the post-war era saw Koo Wee Rup once again become the largest business centre in the Shire and led to 'a period of continued prosperity' (Gunson, 1968:218).

HISTORY OF THE PRECINCT

Land on the south-east side of Rossiter's Road north of the railway once formed part of John Mickle's 'Lauriston Park' estate. In 1920 he subdivided part of his property facing Rossiter Road creating 29 suburban lots extending from near the railway crossing to opposite the site of the Primary School. Over half the lots in the subdivision were sold by 1925 and a total of 23 by 1930. The balance of unsold lots was sold after 1941 [1].

The lots sold between 1920 and 1925 were encumbered by a covenant, which appeared to have the intention of encouraging a high standard of development:

".. No buildings may be erected on the above described land other than dwelling houses or shops and that no dwelling house or shop may be erected thereon unless the same shall be constructed of new materials and also that no dwelling house or shop costing (exclusive of fences and outbuildings) less than £200 may be erected on the said land." [2]

The first houses began to appear by the early 1920s; however most were constructed in the late 1920s and early 1930s. One of the first houses to be constructed was the house at No.370, erected by 1925 for Alexander Humphries who had taken out a mortgage with the State Savings Bank of Victoria in October 1924 [4] The house (see Description) appears to be a standard SSBV design. Lot no.17 (No.360 Rossiter Road) was purchased by Mrs Margaret Hamilton in October 1920. She took out a mortgage to the State Savings Bank of Victoria in February 1928 and the brick house was completed late that year or early in 1929 [5].

The property next door (No.362) was purchased in December 1920 by Dr Alan B. Hewitt who took out mortgages late in 1929 presumably to finance the house that was constructed that same year [6]. Dr Alan B. Hewitt was a notable figure in the Koo Wee Rup community. He held the position of Cranbourne Shire Medical Officer for 23 years, and was succeeded in this position by his son, Dr Ian Hewitt, who lived in the family home until 1999. Of Hewitt the senior Gunson (1968:222) notes that:

"He gave unstinting service to the community in other ways. He had been a driving force in securing the co-operative electricity supply for Koo Wee Rup in 1927 and he was a Commissioner of the Waterworks Trust from 1927 for 25 years. One of the his greatest interests was the Koo Wee Rup High School which has named its sports oval after him."

Lots 23-26 (Nos. 372-78 Rossiter) were amongst the lots that were sold after 1925 [7]. All but one (No.374) were sold and had houses erected thereon by the mid 1930s. The house at No.372 was purchased by Lilian Gilchrist in 1928 but a house was not constructed until 1937 [8]. Debbie and John Mackin purchased the property at No.376 in April 1926 and took out a mortgage with the War Service Homes Commission in June of that year. An entry in rate book for 1925-26 noted that they had paid £105 for the block and were 'now building' [9].

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- [1] Land Victoria, Certificates of title Vol. 2290 Fol. 913, Vol. 5022 Fol. 265
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 [7] Land Victoria, Certificate of title Vol. 5022 Fol. 265
 [8] Land Victoria, Certificate of title Vol. 5469 Fol. 705, Rate books 1936-37 (2024), 1937-38 (2025)
 [9] Land Victoria, Certificate of title Vol. 5072 Fol. 228, Rate book 1925-26 (1722A),

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Mickle, D.J., 'More Mickle Memories of Koo Wee Rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940', Vol II, Pakenham, 1987

Creation Date 1920-40

Change Dates

Associations

Local Themes

John Alexander Mickle, Dr Alan Hewitt

04.0-98 MAKING TOWNS TO SERVE RURAL AUSTRALIA

04.14-98 Towns as district service centres

STATEMENT OF SIGNIFICANCE What is significant?
 The Rossiter Road Residential Precinct, Koo Wee Rup, is an interwar residential precinct, at 360 to 380 Rossiter Road, Koo Wee Rup. These properties were created as the result of a 1920 subdivision and most of the houses were constructed between 1924 and 1937, a time when Koo

Wee Rup was undergoing a period of significant growth. The contributory and individually significant houses are single-storey detached dwellings on established garden allotments with mature trees in a variety of interwar styles and all have a high degree of external integrity. Some of the houses were financed by mortgages with the State Savings Bank of Victoria (SSBV), and appear to be SSBV designs, including no.362-4 which is a rare example in brick.

The house at no.362-4 is individually significant also as the former residence of Dr Alan Hewitt and his son, Dr Ian Hewitt. Dr Alan Hewitt made a substantial contribution to community life in Koo Wee Rup. Two other houses are of individual significance: No. 360, an interwar asymmetrical brick villa, which is a possible early SSBV design; and no. 372, the former Gilchrist residence, an interwar brick bungalow with hip tiled roof.

The houses at 366, 368 and 374 Rossiter Road are non-contributory.

How is it significant?

The Rossiter Road Residential Precinct, Koo Wee Rup, is of local historic, architectural and aesthetic significance to Cardinia Shire.

Why is it significant?

The Rossiter Road residential precinct is historically significant as evidence of an important phase in the growth of Koo Wee Rup in the interwar period when it grew to become the most important commercial centre in Cranbourne Shire. It is also significant as a representative example of an interwar residential precinct, which contains examples of houses that illustrate how the SSBV assisted home buyers in country as well as city areas during that era. The house at no. 360 is particularly notable as a rare example of a SSBV house design constructed in brick. The house at No. 362 is notable for its strong associations with locally notable Hewitt family. (RNE criteria A.4, B.2, D.2 and H.1)

The houses within the precinct are architecturally significant as good representative examples of interwar dwellings. The houses at nos. 360 and 362 are especially notable as fine examples of interwar styles. The aesthetic qualities of the precinct are derived from the consistency of interwar housing styles and the mature gardens (RNE criteria D.2 and E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the properties at 360 to 380 Rossiter Road. 366, 368 & 374 are non-contributory.

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:	Yes	Incorporated Plan Details	
Description:	None specified			Rossiter Road Residential Precinct, Koo Wee Rup, Incorporated Plan	

Conservation Management

CONSERVATION GUIDELINES (SPECIFIC)

The conservation policy may be achieved by ensuring that:

1. New houses have the same setback as contributory houses on adjoining sites. Where the adjoining houses have differing setbacks then the average should be used.

2. Additions to contributory houses are located at the rear and have the same setbacks from the side boundaries as the existing house.
3. Carports should be detached and setback at least 2 metres from the front façade wall of a contributory house.
4. New houses do not exceed the building height of the contributory houses on adjoining sites - where the heights are different, an average should be used.
5. Additions to contributory houses do not exceed the building height of the contributory house.
6. Front fences do not exceed 1.4 metres in height.

CONSERVATION GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, its policy is:

1. Conserve the fabric of the building/s or other elements that contribute to the significance of the precinct. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the precinct and/or provide evidence of changing architectural styles or techniques.
2. Encourage the restoration or recreation of missing features based on historic evidence.
3. Encourage a contextual approach to new development within the precinct that is complementary in form, scale and materials to the contributory buildings and other elements, but is clearly contemporary in design.
4. Ensure that new development does not become a dominant visual element within the precinct.
5. Discourage the demolition of contributory buildings except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking significant replacement of fabric 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 contributory buildings of primary significance and other elements, but is clearly contemporary in approach.
6. Demolition of part of a contributory building may be allowed when it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The part to be demolished is not significant or the part demolition will not adversely affect 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.
7. Conserve contributory plantings, and maintain a visual relationship between the plantings and associated buildings or other structures.
8. Retain views of contributory buildings and plantings from the street, and other views identified as contributing to the historic character of the precinct.
9. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
10. 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 of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 13

HO195 Koo Wee Rup Commercial Precinct (review)



PRECINCT - KOO WEE RUP COMMERCIAL

Place No. 419

ADDRESS 272-296 - 279A-299 Rossiter Road, 10 & 56-86 Station Street
Koo Wee Rup

Last Update 26/03/2020

HO No. 195



DESCRIPTION The Koo Wee Rup commercial precinct in Rossiter Road and Station Street is an interwar to mid-twentieth century commercial area, which contains predominantly Edwardian and interwar commercial buildings, interspersed with post-war buildings. Significant buildings in Rossiter Road include:

No. 272. The former Dustings Garage. A single storey building in the Spanish Mission style - please refer to the citation for this building in this Study for more information.

No. 284-6. The former Wattle Theatre is a corrugated iron-clad gabled building behind a row of interwar shops. Please refer to the individual citation for this building in this Study for further information.

Contributory buildings in Rossiter Road include the former Mills Buildings at Nos. 279-85. This is a row of 5 interwar brick shops that appears to have been built in stages. The two shops at No. 279 have a lower parapet and are quite small, only about 2 rooms deep. They retain original or early shopfronts and there is a faded painted advertising sign on the wall adjacent to the lane. The shops at 281-285 have a higher parapet, which has a raised central section. No. 285 has an original or early shopfront. Other contributory buildings include an early freestanding shop which retains its timber verandah at No.276, a red brick interwar shop at No.278 whose red-brick parapet is covered, a pair of red brick interwar shops at Nos. 280-2 (the parapet is also concealed), the former State Savings Bank of Victoria at No.290, which is a Modernist bank built in cream brick with a residence at the rear, the former State Electricity Commission Offices and Depot at No.300, the interwar shop at No.287 and the post-war shop and residence at No.297.

Significant buildings in Station Street include:

- No. 10-16. The ANZ bank is a two storey transitional Edwardian/interwar bank building with an integrated residence at the rear. Please refer to the individual citation for the Bank in this Study for further information.

- No. 68. G & L Light Mechanical Garage, an interwar garage in the Streamlined Moderne style. The façade features curved brick walls to the central vehicle opening, while the corner walls are chamfered. There are two rectangular windows symmetrically placed quite low either side of the entrance. The parapet has a raised central panel with the name of the business.

Contributory buildings in Station Street include No. 56-58, which is an interwar garage (former Thomas Burton Garage) with a stepped rendered façade; the former Bank of Victoria/Post office (Lot 1 TP616308), which is a simple rendered brick building (the awning is not original); and No.86, which is an interwar brick shop with a stepped parapet outlined in brick. The façade retains an original timber shopfront with recessed entry, and windows to the residential half of the building are double hung sash (the residential entry on the façade has been bricked in).

The buildings at 275-277 & 291 Rossiter Road, 2-6 Station Street and at the Telstra site on Station Street (Lots 1 & 2 TP853604) are non-contributory.

Condition	Integrity
Threats	Key elements Group of buildings
Designer	Builder

HISTORY

The Koo Wee Rup commercial precinct comprises properties in Station Street, generally between Rossiter Road and Moody Street, and in Rossiter Road extending north from the railway line to Gardner Street and Alexander Avenue.

The precinct contains buildings that illustrate the significant growth of Koo Wee Rup during the interwar and immediate post-war era when reputedly it was the most important centre in Cranbourne Shire, experiencing growth that for a time eclipsed even that of the Shire seat at Cranbourne.

HISTORY OF KOO-WEE-RUP TOWNSHIP

Koo Wee Rup, originally known as Yallock, was one of the towns that developed after the construction of the Great Southern (South Gippsland) railway in 1890. The Great Swamp was surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold for £11,740. A site of just over 35 acres, on land purchased by Christopher Moody, was reserved for the township in June 1889, just before the Koo Wee Rup railway station was opened. Christopher Moody began selling town blocks in 1890, although few blocks were sold at that stage. The township grew up around the railway station, with early commercial development in Rossiter Road and Station Street where in 1890 John O’Riordan erected Koo Wee Rup’s first general store. Among the early residents were workers on the various schemes to drain the Great

Swamp and railway workers constructing the Great Southern Line in the late 1880s (Mickle 1983:4; Gunson, 1968:166).

A Village Settlement - one of several established on the Koo Wee Rup Swamp as part of the Victorian government initiative to settle the urban poor during the disastrous depression of the 1890s - stimulated township growth from 1893, however, it would be some years before many of the farms became viable. Gunson (1968:149) notes that 'the period 1899-1911 marked the establishment of the Koo Wee Rup Swamp as an important farming district' and by 1914 it was said to be one of the most important potato growing districts in the State.

However much of the township's development appears to have taken place after the First World War, when a number of the larger surrounding properties were cut up for Soldier Settlers. As Gunson (1968:197) notes:

"The influx of new settlers, both soldiers and private farmers attracted by the post-war 'boom' brought considerable prosperity to the rising towns of Koo Wee Rup and Pakenham East, both of which increased the range and number of their services between 1916 and 1926."

In the 1920s the potato growing industry was booming and by 1926-27 the Koo Wee Rup district was supplying 20 per cent of Victoria's potatoes. The focus of Koo Wee Rup was the railway yard where thousands of tons of produce were despatched to Melbourne markets on one of 48 passenger and mixed good or 72 goods trains that passed through each week (Mickle, 1983:90). In 1926, a staff of eleven was employed at the station and annual revenue was £10,022.

Consequently Koo Wee Rup was growing fast while the older centres of Cranbourne (the Shire seat) and Lang Lang were declining in importance - the population of Koo Wee Rup grew by 500 in the first decades of the twentieth century while Cranbourne had added only 50 (Gunson, 1968:197). It was in the 1920s that the township boundaries of Koo Wee Rup began to expand beyond the township area laid first out in the 1890s. To the north of the railway line John Alexander Mickle subdivided his Lauriston Park estate first in 1920 creating lots fronting Rossiter Road and then in 1926 extending to the land behind creating Alexander Avenue and John Street. To the south of the railway the Hudson estate 'The Grange' was sold in 1920 to the Witham, Woodman and Kavanagh Company. The estate was subdivided and Sybylla Avenue and Charles Street with building blocks were laid out in 1920s (Mickle, 1983:19).

Such was the development of Koo Wee Rup at that time that an attempt was made in 1923 to shift the headquarters of the Shire of Cranbourne from Cranbourne to Koo Wee Rup. However, the move did not succeed partly because of concerns about floods that occurred in October 1923 and August 1924 (Gunson, 1968:197). More devastating floods in 1934 and 1937 led to an 'exodus of settlers' after 1937 and for a time Koo Wee Rup was a 'sadly depleted town'. However, Italian migration in the post-war era saw Koo Wee Rup once again become the largest business centre in the Shire and led to 'a period of continued prosperity' (Gunson, 1968:218).

HISTORY OF ROSSITER ROAD

Land on the west side of Rossiter Road was part of land originally purchased by Christopher Moody and subdivided for sale in 1890-1. However, few individual lots sold at that time and not until after the land was purchased by Henry Gardner in 1901 that the sale of land began in earnest [1]. Abraham Choury erected a store as early as 1902; however, much of the land in the block was not developed until the 1920s when Koo Wee Rup experienced its boom years.

In 1917 Dennis McNamara, who just two years earlier had opened his imposing Royal Hotel in Station Street, announced his intention to construct an 'up to date' row of shops in Rossiter Road. However, it was not until c.1925 that this project was realised by William (Ernie) Mills who built a row of shops at nos. 279 and 281-85, which were known for a time as 'Mills Buildings' (Mickle, 1983:61). Mr Felix Tattham, a qualified chemist, set up a pharmacy in one of the shops while other tenants included the 'Cooee café' as well as Alister Campbell, a draper, and Gordon Potter, a greengrocer (Mickle, 1983:92, 94; Rate books). In 1935 one of the shops was used for the first office of the State Electricity Commission of Victoria after it took over the town electricity supply (Mickle, 1987:109).

Land on the south-east side of Rossiter Road once formed part of John Mickle's 'Lauriston Park' estate. In 1920 he subdivided part of his property facing Rossiter Road creating 29 suburban lots extending from near the railway crossing to opposite the site of the Primary School. Over half the lots in the subdivision were sold by 1925 and a total of 23 by 1930. The balance of unsold lots was sold after 1941 [2].

The lots sold between 1920 and 1925 were encumbered by a covenant, which stated that:

"..no buildings may be erected on the above described land other than dwelling houses or shops and that no dwelling house or shop may be erected thereon unless the same shall be constructed of new materials and also that no dwelling house or shop costing (exclusive of fences and outbuildings) less than £200 may be erected on the said land." [3]

If the intention was to encourage a high standard of development then it appeared to achieve its desired outcome as one of the first major commercial buildings on the east side of Rossiter Road was the Wattle Theatre, which opened in 1927 and included three shops along the frontage. To the south of the Wattle Theatre, a new motor garage in the fashionable Spanish Mission style was constructed in 1932-33 for Robert Dusting.

Land to the north of the Wattle Theatre appears to have remained largely undeveloped until the late 1940s when lot 2 and part of 3 were purchased by the State Electricity Commission of Victoria who later established a depot on the site. Part of lot 2 was later sold to the State Savings Bank of Victoria who constructed a new brick branch building in 1952. The new offices of the SECV adjacent to the bank were opened in 1963 (Mickle, 1969).

HISTORY OF STATION STREET

This block on the north side of Station Street between Rossiter Road and Moody Street was part of land originally purchased by Christopher Moody and subdivided for sale in 1890-1. However, few individual lots sold at that time and not until after the land was purchased by Henry Gardner in 1901 that the sale of land began in earnest [4]. As with Rossiter Road, the early commercial buildings in this area illustrate the development boom in Koo Wee Rup in the interwar period.

One of the few people to purchase land in 1891 was John O’Riordan who built the first store in Koo Wee Rup on two adjoining lots (Nos. 21 & 24). A new store was erected in 1897 and in 1902 the O’Riordan family purchased three more lots extending their land holding to the corner of Moody Street [5]. In the 1920s they began to sell off the land to various people and organisations. Part of lot 21 was sold in 1922 to Andrew Colvin [6], a mechanic, who soon after erected a ‘concrete motor garage’, which was built by John Colvin Snr and his sons Pomp and Jack (Mickle, 1983:82). This is believed to be the garage at No.56-58. The Colvin garage became a popular meeting place of car and motor bike fans of the 1920s and 30s. At a meeting of motorcyclists held in Colvins garage in 1928 it was decided to form the Koo Wee Rup Motorcycle Club (Mickle, 1983:82; 1987:8). In 1939, another garage was erected on the adjoining lot, which was purchased by Thomas Burton in December 1938 [7]; this is G & L Light Mechanical Garage, Streamlined Moderne in style, at No.68.

Part of Lot 25 was sold to the Bank of Victoria in August 1922 [8] and the new bank building was erected in 1924 at a cost of £4000, which the Bank occupied from August. Later known as the Commercial Banking Company, this branch was to suddenly close in 1930. In 1946, the post office (which had been situated in a building next door to the west) moved into the old bank building (Mickle 1983:88; 1987:45)

The land at the corner of Moody Street (part of lot 29) remained in O’Riordan family ownership until 1969 [9]. They ran O’Riordan’s Store at the corner (6 Moody Street, demolished) from 1902. Just south of it, at 86 Station Street was a brick shop and residence which Margaret O’Riordan ran as a Newsagents and Post Office until the late 1930s. Reportedly the business was run from this site from 1908. The present building appears to have been constructed (or else extensively remodelled) in the early 1920s. It is visible in a photo depicting the 1924 flood of the area, at which time it had its original timber posted verandah.[10]

REFERENCES

- [1] Land Victoria, Certificate of title Vol. 2805 Fol. 980
- [2] Land Victoria, Certificate of title Vol. 2290 Fol. 913
- [3] Land Victoria, Certificate of title Vol. 4387 Fol. 220
- [4] Land Victoria, Certificate of title Vol. 2805 Fol. 980
- [5] Land Victoria, Certificate of title Vol. 2878 Fol. 521
- [6] Land Victoria, Certificate of title Vol. 4628 Fol. 423
- [7] Land Victoria, Certificate of title Vol. 5208 Fol. 533, Rate book 1939-40 (56) Thomas Burton is listed for the first time as the owner of a Garage at ‘Pt 21 24 Station St’ with a substantial N.A.V. of £92.
- [8] Land Victoria, Certificate of title Vol. 4831 Fol. 135

[9] Land Victoria, Certificate of title Vol. 5208 Fol. 532

[10] Arnold, Heather, 'The Koo Wee Rup Blackfish (Supplement' – Koo-Wee-Rup Then and Now, nd. (published by Cardinia-Casey Library Service).

Gunson, N. 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968

Mickle, D.J., 'Koo Wee Rup: a brief history of 130 year's; 1839-1969, Kooweerup & District War Memorial Swimming Pool Committee, Koo Wee Rup, 1969

Mickle, D.J., 'Mickle Memories of Koo Wee Rup: for young and old. Volume 1 to 1927', Dandenong, 1983

Mickle, D.J., 'More Mickle Memories of Koo Wee Rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940', Vol II, Pakenham, 1987

Creation Date 1915-40

Change Dates

Associations

Local Themes

Dennis McNamara, Ernie Mills, Andrew

04.0-98 MAKING TOWNS TO SERVE
RURAL AUSTRALIA

04.14-98 Towns as district service centres

STATEMENT OF SIGNIFICANCE

What is significant?

The Koo Wee Rup commercial precinct comprises much of the main commercial centre of Koo Wee Rup, which contains a number of early to mid-twentieth century commercial buildings, with the extent 272-296 and 279A-299 Rossiter Road, and 10 and 56-86 Station Street, Koo Wee Rup. The majority of the precinct is within the original township area, while the properties on the south-east side of Rossiter Road were created as the result of a 1920 subdivision. Most of the contributory buildings in the precinct were constructed between 1919 and 1940, a time when Koo Wee Rup was undergoing a period of significant growth. The majority are single-storey rendered brick shops, some with decorative parapets. There are three interwar garages, including one in the Spanish Mission style and one in the Streamlined Moderne style.

Buildings of individual significance are: the Dustings Garage, the Wattle Theatre, the ANZ Bank, and the G & L Light Mechanical Garage at 68 Station Street.

The buildings at 279-285, 276, 278, 280-282, 287, 290, 297 and 300 Rossiter Road and 56-58, 72-74 and 86 Station Street contribute to the significance of the precinct.

The buildings at 275-277 & 291 Rossiter Road, 2-6 Station Street and at the Telstra site on Station Street (Lots 1 & 2 TP853604) are not contributory.

How is it significant?

The Koo Wee Rup commercial precinct is of local historic significance to Cardinia Shire.

Why is it significant?

The Koo Wee Rup commercial precinct is historically significant as evidence of an important phase in the growth of Koo Wee Rup in the interwar period when it grew to become the most important commercial centre in Cranbourne Shire. It is also significant as a representative example of a mid twentieth century commercial precinct, which is typical of the self-contained centres formed around railway stations in country towns during that era. (RNE criteria A.4, D.2 and H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO195		Recommended

Extent To the extent of the properties at 272-296 & 279A-299 Rossiter Road, 10 & 56-86 Station Street. Note: 284-6 Rossiter Road, the Wattle Theatre, is also proposed for individual listing in the HO as Interior Controls are recommended.

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:	Yes	Incorporated Plan Details
Description:	None specified			Koo Wee Rup Commercial Precinct Incorporated Plan

Conservation Management

CONSERVATION GUIDELINES (SPECIFIC)

The conservation policy may be achieved by ensuring that:

1. New buildings are built to the frontage (i.e., with a zero setback).
2. New buildings have a massing to the street that is consistent with parapet height of adjoining Significant or Contributory buildings.
3. Above verandah signage is limited and is sited in historically appropriate locations on buildings.
4. Building additions above the existing parapet level are to be set back to avoid being viewed from the opposite side of the street from an average height of 1.7 metres.
5. New infill development reflects the traditional proportions and rhythm of architectural elements on adjoining Significant or Contributory buildings.

CONSERVATION GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it policy to:

1. Conserve the fabric of the building/s or other elements that contribute to the significance of the precinct. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the precinct and/or provide evidence of changing architectural styles or techniques.
2. Encourage the restoration or recreation of missing features based on historic evidence.
3. Encourage a contextual approach to new development within the precinct that is complementary in form, scale and materials to the contributory buildings and other elements, but is clearly contemporary in design.
4. Ensure that new development does not become a dominant visual element within the precinct.
5. Discourage the demolition of contributory buildings except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking significant replacement of fabric 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 contributory buildings of primary significance and other elements, but is clearly contemporary in approach.
6. Demolition of part of a contributory building may be allowed when it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The part to be demolished is not significant or the part demolition will not adversely affect 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.
7. Conserve contributory plantings, and maintain a visual relationship between the plantings and associated buildings or other structures.

8. Retain views of contributory buildings and plantings from the street, and other views identified as contributing to the historic character of the precinct.
9. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.
10. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire

DUSTINGS GARAGE (FORMER)

Place No. 307

ADDRESS 272 Rossiter Road
Koo Wee Rup

Last Update 24/10/2006
HO No.



DESCRIPTION This parapeted Spanish style stuccoed former motor garage is typical of the Hollywood character given to the motor trade by USA cinema and advertising, using the popular Spanish styles evident on the west coast of America. This stylism is most evident in the Cordova pattern terra-cotta tiles used as a capping on the parapet which, by its profile, suggests elements from Spanish mission buildings in California. Otherwise it is a typical commercial building of the era. Other former motor trade buildings in the town evoked a more typical commercial style (see Hubbard's).

The former Kellow Fawcner building in St Kilda Road is a superior example of this Spanish imagery which was also seen in rare examples across the State, usually on motor garages, now service stations.

Condition	Good	Integrity	Minor Modifications
Threats	Redevelopment	Key elements	Building
Designer		Builder	

HISTORY

HISTORY OF KOO WEE RUP

Koo Wee Rup, originally known as Yallock, was one of the towns that developed after the construction of the Great Southern (South Gippsland) railway in 1890. The Great Swamp was surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold for £11,740. A site of just over 35 acres, on land purchased by Christopher Moody, was reserved for the township in June 1889, just before the Koo Wee Rup railway station was opened. Christopher Moody began selling town blocks in 1890, although few blocks were sold at that stage. The township grew up around the railway station, with early commercial development in Rossiter Road and Station Street where in 1890 John O'Riordan erected Koo Wee Rup's first general store. Among the early residents were workers on the various schemes to drain the Great Swamp and railway workers constructing the Great Southern Line in the late 1880s (Mickle 1983:4; Gunson, 1968:166).

A Village Settlement - one of several established on the Koo Wee Rup Swamp as part of the Victorian government initiative to settle the urban poor during the disastrous depression of the 1890s - stimulated township growth from 1893, however it would be some years before many of the farms became viable. Gunson (1968:149) notes that 'the period 1899-1911 marked the establishment of the Koo Wee Rup Swamp as an important farming district' and by 1914 it was said to be one of the most important potato growing districts in the State.

However much of the township's development appears to have taken place after the First World War, when a number of the larger surrounding properties were cut up for Soldier Settlers. As

Gunson (1968:197) notes:

"The influx of new settlers, both soldiers and private farmers attracted by the post-war 'boom' brought considerable prosperity to the rising towns of Koo Wee Rup and Pakenham East, both of which increased the range and number of their services between 1916 and 1926."

In the 1920s potato growing became the most important industry in the district and by 1926-27 the Koo Wee Rup district was supplying 20 per cent of Victoria's potatoes. The focus of Koo Wee Rup was the railway yard where thousands of tons of produce were despatched to Melbourne markets on one of 48 passenger and mixed goods or 72 goods trains that passed through each week (Mickle, 1983:90). In 1926, a staff of eleven was employed at the station and annual revenue was £10,022.

Consequently Koo Wee Rup was growing fast while the older centres of Cranbourne (the Shire seat) and Lang Lang were declining in importance - the population of Koo Wee Rup grew by 500 in the first decades of the twentieth century while Cranbourne had added only 50 (Gunson, 1968:197). It was in the 1920s that the township boundaries of Koo Wee Rup began to expand beyond the township area laid first out in the 1890s. To the north of the railway line John Alexander Mickle subdivided his Lauriston Park estate first in 1920 creating lots fronting Rossiter Road and then in 1926 extending to the land behind creating Alexander Avenue and John Streets. To the south of the railway the Hudson estate 'The Grange' was sold in 1920 to the Witham, Woodman and Kavanagh Company. The estate was subdivided and Sybylla Avenue and Charles Street with building blocks were laid out in 1920s (Mickle, 1983:19).

Such was the development of Koo Wee Rup at that time that an attempt was made to shift the headquarters of the Shire of Cranbourne from Cranbourne to Koo Wee Rup. However, the move did not succeed partly because of concerns about floods that occurred in October 1923 and August 1924 (Gunson, 1968:197). More devastating floods in 1934 and 1937 led to an 'exodus of settlers' after 1937 and for a time Koo Wee Rup was a 'sadly depleted town'. However, Italian migration in the post-war era saw Koo Wee Rup once again become the largest business centre in the Shire and led to 'a period of continued prosperity' (Gunson, 1968:218).

HISTORY OF FORMER DUSTINGS GARAGE

Robert Francis Dusing, motor mechanic, was first listed in the Cranbourne Shire rate books in late 1926, citing a building on lot 13 of Mickle's town subdivision which measured 66x165' [RB 1926-7:1645;1922-3:1733]. The value of his holding increased dramatically in 1932-3 which probably was the construction date of this building. Mickle pictures Dusing's competitor, the Hubbard Brothers Garage and Motor Body Works (late JR Morrison blacksmiths) in the early commercial centre of Station Street during the late 1920s [Mickle, 1987:12]. This business was also an illustration of how the transport trade evolved from one technology to another.

David Mickle also records that, at the end of 1930, Dusing's Ford car sales were doing very well with the advent of the new 'A' model, the roadster selling at £218 and the four-door at £305 [Mickle, 1987:41]. By comparison, Dodge motor cars had been reduced from £327 to £299 in 1927 [Mickle, 1983:91]. In 1931 Dusing was passing on the latest news that a Ford A model had travelled 47,138 miles in 2775 hours non-stop across the USA while the new 'B' model was even better with new aluminium pistons which eliminated vibration [Mickle, 1987:53]. Even more impressive, the new Ford V-8 was on view in his garage late in 1932, still beckoning buyers in a time of financial hardship [Mickle, 1987:73]. Ford had only recently opened its Geelong factory, the first of its type in the country, and were reaping the benefits of a new low price but useful product. Needless to say car registrations throughout the State boomed in this era with part of the attraction being the spread of cinema products from America which often portrayed these marvellous machines. The Hollywood style or Californian Hispanic architecture went with it, as epitomised in this building.

The name Dusing has continued on in the motor trade with a branch (HC Dusing) in Toorak Road, Burwood and the much advertised 'Dustings of Burwood' in Canterbury Road, Nunawading [D1973:177T].

REFERENCES

Shire of Cranbourne Rate Books [RB]

Mickle, D.J., 'Mickle Memories of Koo Wee Rup: for young and old. Volume 1. To 1927', 1983

Mickle, D.J., 'Mickle Memories of Koo Wee Rup: chronicles of a prosperous district once known as the great swamp, 1928-40. Vol. 2', 1987

Sands & McDougall Directory [D]

Creation Date 1932-33

Change Dates

Associations

Local Themes

Robert Francis Dusting

STATEMENT OF SIGNIFICANCE What is significant?
The former Dustings Garage, constructed c.1932-33, at 272 Rossiter Road, Koo Wee Rup.

How is it significant?

The former Dustings Garage is of local historical and aesthetic significance to Cardinia Shire.

Why is it significant?

The former Dustings Garage is of historical significance as a representative example of a small number of surviving early motor trade buildings in the Shire and the region. It is also associated with a name which became synonymous with Ford franchises in Melbourne and was a central part of Koo Wee Rup town life, with every new Ford model greeted with awe in the 1930s. It is part of a group of buildings that illustrate the significant growth of Koo Wee Rup in the 1920s and 30s. (RNE criteria A.4, D.2 and H.1)

It is architecturally significant as a representative example of an interwar commercial building in the Spanish Mission style, which illustrates the increasing influence of American popular culture, particularly cinema, upon architecture in Australia. It is an important contributory element within the predominantly interwar Koo Wee Rup shopping centre. (RNE criteria A.4, D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme In Koo Wee Rup Commercial Precinct	HO		Recommended

Extent Part of the Koo Wee Rup Commercial 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review Stage A, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 100

WATTLE THEATRE (FORMER)

Place No. 310

ADDRESS 284 - 286 Rossiter Road
Koo Wee Rup
Lot 1 TP329443

Last Update 22/11/2013
HO No.



DESCRIPTION

This former theatre has a brick parapeted front wing and gabled corrugated iron clad auditorium, the corrugated iron cladding being typical of commercial buildings in Lang Lang and Koo Wee Rup. It was also used for public buildings because of its fire-resistant qualities. The rendered parapet wall is divided into three by shallow pairs, with a segment arch at its centre. The front foyer section has been recently converted to shops, and displayed some of the old theatre seats when inspected. Some of the shopfront on the east may be early but the front walls have been refaced. The cantilever canopy appears early but may have been reclad.

The auditorium is intact and includes a stage at one end with a floral proscenium arch and an early ceiling, but otherwise the treatment is austere, as was typical of theatres of this era in the rural towns. The externally more ornamental Garfield theatre has a similarly austere interior. Another contemporary and similarly plain theatre in the Cardinia Shire at Pakenham was demolished.

Condition Good

Integrity Intact

Threats

Key elements Building

Designer

Builder E. Whiteside

HISTORY

HISTORY OF KOO WEE RUP

Koo Wee Rup, originally known as Yallock, was one of the towns that developed after the construction of the Great Southern (South Gippsland) railway in 1890. The Great Swamp was

surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold for £11,740. A site of just over 35 acres, on land purchased by Christopher Moody, was reserved for the township in June 1889, just before the Koo Wee Rup railway station was opened. Christopher Moody began selling town blocks in 1890, although few blocks were sold at that stage. The township grew up around the railway station, with early commercial development in Rossiter Road and Station Street where in 1890 John O'Riordan erected Koo Wee Rup's first general store. Among the early residents were workers on the various schemes to drain the Great Swamp and railway workers constructing the Great Southern Line in the late 1880s (Mickle 1983:4; Gunson, 1968:166).

A Village Settlement - one of several established on the Koo Wee Rup Swamp as part of the Victorian government initiative to settle the urban poor during the disastrous depression of the 1890s - stimulated township growth from 1893, however it would be some years before many of the farms became viable. Gunson (1968:149) notes that 'the period 1899-1911 marked the establishment of the Koo Wee Rup Swamp as an important farming district' and by 1914 it was said to be one of the most important potato growing districts in the State.

However much of the township's development appears to have taken place after the First World War, when a number of the larger surrounding properties were cut up for Soldier Settlers. As Gunson (1968:197) notes:

"The influx of new settlers, both soldiers and private farmers attracted by the post-war 'boom' brought considerable prosperity to the rising towns of Koo Wee Rup and Pakenham East, both of which increased the range and number of their services between 1916 and 1926."

In the 1920s potato growing became the most important industry in the district and by 1926-27 the Koo Wee Rup district was supplying 20 per cent of Victoria's potatoes. The focus of Koo Wee Rup was the railway yard where thousands of tons of produce were despatched to Melbourne markets on one of 48 passenger and mixed goods or 72 goods trains that passed through each week (Mickle, 1983:90). In 1926, a staff of eleven was employed at the station and annual revenue was £10,022.

Consequently Koo Wee Rup was growing fast while the older centres of Cranbourne (the Shire seat) and Lang Lang were declining in importance - the population of Koo Wee Rup grew by 500 in the first decades of the twentieth century while Cranbourne had added only 50 (Gunson, 1968:197). It was in the 1920s that the township boundaries of Koo Wee Rup began to expand beyond the township area laid first out in the 1890s. To the north of the railway line John Alexander Mickle subdivided his Lauriston Park estate first in 1920 creating lots fronting Rossiter Road and then in 1926 extending to the land behind creating Alexander Avenue and John Streets. To the south of the railway the Hudson estate 'The Grange' was sold in 1920 to the Witham, Woodman and Kavanagh Company. The estate was subdivided and Sybylla Avenue and Charles Street with building blocks were laid out in 1920s (Mickle, 1983:19).

Such was the development of Koo Wee Rup at that time that an attempt was made to shift the headquarters of the Shire of Cranbourne from Cranbourne to Koo Wee Rup. However, the move did not succeed partly because of concerns about floods that occurred in October 1923 and August 1924 (Gunson, 1968:197). More devastating floods in 1934 and 1937 led to an 'exodus of settlers' after 1937 and for a time Koo Wee Rup was a 'sadly depleted town'. However, Italian migration in the post-war era saw Koo Wee Rup once again become the largest business centre in the Shire and led to 'a period of continued prosperity' (Gunson, 1968:218).

HISTORY OF WATTLE THEATRE

This theatre and associated cafe or confectionery shop was opened July 1927, and built for James Mortimer by E. Whiteside [RB,1927-8:1869]. The shop proprietors included Cornelius Hunter, a confectioner, and P.H. Scott who ran the cafe [ibid]. Rural theatre buildings such as this one and the surviving Garfield theatre were once the centre of social life in small rural towns and as such hold many memories for the community. Some of the events which took place at the Wattle include a number of non-events such as the much touted athletic display in June 1928 by the Australian champion wrestler, Billy Meeske, who failed to show up after a car failure in Jerilderie, two excellent films were shown instead by the proprietor, Hal Smith [Mickle, 1987:1]. Another great sporting event was more successful with Hubert Opperman and "Fatty" Lamb, champion cyclists, giving illustrated talks on their achievements, accompanied by sporting films and local sporting events [Mickle, 1987:40].

The theatre boasted a new orchestra of five instruments in 1929 with Miss Jessie Johnson on the

piano, accompanied by Harry Dineen, the Ellett brothers, and George Sluiter [Mickle, 1987:26]. The Bachelor Girls' were another attraction in 1931 in association with a supper at the Memorial Hall [Mickle, 1987:55].

In the following year talkies' at the theatre were a popular attraction as they were all over the country, with the new manager being EJ Halley [Mickle, 1987:64]. Live entertainment may have begun to lose its appeal. The 1934 flood was a time for gathering together but the Memorial Hall had been near submerged. For some reason the Wattle Theatre was dry enough to hold important speakers such as the deputy premier and local parliamentarians, with earnest promises of flood relief [Mickle, 1987:100]. The next major meeting was in January 1935 when 100 unemployed and those still affected by the recent flood, met under the guidance of Jack Gorrie. The meeting urged less use of machinery in the flood damage repairs and the employment of more of the local unemployed as labour [Mickle, 1987:105]. Just after another disaster, the 1939 fires, the theatre was the venue for a grand St Patrick's Gala Ball, with some 400 listening to the Rogers Orchestra and J Heffernan, master of ceremonies [Mickle, 1987:158].

REFERENCES

- Cranbourne Shire Rate Books [RB]
 Gunson, Niel, 'The Good Country. Cranbourne Shire', 1968
 Mickle, D.J., 'Mickle Memories of Koo Wee Rup: for young and old. Volume 1. To 1927', 1983
 Mickle, D.J., 'More Mickle Memories of Koo Wee Rup: chronicles of a prosperous district once known as the great swamp, 1928-40. Vol. 2', 1987

Creation Date 1927

Change Dates

Associations

Local Themes

James Mortimer

STATEMENT OF SIGNIFICANCE

What is significant?

The former Wattle Theatre, constructed in 1927 by E Whiteside, at 284-6 Rossiter Road, Koo Wee Rup.

How is it significant?

The Wattle Theatre is of local historic, social and aesthetic significance to Cardinia Shire.

Why is it significant?

Historically, the former Wattle Theatre illustrates the significant development of Koo Wee Rup during the interwar era when it became the largest and most prosperous town in Cranbourne Shire. As a building type, the theatre provides evidence of the boom in theatre going during the interwar period and is now one of a dwindling group of surviving early combined live and cinema theatres across the State (RNE criteria A.4, B.2 & D.2).

Aesthetically, the former Wattle Theatre is significant for its landmark qualities and is an important contributory building within the interwar era Koo Wee Rup commercial centre (RNE criteria E.1).

Socially, the former Wattle Theatre has strong attachments to the local community as an important meeting place within the township over a long period. (RNE criterion G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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Planning Scheme	HO		Recommended
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Part of Koo Wee Rup Commercial Precinct, but requires individual HO due to Interior Controls

Extent To the extent of the title boundaries. Internal Controls on original fabric of Auditorium only, including in particular its unsubdivided space, the ceiling, the decorative proscenium arch, and the original part of the stage.

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

The original fabric and elements of the Auditorium should be retained, in particular the strapped fibro ceiling with decorative bosses, the proscenium arch with its floral reliefs, and the original extent of the stage. It is also desirable for the Auditorium to remain a single, undivided space.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the

Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review Stage A, Cardinia Shire
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne &
Sherbrooke), Cardinia Shire Council, 108

ANZ BANK

English Scottish & Australian Bank (former), London Chartered Bank (former)

Place No. 389

ADDRESS 10 - 16 Station Street
Koo Wee Rup

Last Update 11/04/2008

HO No.



DESCRIPTION This is a primarily two-storey brick bank with an integrated single-storey manager's residence at the rear. The bank comprises a brick lower storey and a fibrous cement clad upper storey with a transverse gable roof. There is a smaller, secondary gable at the centre of the facade. The entrance is on the right-hand side, in front of a single storey section with a gable front decorated with cross-bracing and slats. There are two large picture windows on the facade, while the windows to the

side elevation of the ground floor and to the rear residence are tall double hung sashes. There are windows in each of the side elevation of the upper floor, which are paired double hung sash. The residence at the rear has a hip corrugated-iron roof, which extends on the east side to form a verandah with slender timber posts and a broad timber fascia (no valance).

The bank is in good condition and there are minor alterations including the addition of an inappropriate bullnose verandah over the entrance.

This bank is an early example of the style described by Trethowan (1976:79) as 'Towards Modernism', which includes banks designed and built from the 1910s to the early 1950s. Trethowan notes that the 'progression from historicism to modernism was a slow process' and provides the following description of banks that demonstrate this style:

"Most banks erected during this period consisted of simple two storey brick structures with hipped or gable roofs. Any sort of architectural focus was centred around the entrance and usually consisted of a projected canopy or balcony, or a parapet wall or gable piercing through the roof structure. The use of exposed brick walls with stucco mouldings was popular and a favourite motif was a deep string course between the ground and first floor windows. The principles of design in this transition period relied to an extent on classicism and the Romanesque/Art Nouveau style. This reliance of previous styles however was suppressed and indicative architectural ornament was used very sparingly."

This bank is a significant element within the Koo Wee Rup Commercial Precinct (Please refer to the separate citation in this Study for more information).

SOURCES

Trethowan, B., 'A study of banks in Victoria, 1851-1939', HBC, December 1976

Condition	Integrity
Threats	Key elements Building
Designer	Builder

HISTORY

HISTORY OF KOO-WEE-RUP TOWNSHIP

Koo-wee-rup, originally known as Yallock, was one of the towns that developed after the construction of the Great Southern (South Gippsland) railway in 1890. The Great Swamp was surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold for £11,740. A site of just over 35 acres, on land purchased by Christopher Moody, was reserved for the township in June 1889, just before the Koo-wee-rup railway station was opened. Christopher Moody began selling town blocks in 1890, although few blocks were sold at that stage. The township grew up around the railway station, with early commercial development in Rossiter Road and Station where in 1890 John O’Riordan erected Koo-wee-rup’s first general store. Among the early residents were workers on the various schemes to drain the Great Swamp and railway workers constructing the Great Southern Line in the late 1880s (Mickle 1983:4; Gunson, 1968:166).

A Village Settlement - one of several established on the Koo-wee-rup Swamp as part of the Victorian government initiative to settle the urban poor during the disastrous depress of the 1890s - stimulated township growth from 1893, however it would be some years before many of the farms became viable. Gunson (1968:149) notes that ‘the period 1899-1911 marked the establishment of the Koo-wee-rup Swamp as an important farming district’ and by 1914 it was said to be one of the most important potato growing districts in the State.

However much of the township’s development appears to have taken place after the First World War, when a number of the larger surrounding properties were cut up for Soldier Settlers. As Gunson (1968:197) notes:

‘The influx of new settlers, both soldiers and private farmers attracted by the post-war ‘boom’ brought considerable prosperity to the rising towns of Koo Wee Rup and Pakenham East, both of which increased the range and number of their services between 1916 and 1926.’

In the 1920s the potato growing industry was booming and by 1926-27 the Koo-wee-rup district was supplying 20 per cent of Victoria’s potatoes. The focus of Koo-wee-rup was the railway yard where thousands of tons of produce were despatched to Melbourne markets on one of 48

passenger and mixed good or 72 goods trains that passed through each week (Mickle, 1983:90). In 1926, eleven staff were employed at the station and annual revenue was £10,022.

Consequently Koo-wee-rup was growing fast while the older centres of Cranbourne (the Shire seat) and Lang Lang were declining in importance – the population of Koo-wee-rup grew by 500 in the first decades of the twentieth century while Cranbourne had added only 50 (Gunson, 1968:197). It was in the 1920s that the township boundaries of Koo Wee Rup began to expand beyond the township area laid first out in the 1890s. To the north of the railway line John Alexander Mickle subdivided his Lauriston Park estate first in 1920 creating lots fronting Rossiter Road and then in 1926 extending to the land behind creating Alexander Avenue and John Street. To the south of the railway the Hudson estate ‘The Grange’ was sold in 1920 to the Witham, Woodman and Kavanagh Company. The estate was subdivided and Sybylla Avenue and Charles Street with building blocks were laid out in 1920s (Mickle, 1983:19).

Such was the development of Koo-wee-rup at that time that an attempt was made in 1923 to shift the headquarters of the Shire of Cranbourne from Cranbourne to Koo-wee-rup. However, the move did not succeed partly because of concerns about floods that occurred in October 1923 and August 1924 (Gunson, 1968:197). More devastating floods in 1934 and 1937 led to an ‘exodus of settlers’ after 1937 and for a time Koo-wee-rup was a ‘sadly depleted town’. However, Italian migration in the post-war era saw Koo-wee-rup once again become the largest business centre in the Shire and led to ‘a period of continued prosperity’ (Gunson, 1968:218).

HISTORY OF THE ANZ BANK, KOO WEE RUP

In 1912 the London Bank (later English, Scottish and Australian Bank) acquired this site, which contained Woodman’s building for offices. In 1919 a new two-storey building containing the Bank and a residence was erected on this site (Mickle, 1983:41, 69).

The London Chartered Bank amalgamated with the English Scottish & Australian Bank in 1921. In 1920 the ES&A Bank became the Australian & New Zealand Bank (ANZ). The building remains an ANZ bank branch today.

SOURCES

- Gunson, N. ‘The Good Country. Cranbourne Shire’, Frankston City Press Holdings Pty Ltd, Cranbourne, 1968
- Mickle, D.J., ‘Koo Wee Rup: a brief history of 130 year’s; 1839-1969, Kooweerup & District War Memorial Swimming Pool Committee, Koo Wee Rup, 1969
- Mickle, D.J., ‘Mickle Memories of Koo-wee-rup: for young and old. Volume 1 to 1927’, Dandenong, 1983
- Mickle, D.J., ‘More Mickle Memories of Koo-wee-rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940’, Vol II, Pakenham, 1987

Creation Date 1919

Change Dates

Associations

Local Themes

ANZ Bank

04.04-98 Railway towns
04.0-98 MAKING TOWNS TO SERVE RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

The ANZ Bank and residence constructed in 1919 at 10-16 Station Street, Koo Wee Rup was the first purpose-built bank to be erected in the township and continues to operate as a bank today. It was constructed at a time when Koo Wee Rup was experiencing significant growth and prosperity as a result of the closer settlement of surrounding farm country that was enabled by on-going flood mitigation works. It is the oldest surviving bank building in the Shire.

How is it significant?

The ANZ Bank and residence at 10-16 Station Street, Koo Wee Rup is of historic and architectural significance to Cardinia Shire.

Why is it significant?

Historically, the ANZ Bank is the oldest surviving bank building in the Shire and illustrates the growth of Koo Wee Rup and the surrounding district during the interwar period, which was a consequence of the Koo Wee Rup Swamp drainage scheme. The building was the first custom designed bank branch in Koo Wee Rup and is now the only one of three banks to continue operation in the town. (RNE criteria A.4, D.2)

The ANZ Bank is architecturally significant as an early representative example of a bank that illustrates the transition from historicism to modernism in bank design. It is a notable landmark within the Koo Wee Rup commercial centre. (RNE criterion D.2, E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Part of the Koo Wee Rup Commercial and Civic Precinct, individually significant.

Extent Part of the Koo Wee Rup Commercial and Civic 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			Incorporated Plan Details	None specified

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

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- 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
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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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
 Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

G & L LIGHT MECHANICAL REPAIRS

Former Thomas Burton Garage

Place No. 393

ADDRESS 68 - 70 Station Street
Koo Wee Rup

Last Update 29/10/2012
HO No.



DESCRIPTION See citation for Koo Wee Rup Commercial Precinct (ID 419)

Condition Good	Integrity Minor Modifications
Threats	Key elements Building
Designer	Builder

HISTORY

Creation Date 1939	Change Dates
Associations	Local Themes

STATEMENT OF SIGNIFICANCE

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended
As part of the Koo Wee Rup Commercial precinct, individually significant			

Extent As part of the Koo Wee Rup Commercial 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			Incorporated Plan Details	None specified

Conservation Management

None specified

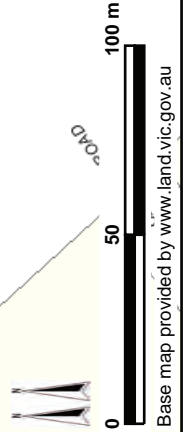
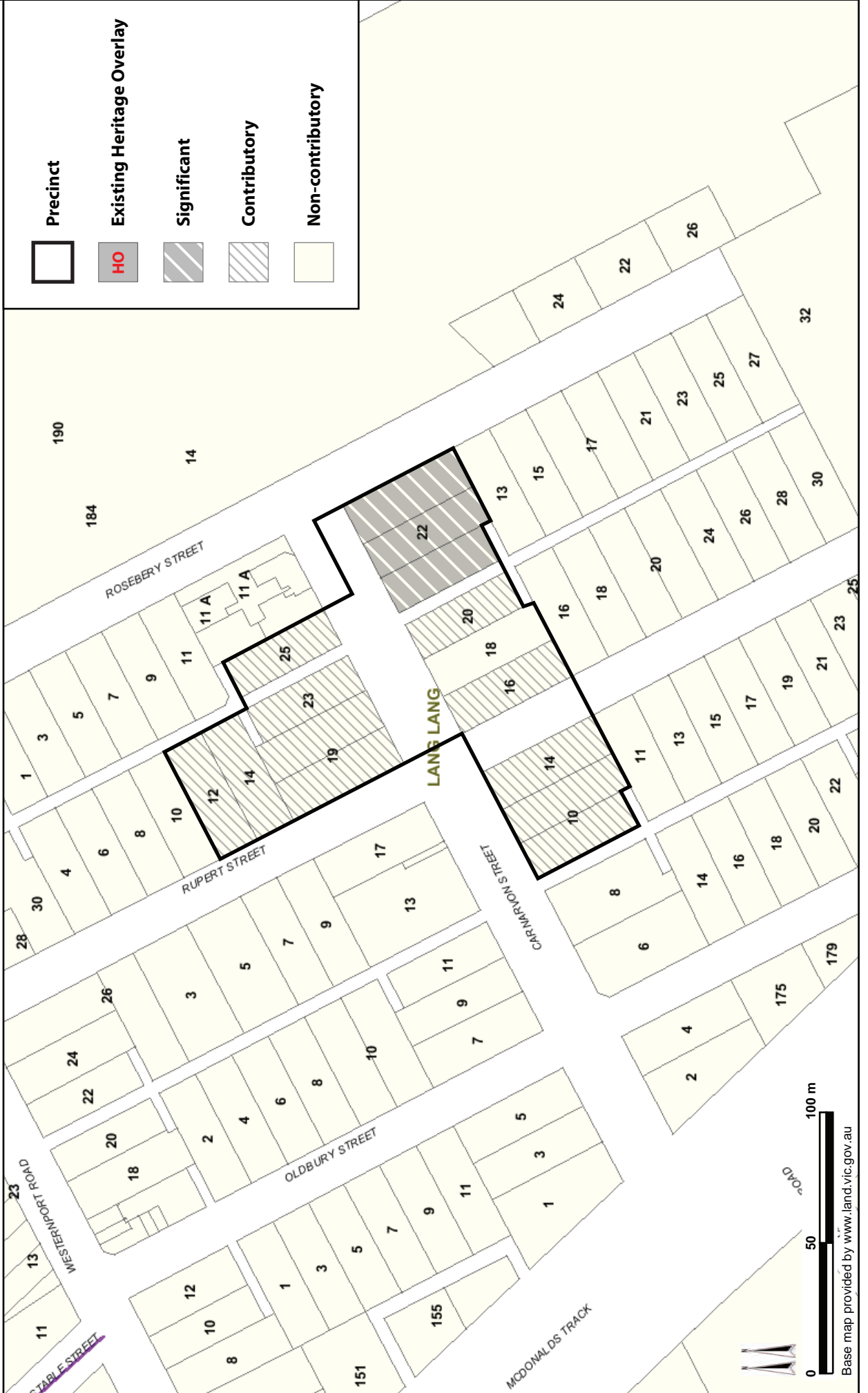
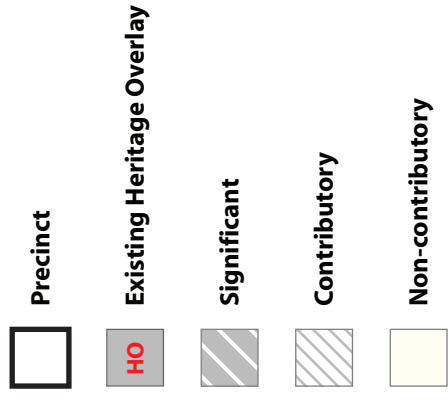
Extra Research None specified

- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

CARDINIA LOCAL HERITAGE STUDIES REVIEW

Carnarvon and Rupert Streets Precinct, Lang Lang

Heritage Overlay



PRECINCT - CARNARVON & RUPERT STREETS PRECINCT, LANG LANG

Place No. 323

ADDRESS 10-22 - 23-25 Carnarvon Street and 12-14 Rupert Street
Lang Lang

Last Update 22/11/2013

HO No.



DESCRIPTION This is a late nineteenth/early twentieth century residential precinct. It comprises detached modest single storey weatherboard houses and cottages on garden allotments. The only non-residential building is St Mary's Catholic Church, which is of individual significance. The following

dwellings contribute to the historic character of the precinct:

- No. 10 Carnarvon Street is a double fronted interwar house with a hip roof that projects to form a front porch. The timber and wire fence is contemporary with the house.
- No. 14 Carnarvon Street is an interwar weatherboard cottage with multipaned windows situated at the south-west corner of Rupert Street. It has a large Norfolk Island Pine in the front yard.
- No. 16 Carnarvon Street is a transitional Victorian/Federation asymmetrical weatherboard dwelling. It has a hip and gable corrugated iron roof and one brick chimney. The projecting gable has a tripartite window, while other windows are double hung sash. There is half-timbering to the gable end.
- No. 19-21 Carnarvon Street (faces Rupert Street) is an interwar asymmetrical weatherboard house with a hip and gable corrugated iron roof. It appears to be a standard State Savings Bank of Victoria design.
- No. 20 Carnarvon Street, the former Mark Lindsay residence, is a Victorian weatherboard gabled cottage with 2 over 2 sash windows.
- No. 25 Carnarvon Street, the former assistant station master's residence is a double-fronted Victorian weatherboard house with hip corrugated iron roof and a detached front verandah of convex profile with simple timber brackets. There is one brick chimney. The adjoining house at No. 23 is a late Federation style double fronted weatherboard house with a hip iron roof. It is quite small, being only one room deep with a small skillion at the rear
- The former McAlleese residence at No. 12 Rupert Street is a weatherboard cottage with a hip and gable corrugated iron roof. The windows are 6 over 6 multi-paned sash. The adjoining house at No. 14 is of similar design, but has single sash windows.
- No. 22 Carnarvon St, St Mary's Catholic Church is a simple Carpenter Gothic weatherboard church. There are three square profile windows in each side wall of the nave, which are filled with acid-etched glass with a different symbol in each. It is set on a large allotment, which is largely devoid of vegetation.

The houses are generally in fair to good condition and all have a relatively high degree of external integrity. It is one of the largest and most intact grouping of late nineteenth/early twentieth century housing in Cardinia Shire and compares with the Rosebery Street railway houses group, also in Lang Lang.

Condition	Integrity
Threats	Key elements Group of buildings
Designer	Builder

HISTORY

HISTORY OF LANG LANG TOWNSHIP

The township of Lang Lang illustrates the influence of the Great Southern Railway (South Gippsland railway) upon the pattern of settlement in Cardinia. It replaced an earlier settlement locally known as Tobin Yallock (officially called Lang Lang), which grew up around a store erected in 1876 by William Lyall near the corner of the Grantville Road and McDonalds Track (west of the present township). By 1877 a hotel was erected and public buildings including a Mechanics' Institute soon followed (Gunson, 1968:111-2).

The site of the present township just to the east of old Tobin Yallock came about as a result of the construction of the section of the Great Southern railway from Cranbourne to Loch, which was completed in 1890. One by one the public and commercial buildings that had been erected at Tobin Yallock were moved to the new township, which grew up on either side of the railway station. Gunson (1968:167) notes that 'For a few years, two towns existed within site of each other'. By 1891 'the nucleus of the town had been formed and already the population was larger than that of Tooradin' (Gunson, 1968:168). A school opened on 1 May 1891 and the Presbyterian Church was erected that same year. Gunson (1968:168) cites a visitor in October 1891 who gives the following impression of the town:

"Lang Lang East is absorbing - if it has not already absorbed - Lang Lang West. The old township

of Tobin Yallock has sadly deteriorated, it has even lost its ancient name... Walking from the local station one gets a glimpse of the new Presbyterian Church, erected by Mr. John Flintoff, on the right hand or north-eastern side of the line and near to the new State School... On the west side settlement has been more rapid, as it always is in the business portion of a township. There are a couple of well stocked stores... while here and there a number of cosy cottages may be seen."

The new town was officially known as 'Carrington' (and unofficially as Lang Lang East) until 1892 when the Post & Telegraph office was relocated there and it was officially known as Lang Lang from then on. The remaining public buildings were moved to the town by 1894 and the old town of Tobin Yallock ceased to exist.

Lang Lang 'fast developed into an agriculture centre' serving the surrounding district in the late nineteenth and early twentieth century although its importance declined in the interwar period as neighbouring Koo Wee Rup grew in importance and influence. A butter factory was erected in the 1890s and the Lang Lang market was opened in August 1896. Large cattle yards were built on the north-east side of the station to hold the many head of cattle consigned to and from the town (Gunson, 1968:169). Lang Lang was also the home of many railway employees, employed in the maintenance of the line.

HISTORY OF CARNARVON & RUPERT STREETS PRECINCT

The Carnarvon and Rupert streets Precinct, Lang Lang is situated within one of the first subdivisions in the township. In 1887 Dorcas Baker, wife of James, purchased just over 36 acres of land on the south side of Westernport Road, and bounded by McDonalds Track to the south and the Great Southern Railway to the north. A subdivision plan was lodged in 1888, which created Carnarvon Street (which ran parallel to Westernport Road) and the cross streets Rosebery (adjacent to the Station ground), Rupert and Oldbury. About half the lots were sold between 1888 and 1895, most of them facing Westernport Road, both sides of Carnarvon Street and in the block between these streets in Rupert and Rosebery streets [1].

It appears that the earliest buildings were constructed on the lots with frontage to Westernport Road and that few houses were erected in the nineteenth century on lots in other parts of the subdivision. Some of the earliest houses were erected for railway employees. One example is the small gabled cottage at 20 Carnarvon Street. This allotment (and the adjoining lot to the west) was sold in December 1889 to Charles Zimmer, a carpenter [2]. According to Coghlan (1988:19), this cottage was erected in 1897 for Mark Lindsay, a line repairer with the Railways. He had purchased the property in January 1896 [3]. In 1899, Thomas McAlleese built his own house at 12 Rupert Street [4]. According to Coghlan (1988:19) he was the first line repairer appointed to Lang Lang. The house next door at No.14 Rupert Street appears to have been built around 1905. In 1913 C. Reiger, described as a 'railway employee' became the owner and occupier [5].

Another railway employee was the owner and occupier of the house at No.25, which was erected c.1906 for Duncan McLachlan, who is described in the rate book as an Assistant Station Master [6]. He had purchased the property in 1904 and in 1908 he purchased the adjacent lot, No.23 [7]; however the house on that property does not appear to have been erected until after World War One.

Another early building in Carnarvon Street is St Mary's Catholic Church, which was blessed by Dean Phelan on 13 September 1908, who explained the naming of the church:

"It being the Feast of the Holy Name of Mary, the church was placed under the invocation of Our Blessed Lady under that title." (Coghlan, 1988:83)

According to Coghlan (1988:83) £150 was subscribed by parishioners leaving a debt of only £120.

The other houses in the precinct appear to date from the late Edwardian or interwar period. The house at No.19-21 Carnarvon Street appears to be a State Savings Bank of Victoria standard design, and was erected c.1928 when the Bank was the owner [8].

REFERENCES

- [1] Land Victoria, Certificate of title Vol. 1951 Fol. 158, LP 2096
- [2] Land Victoria, Certificate of title Vol. 2217 Fol. 224,
- [3] *ibid*
- [4] Rate book 1899-1900 (942, appears to be first time listed as no previous 'No. in rate' is cited)
- [5] Land Victoria, Certificate of title Vol. 3945 Fol. 936, Rate books, 1905-06 (1344, appears to be first listing), 1916-17 (1896, C. Reiger, railway employee, listed as owner)

[6] Land Victoria, Certificate of title Vol. 2195 Fol. 932, Rate books, 1906-07 (827, 'W.H.', N.A.V. £12 'New'), 1908-09 (1270, McLachlan described as 'Asst. S.M.')

[7] Land Victoria, Certificate of title Vol. 2195 Fol. 932

[8] Land Victoria, Certificate of title Vol. 5275 Fol. 922

Gunson, N. The Good Country. Cranbourne Shire, Frankston City Press Holdings Pty Ltd, Cranbourne, 1968

Coghlan, Barbara, Protector's Plains: A history of Lang Lang Primary School no.2899, 1888-1988, and district, CBC Publishing, Yannathan, 1988

Lynette Wealands, Lang Lang Historical Society

Creation Date c.1895-1930

Change Dates

Associations

Local Themes

Mark Lindsay, Duncan McLachlan, Tho

STATEMENT OF SIGNIFICANCE

What is significant?

The Carnarvon and Rupert streets Precinct, Lang Lang, is a late nineteenth/early twentieth century residential precinct, which comprises the houses at 10-22 and 19-25 Carnarvon Street and 12 and 14 Rupert Street, Lang Lang. These properties were created as the result of an 1888 subdivision and the houses in the precinct were constructed between c.1895 and 1930, the formative era in the development of Lang Lang. The contributory houses are single storey detached Victorian or interwar weatherboard dwellings on garden allotments. Most are in good condition and all have a high degree of external integrity. About half the houses in the precinct have associations with railway employees. The only non-residential building is St Mary's Catholic Church, a simple Carpenter Gothic Church constructed in 1908. It is of individual significance.

The house at 18 Carnarvon Street is non-contributory.

How is it significant?

The Carnarvon and Rupert streets Precinct, Lang Lang, is of local historic significance to Cardinia Shire.

Why is it significant?

The Carnarvon and Rupert streets Residential precinct is historically significant as tangible evidence of the formative phase in the development of Lang Lang in the late nineteenth and early twentieth century. It has representative value as one of the larger and more intact groupings of late nineteenth and early twentieth century housing in the Shire. The associations of many houses within the precinct with railway employees demonstrates the importance of the Railway to the historic development of Lang Lang and its traditional role as an important maintenance centre along the Great Southern Railway. (RNE criteria A.4, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the following properties: 10-22 & 19-25 Carnarvon Street and 12 & 14 Rupert Street.

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:	Yes	Incorporated Plan Details	
Description:	None specified			Carnarvon & Rupert Streets Incorporated Plan	

Conservation Management

CONSERVATION GUIDELINES (SPECIFIC)

The conservation policy may be achieved by ensuring that:

1. New houses have the same setback as contributory houses on adjoining sites. Where the adjoining houses have differing setbacks then the average should be used.
2. Additions to contributory houses are located at the rear and have the same setbacks from the side boundaries as the existing house.
3. Carports should be detached and setback at least 2 metres from the front façade wall of a contributory house.
4. New houses do not exceed the building height of the contributory houses on adjoining sites - where the heights are different, an average should be used.
5. Additions to contributory houses do not exceed the building height of the contributory house.
6. Front fences do not exceed 1.4 metres in height.

CONSERVATION GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it policy to:

1. Conserve the fabric of the building/s or other elements that contribute to the significance of the precinct. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the precinct and/or provide evidence of changing architectural styles or techniques.
2. Encourage the restoration or recreation of missing features based on historic evidence.
3. Encourage a contextual approach to new development within the precinct that is complementary in form, scale and materials to the contributory buildings and other elements, but is clearly contemporary in design.
4. Ensure that new development does not become a dominant visual element within the precinct.
5. Discourage the demolition of contributory buildings except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking significant replacement of fabric 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 contributory buildings of primary significance and other elements, but is clearly contemporary in approach.
6. Demolition of part of a contributory building may be allowed when it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The part to be demolished is not significant or the part demolition will not adversely affect 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.
7. Conserve contributory plantings, and maintain a visual relationship between the plantings and associated buildings or other structures.
8. Retain views of contributory buildings and plantings from the street, and other views identified as contributing to the historic character of the precinct.
9. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

10. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

ST MARY'S CATHOLIC CHURCH

Place No. 322

ADDRESS 22 Carnarvon Street
Lang Lang

Last Update 22/11/2013

HO No.



DESCRIPTION St Mary's Catholic Church, Lang Lang, is a simple Federation era Carpenter Gothic church with a gabled corrugated iron roof and a projecting gabled porch. There is a small vent in the top of the wall in the main elevation and a small cross at the gable end. The vestry is contained in a transverse gabled section at the rear. The church is in good condition and is relatively intact - the major exterior change has been the replacement of the original lancet windows with rectangular windows comprising a fixed pane above three glass louvres. The fixed panes are of acid etched-glass with a different symbol on each.

The church occupies a double block on the corner of Rosebery Street, and is within the Carnarvon & Rupert streets Precinct, Lang Lang.

Condition Good **Integrity** Minor Modifications

Threats None apparent **Key elements** Building

Designer **Builder**

HISTORY

HISTORY OF LANG LANG TOWNSHIP

The township of Lang Lang illustrates the influence of the Great Southern Railway (South Gippsland railway) upon the pattern of settlement in Cardinia. It replaced an earlier settlement locally known as Tobin Yallock (officially called Lang Lang), which grew up around a store erected in 1876 by William Lyall near the corner of the Grantville Road and McDonalds Track (west of the present township). By 1877 a hotel was erected and public buildings including a Mechanics' Institute soon followed (Gunson, 1968:111-2).

The site of the present township just to the east of old Tobin Yallock came about as a result of the construction of the section of the Great Southern railway from Cranbourne to Loch, which was completed in 1890. One by one the public and commercial buildings that had been erected at Tobin Yallock were moved to the new township, which grew up on either side of the railway station. Gunson (1968:167) notes that 'For a few years, two towns existed within site of each other'. By 1891 'the nucleus of the town had been formed and already the population was larger than that of Tooradin' (Gunson, 1968:168). A school opened on 1 May 1891 and the Presbyterian Church was erected that same year. Gunson (1968:168) cites a visitor in October 1891 who gives the following impression of the town:

"Lang Lang East is absorbing - if it has not already absorbed - Lang Lang West. The old township of Tobin Yallock has sadly deteriorated, it has even lost its ancient name... Walking from the local station one gets a glimpse of the new Presbyterian Church, erected by Mr. John Flintoff, on the right hand or north-eastern side of the line and near to the new State School... On the west side

settlement has been more rapid, as it always is in the business portion of a township. There are a couple of well stocked stores... while here and there a number of cosy cottages may be seen."

The new town was officially known as 'Carrington' (and unofficially as Lang Lang East) until 1892 when the Post & Telegraph office was relocated there and it was officially known as Lang Lang from then on. The remaining public buildings were moved to the town by 1894 and the old town of Tobin Yallock ceased to exist.

Lang Lang 'fast developed into an agriculture centre' serving the surrounding district in the late nineteenth and early twentieth century although its importance declined in the interwar period as neighbouring Koo Wee Rup grew in importance and influence. A butter factory was erected in the 1890s and the Lang Lang market was opened in August 1896. Large cattle yards were built on the north-east side of the station to hold the many head of cattle consigned to and from the town (Gunson, 1968:169). Lang Lang was also the home of many railway employees, employed in the maintenance of the line.

HISTORY OF CARNARVON & RUPERT STREETS PRECINCT

Carnarvon Street was part of one of the first subdivisions in the township of Lang Lang. In 1887 Dorcas Baker, wife of James, purchased just over 36 acres of land on the south side of Westernport Road, and bounded by McDonalds Track to the south and the Great Southern Railway to the north. A subdivision plan was lodged in 1888, which created Carnarvon Street (which ran parallel to Westernport Road) and the cross streets Rosebery (adjacent to the Station ground), Rupert and Oldbury. About half the lots were sold between 1888 and 1895, most of them facing Westernport Road, both sides of Carnarvon Street and in the block between these streets in Rupert and Rosebery streets [1]. Carnarvon Street developed as a residential area in the late nineteenth and early twentieth centuries and the some of the houses were occupied by railway employees.

Two blocks on the corner of Carnarvon Street and Rosebery Street were purchased by Charles Cook in 1895 and this land was later acquired by the Catholic Church. Lang Lang in 1905 was part of the Parish of Iona and priests came from Dandenong to preach monthly mass in the Lang Lang Hall [2]. After 'many years of fund-raising', St Mary's Catholic Church was blessed and opened by Dean Phelan on 13 September 1908, who explained the naming of the church:

"It being the Feast of the Holy Name of Mary, the church was placed under the invocation of Our Blessed Lady under that title." (Coghlan, 1988:83)

The weatherboard church cost £280 to build. According to Coghlan (1988:83) £150 was subscribed by parishioners leaving a debt of only £120. Having their own church meant the parishioners had regular weekly mass. Earlier, priests from Dandenong had to come on a monthly basis to perform Mass in the Memorial Hall. St Mary's Catholic Church is still well patronised today and is part of Iona, Maryknoll, and Koo Wee Rup 'Parishes in Partnership'. [2]

REFERENCES

- [1] Land Victoria, Certificate of title Vol. 1951 Fol. 158, LP 2096
 [2] Lynette Wealands, Lang Lang Historical Society, 2008

Gunson, N. The Good Country. Cranbourne Shire, Frankston City Press Holdings Pty Ltd, Cranbourne, 1968

Coghlan, Barbara, Protector's Plains: A history of Lang Lang Primary School no.2899, 1888-1988, and district, CBC Publishing, Yannathan, 1988

Creation Date 1908

Change Dates

Associations

Local Themes

Catholic Church

09.0-98 DEVELOPING CULTURAL INSTITUTIONS & WAYS OF LIFE
 09.11-98 Building and worshipping in local churches

STATEMENT OF SIGNIFICANCE What is significant?
 St Mary's Catholic Church at 22 Carnarvon Street, Lang Lang, was erected in 1908 and was opened and blessed by Dean Phelan on 13 September 1908. It is a simple Federation era Carpenter Gothic church with a gabled corrugated iron roof and a projecting gabled porch. There

is a small vent in the top of the wall in the main elevation and a small cross at the gable end. The vestry is contained in a transverse gabled section at the rear. The church is in good condition and is relatively intact - the major exterior change has been the replacement of the original lancet windows with rectangular windows comprising a fixed pane above three glass louvres. The fixed panes are of acid etched-glass with a different symbol on each.

How is it significant?

St Mary's Catholic Church, Lang Lang, is of local historic and social significance to Cardinia Shire.

Why is it significant?

St Mary's Catholic Church is historically and socially significant as a church, which has served the Catholic community of Lang Lang for 100 years. It provides evidence of the development of the Catholic church in Cardinia and is associated with an important phase of development of Lang Lang in the early twentieth century. (RNE criteria A.4, H.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme Part of precinct	HO		Recommended

Extent Include as part of the Carnarvon & Rupert Streets Precinct, Lang Lang. Extent to include the site 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the

significance of the place, or

- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

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Extra Research None specified

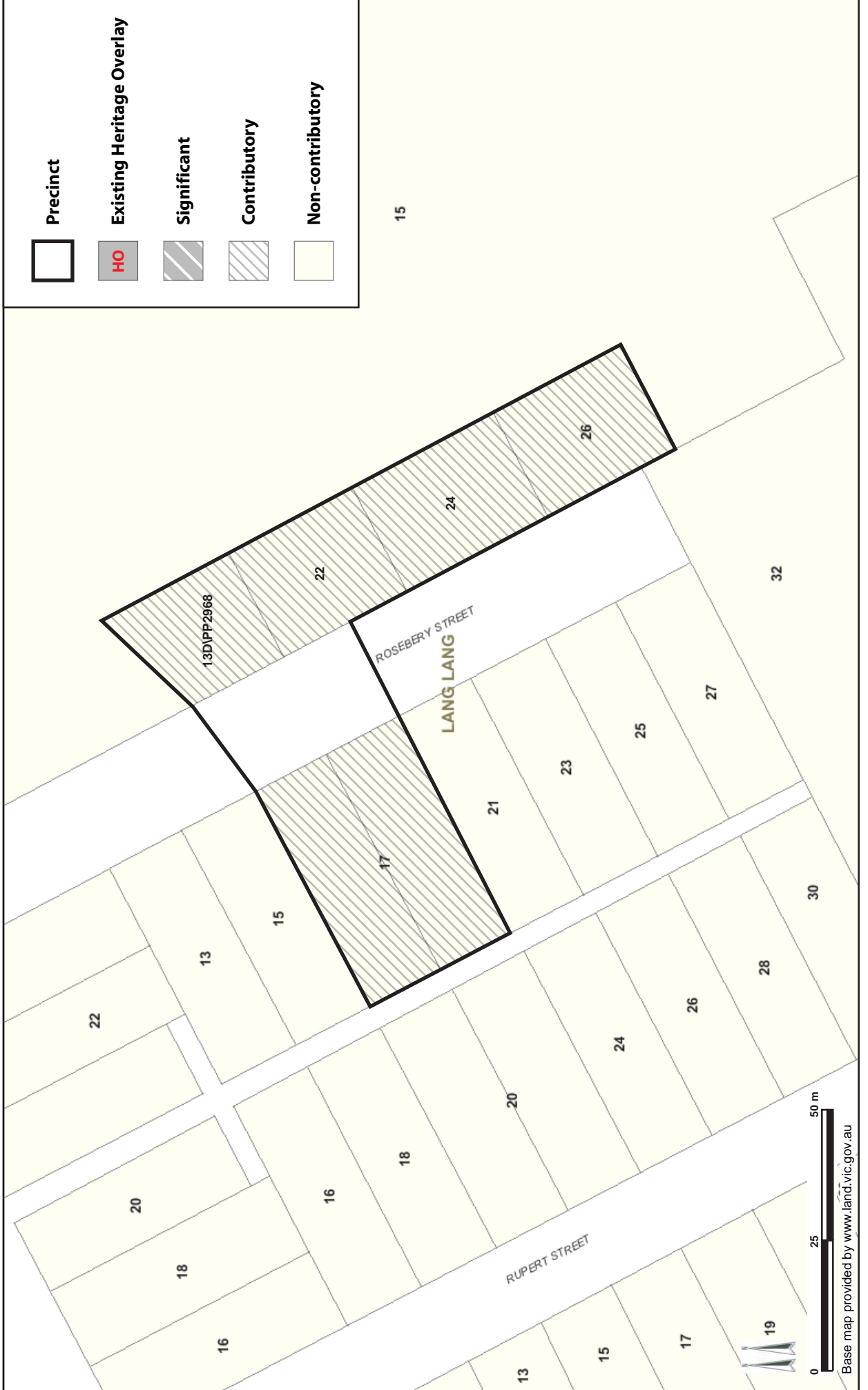
-
- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

CARDINIA LOCAL HERITAGE STUDIES REVIEW

Railway Houses Precinct, Lang Lang

Heritage Overlay

-  Precinct
-  Existing Heritage Overlay
-  Significant
-  Contributory
-  Non-contributory



PRECINCT - LANG LANG RAILWAY HOUSES

Place No. 499

ADDRESS 17 & 20 - 26 Rosebery Street
Lang Lang

Last Update 18/06/2008

HO No.



DESCRIPTION This precinct comprises a group of railway houses in three different standard Victorian Railway designs on the east side of Rosebery Street that date from the early 1900s to the 1950s, as well as a house at 17 Rosebery Street that was acquired by the Victorian Railways in 1922.

Standard railway design houses include:

- The pre-fab 'Snail Houses' at Nos.20 & 24. These are plain post-war houses with vertical timber cladding and a low pitched gable roof. The windows have been replaced.
- The house at 22 Rosebery Street is a Class 4 Departmental residence, which was relocated from Bayles to this site. It is a small four or five roomed weatherboard house with a transverse gable roof clad in corrugated iron that extends to form a verandah across the front, which is supported on four square timber posts. There is a skillion roof extending to the rear. Windows are six-pane double hung sash.
- The house at 26 Rosebery Street is an early twentieth century weatherboard cottage, T-shaped in plan. It has a gabled corrugated iron roof. Windows are double hung 6 pane sash. There is one centrally placed corbelled brick chimney.
- The house at No.17 is an asymmetrical Edwardian weatherboard dwelling. It has a hip and gable corrugated iron roof with a separate return verandah with timber posts and fretwork. The windows are double hung sash. There are two corbelled brick chimneys with terracotta pots. Further research would be desirable to determine whether this house was built by the Victorian Railways or built by others and purchased by them.

This is largest group of railway houses in Cardinia Shire. Railway houses elsewhere in the Shire exist in isolation such as 255 Rossiter Road, Koo Wee Rup and 1405 Westernport Road, Heath Hill (refer to separate citations in this Study). It compares with similar groups of houses on the Great Southern railway at Leongatha and Yarram (Helms, 2004; Context, 2005).

SOURCES

Helms, D. 'South Gippsland Shire Heritage Study', 2005

Context Pty Ltd, 'Wellington Shire Heritage Study: Stage 1', 2005

Condition	Integrity
Threats	Key elements Group of buildings
Designer	Builder

HISTORY

HISTORY OF LANG LANG TOWNSHIP

The township of Lang Lang illustrates the influence of the Great Southern Railway (South Gippsland railway) upon the pattern of settlement in Cardinia. It replaced an earlier settlement locally known as Tobin Yallock (officially called Lang Lang), which grew up around a store erected in 1876 by William Lyall near the corner of the Grantville Road and McDonalds Track (West of the present township). By 1877 a hotel was erected and public buildings including a Mechanics' Institute soon followed (Gunson, 1968:111-2).

The site of the present township just to the east of old Tobin Yallock came about as a result of the construction of the section of the Great Southern railway from Cranbourne to Loch, which was completed in 1890. One by one the public and commercial buildings that had been erected at Tobin Yallock were moved to the new township, which grew up on either side of the railway station. Gunson (1968:167) notes that 'For a few years, two towns existed within site of each other'. By 1891 'the nucleus of the town had been formed and already the population was larger than that of Tooradin' (Gunson, 1968:168). A school opened on 1 May 1891 and the Presbyterian Church was erected that same year. Gunson (1968:168) cites a visitor in October 1891 who gives the following impression of the town:

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Lang Lang 'fast developed into an agriculture centre' serving the surrounding district in the late nineteenth and early twentieth century although its importance declined in the interwar period as neighbouring Koo Wee Rup grew in importance and influence. A butter factory was erected in the 1890s - it closed but reopened as a co-operative in 1893 and flourished in the first decades of the 20th century. The Lang Lang market was opened in August 1896 and large cattle yards were built on the north-east side of the station to hold the many head of cattle consigned to and from the town (Gunson, 1968:169). Lang Lang was also the home of many railway employees, employed in the maintenance of the line.

HISTORY OF THE LANG LANG RAILWAY HOUSES PRECINCT

From its inception in the nineteenth century Victorian Railways had provided staff housing for stationmasters at certain stations and at crossings for gatekeepers, let to the occupants at reasonable rents (Harrigan, 1960:148) As with other Government department the Victorian Railways used a number of standard designs for their houses, which were moved around according to need. For example, the house at 22 Rosebery Street was originally the stationmaster's house at Bayles and was relocated to this site in 1959 when the Strzelecki Railway was closed (Ramsay, 1991:109)

As noted above, Lang Lang was a place where many Railway employees lived. The north side of this precinct is adjacent (and probably forms part of) the station grounds). Coghlan (1988:19) notes that 'Many men were employed on the Scheme (Great Southern Railway) and between 1889 and 1890 the first ganger's residences were built at the top end of Rosebery Street'. The earliest railway house would appear to be the cottage at 26 Rosebery Street.

The house at 17 Rosebery Street was not built by the Victorian Railways, but was acquired by them for staff accommodation. Title records show that this property (comprising lots 42 and 52) was purchased in 1907 by Edward Harkness of Lang Lang. He died in 1917 and in 1922 the land was purchased by Timothy Bourke of Lang Lang, a railway employee. On the same day he purchased the property he took out a mortgage to the State Savings Bank of Victoria. Two years later the house was transferred to the Victorian Railways Commissioners, who owned it until 1972 (Land Victoria 1).

In the 1950s the Victorian Railways struggled to improve the railway network to cope with the demands the post-war boom. To alleviate the shortage of labour, they recruited tradesmen and other railway workers from overseas, mainly Britain. In 1949 Mr P. Farnan, Assistant to the Victorian Railways Staff Board, was one of the recruiting party to visit Britain to select railwaymen for Victoria. Victorian Railways sought 1200 men at first, but were forced to revise the number to 750 because of Victoria's housing shortage. Part of the enticement was the assurance of employee housing. Married railwaymen were preferred, because they were considered more likely to remain with their employer, but single men were recruited, with hostels and 'batching camps' provided. (Banner & Rigg; Annual Report 1951-52).

In what has been described as a 'unique program in Australia', the solution to the housing shortage was the importation from England of kit houses, known as 'pre-cut' houses, for assembly on site. The program was nicknamed 'Operation Snail' not to imply slowness - the whole program seems to have been carried out quite quickly - but rather because the immigrants were coming with their own houses. In 1949 1500 pre-cut houses were ordered from W.V. Simms, Sons & Cooke Ltd of Nottingham. Erection of the first of the houses commenced early in 1950 and the first eight British families arrived in August. (Banner & Rigg)

By late 1951 392 of the new pre-cut houses were erected and occupied, mostly by the immigrant railwaymen and their families, but some by existing railway staff (Banner & Rigg).

The project must have impressed other government agencies, because Victorian Railways were subsequently authorised to import pre-cut houses for the State Electricity Commission, the State Rivers & Water Supply Commission, the Melbourne Harbour Trust and the Commonwealth Government (Harrigan, 1960:148)

The pre-cut houses were made with Baltic timber walls and, initially Trafford asbestos cement-tile roofing. Because of a shortage of asbestos and the fact that the tiles were damaged in transit, aluminium roofing was substituted, then from 1951 CGC roofing was used. Each house came with its kitchen and bathroom fittings and built-in robes for the bedrooms. There were 30 different floor plans for the 2, 3 and 4 bedroom houses, but 44 different appearances could be obtained from five basic types. The houses came in a colour range - 'suntan', green, white, grey and cream exterior, with roofs in brown, green and natural - and the colour schemes appear to have been

applied 'mix and match' at each estate. (Banner & Rigg; Annual Report 1951-52)

These pre-cut Railway houses were erected throughout metropolitan and country Victoria, with the largest concentration by far being at Sunshine, where several hundred were erected. (Banner & Rigg)

By 1970 most of the houses were still occupied by Railway employees, after that many were sold to the occupants or demolished. In 1989 Victorian Railways ceased the practice of providing housing for their employees, and the remaining houses were taken over by the Government Employees Housing Authority. This body ceased in 1995. (Banner & Rigg; Annual Report 1951-52)

SOURCES

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Banner, Chris & Rigg, Tom, 'Operation Snail: The Pre-cut Housing Scheme of the Victorian Railways', Newsrail, January 2008, pp 8-22
Coghlan, Barbara, 'Protector's Plains: A history of Lang Lang Primary School no.2899, 1888-1988, and district', CBC Publishing, Yannathan, 1988
Gunson, N., 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968
Harrigan, Leo, Victorian Railways to '62, Melbourne, 1960
Ramsay, Merilyn, 'Steam to Strzelecki. The Koo Wee Rup to McDonald's Track railway'. ARHC, Melbourne, 1991

Creation Date 1900-60

Change Dates

Associations

Local Themes

Victorian Railways

04.0-98 MAKING TOWNS TO SERVE RURAL AUSTRALIA
06.0-98 ESTABLISHING COMMUNICATIONS MOVING GOODS
06.5-98 The rail network development
8.4-96 Railway townships

STATEMENT OF SIGNIFICANCE

What is significant?

Lang Lang was a town that came about as a result of the construction of the Great Southern (South Eastern) railway in the late 1880s and was the home of many railway employees, employed in the construction and later maintenance of the line. From its inception in the nineteenth century Victorian Railways had provided staff housing for stationmasters at certain stations and at crossings for gatekeepers, let to the occupants at reasonable rents. This precinct of houses comprises railway residences that date from the early 1900s (Nos. 17 and 26), 1920s (22, relocated to this site in 1959) and 1950s (20 & 24). Today, it is one of the largest surviving group of railways houses along the line and compares with groups at Leongatha and Yarram.

How is it significant?

The Lang Lang railway housing precinct is of local historic significance to Cardinia Shire.

Why is it significant?

The Lang Lang railway houses precinct is historically significant as one of the largest and most intact surviving groups of Victorian railways employee housing on the Great Southern Railway. It provides tangible evidence of the importance of Lang Lang in the construction and maintenance of the railway and the practice of the provision of employee housing by the Victorian Railways from its inception until it ceased to provide housing toward the end of the twentieth century. (RNE criteria A.4, B.2, D.2 and H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register

Reference

Zoning

Status

Extent To the extent of the houses at 20-26 and 17 Rosebery Street as shown on the 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:	Yes	Incorporated Plan Details	
Description:	None specified			Lang Lang Railway Houses Incorporated Plan	

Conservation Management

CONSERVATION GUIDELINES (SPECIFIC)

The conservation policy may be achieved by ensuring that:

1. New houses have the same setback as contributory houses on adjoining sites. Where the adjoining houses have differing setbacks then the average should be used.
2. Additions to contributory houses are located at the rear and have the same setbacks from the side boundaries as the existing house.
3. Carports should be detached and setback at least 2 metres from the front façade wall of a contributory house.
4. New houses do not exceed the building height of the contributory houses on adjoining sites - where the heights are different, an average should be used.
5. Additions to contributory houses do not exceed the building height of the contributory house.
6. Front fences do not exceed 1.4 metres in height.

CONSERVATION GUIDELINES (GENERAL)

In order to conserve the heritage significance of this precinct, it policy to:

1. Conserve the fabric of the building/s or other elements that contribute to the significance of the precinct. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the precinct and/or provide evidence of changing architectural styles or techniques.
2. Encourage the restoration or recreation of missing features based on historic evidence.
3. Encourage a contextual approach to new development within the precinct that is complementary in form, scale and materials to the contributory buildings and other elements, but is clearly contemporary in design.
4. Ensure that new development does not become a dominant visual element within the precinct.
5. Discourage the demolition of contributory buildings except where it can be demonstrated that:
 - The building is structurally unsound and cannot be repaired without undertaking significant replacement of fabric 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 contributory buildings of primary significance and other elements, but is clearly contemporary in approach.
6. Demolition of part of a contributory building may be allowed when it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The part to be demolished is not significant or the part demolition will not adversely affect 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.

7. Conserve contributory plantings, and maintain a visual relationship between the plantings and associated buildings or other structures.

8. Retain views of contributory buildings and plantings from the street, and other views identified as contributing to the historic character of the precinct.

9. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the place.

10. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.






Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire

CARDINIA LOCAL HERITAGE STUDIES REVIEW

Maryknoll Precinct

HO55 boundaries

-  Precinct
-  Existing Heritage Overlay
-  Significant
-  Contributory
-  Non-contributory



PRECINCT - MARYKNOLL, RESIDENTIAL & CIVIC

Place No. 152

ADDRESS Koolbirra Road, Baranbali Rd, Bareena Rd, Barongarook Rd, Baroona Rd, Battunga Rd, Fogarty Rd, Girrahween Rd, Liamena Rd, Manoora Rd, Marrakilla Rd, Mirrabooka Rd, Mortimer Rd, Murrawong Rd, Nagle Cr, Turramurra Rd, Wingadee Rd, Wingelo Ln, Wirragulla Rd

Last Update 5/05/2011

Maryknoll

HO No. HO55



DESCRIPTION

Maryknoll is situated on the top of a hill, north of the Princes Highway. In 2006, the overall character of Maryknoll suggests a design intention for the township of sympathetically integrating built and landscape elements into the natural landform and vegetation. The subdivision and circulation patterns are laid out across the top of a hill, with roads generally following the contours, and a large proportion of vegetation through out the town comprises native species retained as reserves, or used to line streets, within and surrounding the public open spaces, and within the residential lots. The majority of the streets within the township are unsealed, with soft edges and no kerbing. The roads within the township were named by Father Pooley, using indigenous names. The more regular grid pattern of roads which define the edges of the Maryknoll precinct have more standard western European names (Fogarty, Wheeler, Mortimer and Snell); most likely using names of settlers in the district.

Contributing to the strongly natural character of the landscape are the c5km of walking tracks and internal reserves or lanes that provide pedestrian linkages throughout the township and between streets, and the large number of public reserves: Maryknoll Reserve, Koala Reserve (E 377426, N 5789963), Wirragulla Reserve, Roche's Reserve, Casuarina Reserve, St Joseph's Wildflower Reserve, and Sr. Chanel Reserve. Also contributing to the natural character are areas of bushland on some private properties, some of which are unfenced and appear to be reserves, or merge

seamlessly with adjacent reserves.

Street plantings are mostly mature introduced natives 'Pittosporum undulatum' (including a variegated form common along roadsides throughout the district), on Koolbirra Road between St Joseph's Square and the Maryknoll Lawn Cemetery.

Other plantings that characterise the township include the gardens in general, but especially those within the large residential lots of the original Smith and Tracey houses which are generally set behind low transparent fencing or hedge plantings, and combine areas of bushland and native plantings with exotics species characteristic of interwar to 1950s gardens such as camellias, hedge plantings of Photinia, bed and specimen plantings of deciduous exotic trees in lawns, as well as functional plants like fruit trees with lawn underplantings. Driveways are generally serpentine or gently curved and unsealed.

The Church and Presbytery, Sr Chanel Reserve, St Joseph's Square and the 1974 general store and post-office occupy the centre of the town.

St Joseph's Square and the adjacent Sr Chanel Reserve provide a soft-edged central meeting space characterised by predominantly native plantings with little understorey planting, with denser areas of landscaping around the perimeter and roundabout. It also includes the Father Pooley Memorial Park, created in 1969 with trees planted by each of the Maryknoll families, in honour of Fr. Pooley who had died that year. In 2000, a section of St Joseph's Square on the northern side of the post-office/general store carpark was landscaped and decorated with pavers created by the community.

The Church and Presbytery (E 377266, N 5789512), 6 Koolbirra Rd

A formal entrance to the otherwise undefined boundary of the Church grounds is provided by two Bhutan Cypress trees ('Cupressus torulosa') and symmetrical beds planted with shrubs. The Church (1950, 1953) is set back from St Joseph's Square and adjacent to Wirragulla Road, within an expanse of lawn with mature native trees as specimen plantings. The Church is covered by an individual HO (HO54)

The Church is clad in vertical boards, with gable-ends and casement windows along the north side. A verandah is built on the eastern side (n.d.). An enclosed porch is located at the western end (this formerly housed the school library), flanked by two Mediterranean Cypress (Cupressus sempervirens). The doors to the Church are horizontally boarded. The six stain glass windows in the apse were installed in the early 1990s.

The interior walls and ceiling are fibro-lined with early interior light fittings (n.d.). The pews within the Church were hand made by the local Co-operative factory.

The Angelus Bell, presented to the community in March 1950, originally located in the Presbytery garden, was relocated to the Church above the eastern entrance.

The Presbytery was the first permanent building on the site, and the residence of Father Pooley for the duration of his time with the Parish. Built in c1949, it is a small weatherboard cottage, with a skillion roof, gabled front porch. It is set behind a low timber picket fence, partially collapsed at one end, within a garden typical of the period of construction, containing mature fruit trees, camellia and abelia, with some garden pathways edged with stone and gravel paved. The cottage and garden appear to have been little altered.

To the south of the Church is a plaque commemorating the site of a former shelter shed, which was the last remaining 'temp' – one of an original group of seven simple weatherboard structures which housed the first occupants of the settlement, prior to the township's construction.

Across Wirragulla Road from the Church is the Father Pooley Memorial Hall, 70 Girrawheen Rd. Constructed in c1966 of cinder blocks, it has a low pitched gable roof and large timber-framed windows, this building housed the local school until its closure in 1970. It is now used as a community hall.

Built in 1974, the locally run general store and post office is situated on the lower slope to the north of St Joseph's Square. It has a face brick façade with three arched openings, small-paned timber windows behind and pyramidal roof. The site of the original general store and post office, east of the Father Pooley Hall on Wirragulla Road, is commemorated by a plaque set in granite.

Located at the bend at 61 Koolbirra Road, the Maryknoll Lawn Cemetery and Father Pooley Grave is a part open grassed and part native bushland allotment. Currently only the open grassed area contains memorials and graves.

The cemetery is entered by a wrought-iron asymmetrical gateway, defined by a chevron pattern pair of gates and segmental-arched portal bearing the name of the cemetery, 'Maryknoll Lawn Cemetery', and a recent weathered-timber post and rail fence.

A timber-framed gabled shelter and paved area has been dedicated to the founder of the settlement, the Rev. WA Pooley (d.1969), while other graves are marked with bronze plates set in the lawn; some plain and others ornamental.

The residential buildings within the precinct predominantly represent modest 1950s architecture in character and style, nestled within a landscaped bushland setting.

The original Smith and Tracey residential buildings were single storey weatherboard, with shallow pitched gable roofs and timber framed windows. The original houses were stained timber.

Remaining original residential buildings are located at:

- 9 Koolbirra Road (original stained weatherboard)
- 19 Koolbirra Road (painted weatherboard)
- 20 Koolbirra Road (painted weatherboard)
- 45 Koolbirra Road (painted weatherboard)
- 51 Koolbirra Road (T-shaped in plan, painted weatherboard)
- 23 Girrahween Road, constructed in 1955 as Convent of Our Lady of the Hills. It is currently used as a private residence (painted weatherboard).

The remaining original 1950s houses in their 'natural' and domestic residential landscape settings, in spite of some modifications, strongly retain an expression of the architectural style of the period and are comparable with contemporary architect-designed houses. As a group, they are notable within the State.

The plan of the settlement is also of note with contoured street alignment and retention of bushland and characteristics which underscore the importance of the built elements.

Five retirement cottages constructed as part of the Cottage Scheme for the Aged are located at 41 Koolbirra Road, set behind a Photinia hedge. The five cottages are oriented towards a central teardrop shaped drive that encircles a small area of lawn with deciduous exotic trees planted as specimens. The cottages are surrounded by a modest garden setting comprising lawn, mature deciduous trees and simple bed plantings.

The township of Maryknoll, its roads, lanes, walking tracks and reserves, the cemetery, Church, presbytery and other early community and residential buildings and landscaped spaces and their settings are generally well maintained with a small number modified, reclad, or rebuilt.

Condition	Good	Integrity	Substantially intact
Threats		Key elements	Buildings Cemetery Group of buildings Landscape Natural vegetation Plantings Setting Site layout Subdivision
Designer	Smith and Tracey	Builder	Father Pooley, and Maryknoll foundation members

HISTORY

Founded in 1949 by Father Wilfred Pooley, of the West Footscray Presbytery, Maryknoll was envisaged and planned as a rural community based on Christian principles.

The rural settlement was originally known as St Mary's, until 1955. Coinciding with the opening

of the Post Office in 1955, St Mary's was renamed Maryknoll (White, 2002, 14).

Father Pooley visualised the settlement as a decentralised rural community for families from the city. Pooley's vision was consistent with a post-WW2 worldwide resistance to the destructiveness of the highly competitive way of life, seen to be particularly prevalent in cities (White, 2002, 3). Throughout Europe and North America, communities were being independently established, away from the materialism and competitiveness of cities, but with a common aim of creating better societies with a strong sense of community, peace, shared goals, and often united by mutual religious beliefs or philosophies on life.

Father Pooley's plans for Maryknoll were blessed and supported by Catholic Archbishop of Melbourne, Archbishop Mannix, with whom Pooley discussed in every detail his proposal for the establishment of a rural settlement (White, 2002, 4).

The site chosen was a property of 540 acres owned by Reg Sykes at North Tynong. The purchase was mainly funded by the Handley family of Dandenong, with help from the Sweeney brothers of Narre Warren. Father Pooley donated his 'worldly wealth' of £100 (White, 2002, 3-4). The purchase, initially in the name of Margaret Handley, was finalised on 23 June 1949 (White, 2002, 3-4). The Handley family was one of the first families to settle at St Mary's in 1949, followed by the McSweeney family (White, 2002, 9).

The planning of the new township was innovative, developed by Melbourne town planners and architects Smith and Tracey. Smith and Tracey were responsible for designing the layout, subdivision and circulation patterns for the town, as well as the first buildings. Pooley's only proviso was for the church to have a central position within the town layout. Using the same firm of architects, it was intended that the various buildings, although not 'duplicates', would be similar in style.

The original town plan was surveyed by Les Garner, a surveyor from Pakenham. It comprised a layout that followed the contours of the site rather than in a traditional grid pattern, reservations of natural bushland and areas of green space and community meeting spaces, two-acre residential lots, pedestrian paths throughout the township, linking streets via internal reserves. The Church, School and Presbytery were placed in the centre of the township at St Joseph's Square, surrounded by Sr Chanel Reserve and the St Joseph's Wildflower Reserve, and predominantly native vegetation.

Temporary dwellings were erected on the flat land around the proposed St Mary's site as accommodation for the families who would begin construction of the new township (White, 2002, 23). They were simple structures of horizontal weatherboard with skillion roofs and with basic to no modern conveniences. The first families who moved into these 'temps' worked on constructing the first permanent homes and public buildings. Over time the materials were re-used elsewhere on the site.

Construction on a core group of public and private buildings began, with the majority of the buildings constructed in the 1950s. The first building, a temporary church and school, was followed by a small cottage that was used as a presbytery and later as a shelter shed. No longer extant, the site of the original small cottage is marked by a plaque. In 1954 it was converted into an infant welfare centre, and was visited fortnightly by local doctors in the district until 1967 (White, 2002, 35).

The early homes designed by Smith and Tracey were timber, single storey and modest in scale and footprint, with shallow pitched gable roofs of corrugated fibro cement, and large timber framed windows. They were situated on roughly two acre lots, and set among predominantly natural bushland, with a number of homes also having productive gardens (orchards, vegetables, etc) (pers. comm. van Dienen and Eccleston, 8 September 2006). A number of the original Smith and Tracey homes have undergone some modifications to suit modern needs. Later homes were designed by Eric Lyon (White, 2002, 25).

The first stage of a permanent combined church and school building, the Holy Family Church, was officially blessed and opened on 3 September 1950, and attended by Archbishop Mannix and many visitors from Gippsland and Melbourne. The Church was extended in 1953.

The Convent of Our Lady of the Hills, which housed two nuns, Presentation Sisters from Pakenham, was opened and blessed on 20 January 1955. The nuns ran the Maryknoll school until its closure in 1975. The convent building is constructed of weatherboard with a gable roof. Located at No. 23 Girraheena Road, it is currently used as a private residence.

A combined post-office/general store and administrative office for the St Mary's Co-operative Society, was also officially blessed and opened by Archbishop D Mannix DD on 3 October 1955. The opening of the post office necessitated a name change to Maryknoll from St Mary's (White, 2002, 28). The business was locally run and owned, providing services and a social hub for the community. The original post-office general store was situated to the east of the Hall. It was demolished in 1981. Its site is marked by a bronze plaque set in granite. After 1974, the Post Office, general store and administration offices of the Co-operative Society moved to a new brick building on St Joseph's Square.

Granted Government registration in 1958, the first two of five cottages for pensioners were constructed, the first being opened in June 1959. The cottage scheme provided low cost housing for pensioners, and was open to members of the wider non-Catholic community (White, 2002, 34).

St Mary's/Maryknoll operated as a Co-operative Society, and administered by a Committee of Management which comprised a number of its residents (White, 2002, 7). New members would purchase shares in the Co-operative Society. To enable the construction of homes, other financial arrangements were often made. In 1951 a co-operative housing scheme was inaugurated, which operated until 1980 (White, 2002, 24). The scheme financed new homes from 1951 to 1965. From 1965, new home builders could apply for financial assistance from other sources (White, 2002, 24). For other subsequent purchases, a Credit Society was established in 1953 within the co-operative community, which operated until the 1970s.

Fr Pooley's ideal for Maryknoll was for each family to own a couple of acres of land; or enough land to enable a self-sufficient lifestyle – with space for vegetable gardens, cow, orchards, etc. However, Pooley recognised the potential difficulties and unreliability of this model, and instead, the men were encouraged to create their own industries and administer themselves through a formal co-operative arrangement (White, 2002, 5).

After Mannix's death in 1963, the parish boundaries were reorganised, increasing the Fr. Pooley's responsibilities to include Vocations within the entire Sale Diocese. As a result of the extra responsibilities, Fr Pooley's initial intense focus on unity relaxed and continued to shift as circumstances changed (White, 2002, 42).

The Maryknoll plan included farming activities run by the Co-operative Society. This commenced in the 1950s, with a new dairy built on the site in 1966, which remained in operation until October 1972.

Other Maryknoll industries included the building industry, which began as the main industry of the co-operative's economy, through work within the community as well as in the nearby district, constructing portable school buildings and house; initially timber-framed then steel frames from 1963 (White, 30). Projects completed by the Maryknoll building team included the Resource Centre of Traralgon Regional College, the Presbytery at Pakenham, and a Don Bosco School at Narre Warren. A joinery factory was opened at Nar Nar Goon in May 1952 which supported the building team's projects. For a while this factory specialised in hand-crafted church furniture but could not compete with businesses using mass-production techniques.

Maryknoll also had a poultry industry in 1953, which sold eggs to the Egg Board. An Aerated Water Factory was established in 1955, which operated until 1960. From 1960 to 1970, the Aerated Water Factory was re-used as a cordial factory. The same building later accommodated a steel factory, which supported the local building industry from 1974 to the 1990s. A Maryknoll hardware shop operated in Nar Nar Goon from 1966 to c1986, which employed local men as well as Maryknoll students on Saturday mornings (White, 2002, 66). Other casual employment, included fruit picking, at-home help and clerical assistance. These casual jobs were mainly done by the local women.

Father Pooley's 'absolute unity' ideals meant that the original members' employment should be for with the St Mary's Co-operative Society. However, over time, sufficient or appropriate jobs for both men and women in line with changing social attitudes could not be created within the Co-operative to fill the needs of its members (White, 2002, 33). By 1960, if appropriate employment could not be found within the co-op, employment elsewhere could be sought, or pre-existing employment held by new members could be continued.

Maryknoll has changed little over the years, including retaining its strong sense of community and civic pride, peace and quite, gentle pace and atmosphere (White, 2002, 49, and pers. comm.

Eccleston and Van Dienen, September 2006). And although no longer administered by the Co-operative Society, decisions affecting the community and community activities and events are still organised by or deferred to a community-run and focused organisation; the Maryknoll Progress Association.

Creation Date from 1949

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE

What is significant?

The township of Maryknoll, including its layout, roads, road names, lanes, walking tracks, pedestrian lanes and reserves, early community and civic buildings and landscaped spaces and their settings, created from the establishment phase (1949) to 1963 (Archbishop Mannix's death). During this establishment phase, the Church and presbytery, and the early Smith and Tracey designed buildings were constructed, in 'natural', domestic and remnant functional landscape settings, and the predominantly soft-edged native landscape character of the overall township was established. Other aspects of significance include the plaques commemorating original (now former) buildings and important founding members, and the sense of civic pride, the peace, quite, gentle pace and ambience of the township. Contributing to this significance are the phase of building and landscaping works, made up until Father Pooley's death and to the end of the administration of Maryknoll by a Co-operative society are of contributory significance. The close associations of Maryknoll with Archbishop Mannix and Father Pooley are also significant.

The following properties are contributory to the precinct:

- Holy Family Church, 6 Koolbirra Rd (HO54)
- former Presbytery, 6 Koolbirra Rd
- Fr Pooley Memorial Hall, 70 Girrahween Rd
- General Store, 4 Turramurra Rd
- former Convent of Our Lady of the Hills, 23 Girrawheen Rd
- retirement cottages, 41 Koolbirra Rd
- Maryknoll Lawn Cemetery, 61 Koolbirra Rd
- 1950s house, 9, 19, 45, & 51 Koolbirra Rd
- bush reserves

How is it significant?

The Maryknoll township is of local historic, aesthetic, and social significance to the Shire of Cardinia and potentially to the State of Victoria.

Why is it significant?

The township layout, subdivision, and pedestrian and vehicular circulation patterns are unique and significant as a substantially intact township unified by a harmonious and intentionally consistent landscape character and architectural style which was created by a single firm of architects and planners from Melbourne, Smith and Tracey. (RNE criteria A.3, A.4 and B.2). Maryknoll is important as the product of a Christian community operated as a Co-operative and based on Christian ideals of absolute unity, characteristic of post-war decentralised and often largely self-sufficient rural communities for families. (RNE criteria B.2 and D.2). Maryknoll is significant for its blessing, support, and close association with Archbishop Mannix, and at a local level, Father Pooley, whose vision it was to create the rural catholic community of St Mary's, known from 1955 as Maryknoll (RNE criterion H.1). Although a formal social significance assessment has not been undertaken, it is likely that there would be evidence of social significance for the local community and for past members of the community, demonstrated by the strong sense of community and civic pride physically expressed throughout the town. The peace and quite, gentle pace and ambience are highly valued by the small section of the community that were spoken to. (RNE criteria E.1 and G.1)

LEVEL

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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Planning Scheme	HO54	Listed
Holy Family Church		
Planning Scheme	HO55	Listed
Maryknoll Residential & Civic Precinct		
Victorian Heritage Register	--	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:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	Yes	Incorporated Plan:	Yes	Incorporated Plan Details	
Description:	High, solid or conspicuous fencing should not be introduced			Maryknoll Incorporated Plan	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

Add Maryknoll precinct map to Planning Scheme map.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

SPECIFIC CONSERVATION GUIDELINES - TREES

In order to conserve the heritage significance of the identified significant trees, it is recommended that the following guidelines are used in the future management or development of the place:

1. Ensure that the tree/s survives in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.
4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.






Extra Research None specified

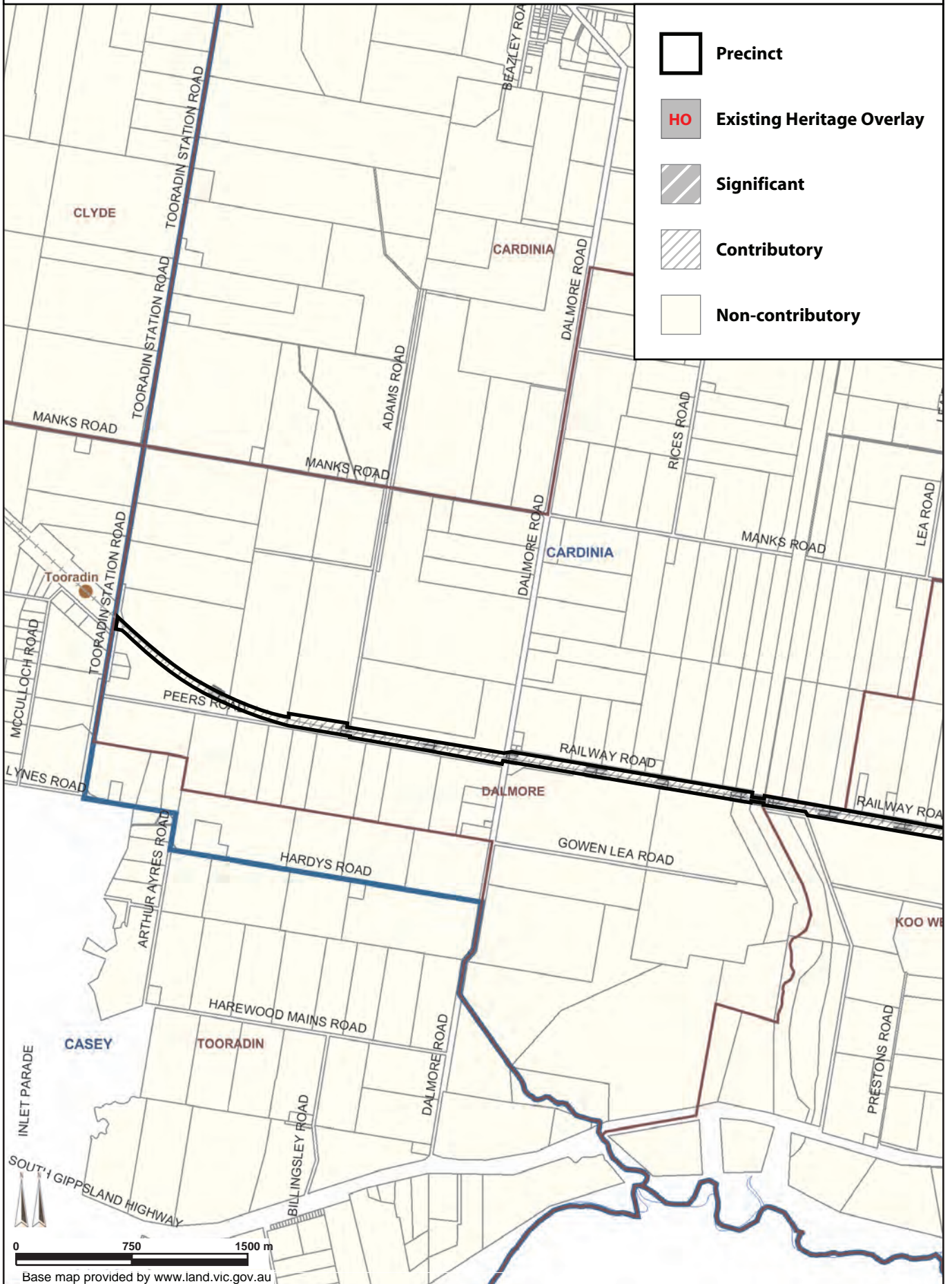
-
- BIBLIOGRAPHY** Angelique Eccleston, (08/09/2006), (Maryknoll Progress Association), personal communication.
 Context Pty Ltd, (2006), Cardinia Local Heritage Study Review
 Gael White, (2002), Maryknoll: History of a Catholic Rural Settlement (revised edition), Artistic Wombat, Maryknoll
 Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 184-187
 Kerry Van Dienen, (08/09/2006), personnal communication, Maryknoll Historical Society

CARDINIA LOCAL HERITAGE STUDIES REVIEW

Great Southern Railway Precinct Part 1 (Dalmore)

Heritage Overlay






-  Precinct
-  Existing Heritage Overlay
-  Significant
-  Contributory
-  Non-contributory



CARDINIA LOCAL HERITAGE STUDIES REVIEW

Great Southern Railway Precinct Part 2 (Koo Wee Rup)

Heritage Overlay

-  Precinct
-  Existing Heritage Overlay
-  Significant
-  Contributory
-  Non-contributory








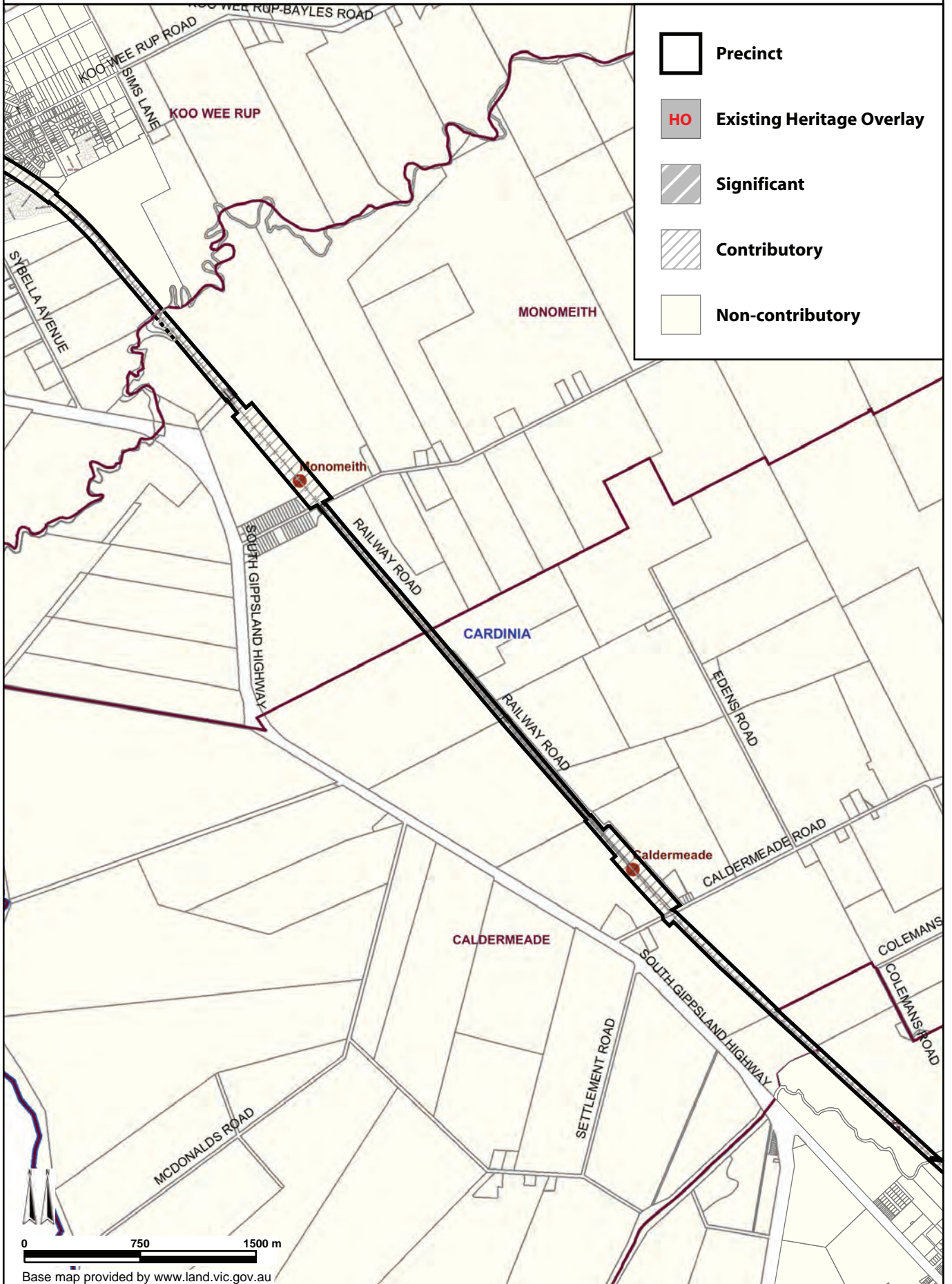
Base map provided by www.land.vic.gov.au

CARDINIA LOCAL HERITAGE STUDIES REVIEW

Great Southern Railway Precinct Part 3 (Monomeith and Caldermeade)

Heritage Overlay






-  Precinct
-  Existing Heritage Overlay
-  Significant
-  Contributory
-  Non-contributory

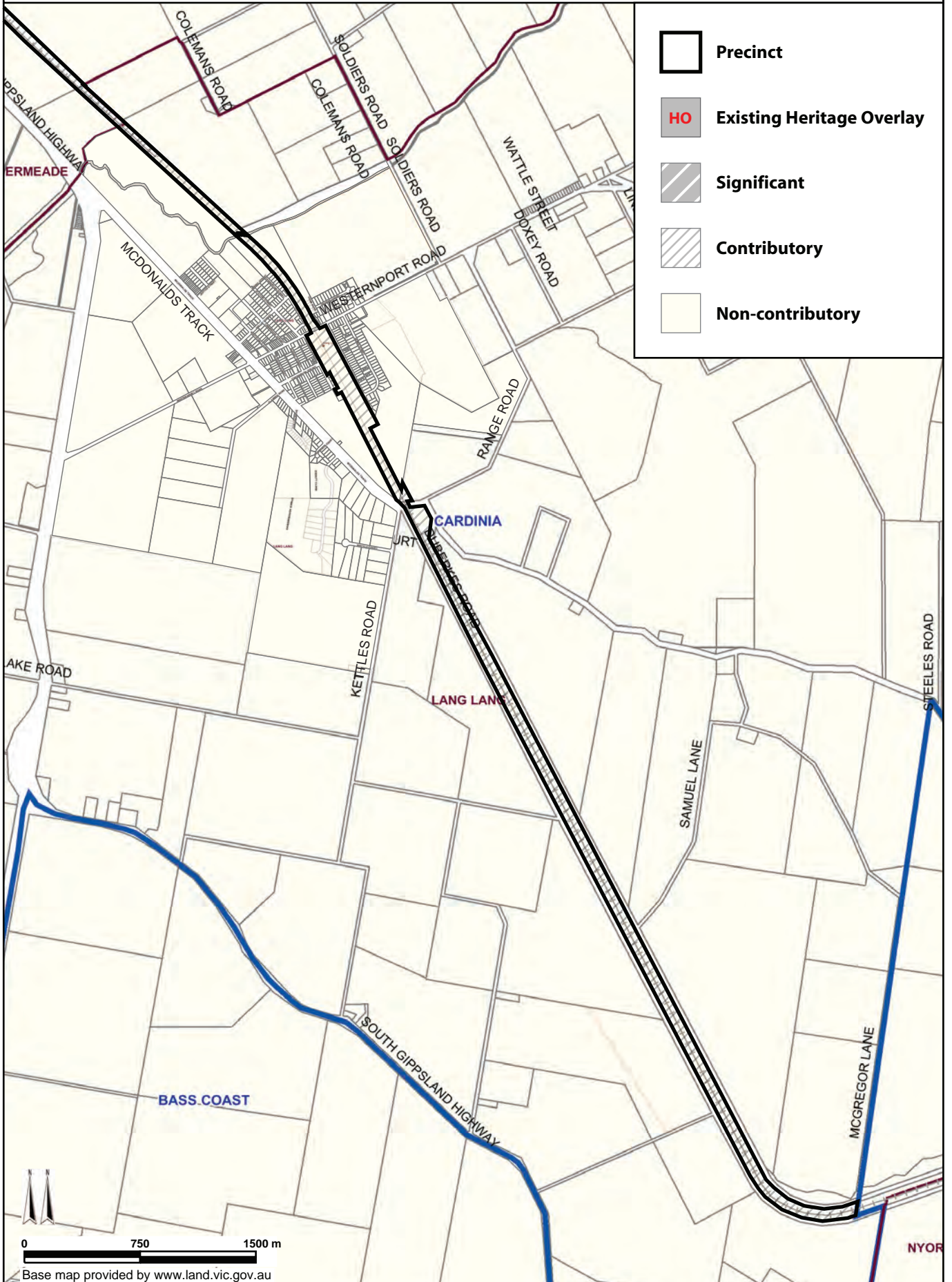


CARDINIA LOCAL HERITAGE STUDIES REVIEW

Great Southern Railway Precinct Part 4 (Lang Lang)

Heritage Overlay

-  Precinct
-  Existing Heritage Overlay
-  Significant
-  Contributory
-  Non-contributory



GREAT SOUTHERN RAILWAY

South Eastern Railway

Place No. 314

ADDRESS Varies
Varies

Last Update 3/11/2008
HO No.



DESCRIPTION The Great Southern Railway, now closed, runs through the southern part of the Shire entering

north of Tooradin and exiting past Lang Lang. Features associated with the railway include:

- The railway track, ballast and formation, which is still intact although overgrown and barely visible in places.
- Station sites at Dalmore, Monomeith, Koo Wee Rup, Caldermeade and Lang Lang
- Bridges at various locations
- Brick culverts
- Remnant exotic trees - mostly associated with station sites
- Signalling and other infrastructure - mostly associated with station sites. At least one early lattice signal has been identified at Lang Lang at the up end near the Westernport Road crossing.
- Departmental residences - these are situated outside the railway reserve and have separate place records in this study. There is one example at 255 Rossiter Road, Koo Wee Rup and a group in Rosebery Street, Lang Lang.

STATION SITES

Most of the buildings associated with the station sites have been removed. The only surviving building is the Goods Shed at Koo Wee Rup.

Features found at the sites include:

- Platforms - at Koo Wee Rup and Lang Lang, the platforms are relatively intact, while at Dalmore and Monomeith, and Caldermeade they have been partly destroyed.
- Tracks and sidings and [at Koo Wee Rup], evidence of the branch railway to Strzelecki.
- Archaeological remains such as building footings and evidence of drainage systems etc.
- Remnant planting, predominantly Monterey pines or cypresses, particularly at Lang Lang, and near Dalmore, and Monomeith.

The site of the Lang Lang Railway Station is marked by the track and platform, which is mostly intact. There is one semaphore signal and lever near the Westernport Road crossing. The station ground contains many mature Monterey Pine trees. Close to Westernport Road is the remains of a concrete horse trough, which is thought to be the only remnant of the once-extensive station cattle yards (see separate citation in this Study).

Brick Trough at Lang Lang Station ground: A rectangular brick trough with pipe outlet at one end. Approximately 2m long, 0.6m wide and 0.6m high. This is situated within the north-east corner of the former Lang Lang Railway Station ground and in front of a mature stand of Monterey Pines.

The Koo Wee Rup Railway Station site comprises:

- The former Station Platform on the up side
- The former Goods Shed, now within the timber yard that faces Station Street
- The old Oak Tree, now within the timber yard that faces Station street.

Monomeith Station ground: Buildings have been removed and all that remains is a concrete hardstand area (north side) and some Monterey Pines (south side). The platform formation has been destroyed and piles of soil containing the remnants of the platform are piled around the site. (local interest, only)

BRIDGES

This section of the line includes a number of original (c.1890) and interwar bridges. They are:

Lang Lang River bridge

The Lang Lang River is one of the largest on the section of the line between Dandenong and Korumburra. It has a deck length of 76.5m and sufficient width for one track. This timber trestle or pile bridge has 10 main spans and 9 minor spans, including a timber transverse deck topped by a longitudinal rail deck set on round section piles numbering 2, 3, 4 or 5 in a variety of configurations. It once had 47 eleven-foot spans [Chambers].

The National Trust of Australia found that the Lang Lang River bridge was built 1890 and last altered in 1980. The Trust also noted the following significant factors about the bridge:

- one of a small group of well preserved trestle bridges in the Koo Wee Rup area where there were once many examples; and
- in an engineering sense an uncommon pier design and variety with the use of both rail and timber deck spans and the use of stay piles [Chambers].

Koo Wee Rup Swamp railway bridge group

The National Trust of Australia has identified a group of six originally timber railway bridges in the Koo Wee Rup Swamp which cross the Cardinia Catchment Drain (1936-7), Cardinia Creek (1936-7), Bloomfield's Cut (1890), Topmuc Creek (1890), Deep Creek (1936-7) and the Deep Creek Catchment Drain (1936-7). Three have four spans, two have nine and the Toomuc Creek bridge has 13 spans. The bridge over the Cardinia Creek Catchment Drain is at the 62.6k mark on the line. It has a deck length of 14.4m, a height of 3.6m and a width for one track. The bridge rests on 4 piles and the deck was of rail -deck, unlike the original timber decking of the 1890 bridges which has also been rebuilt in rail-deck. The National Trust of Australia has found that it was built in 1937 and last altered in 1977 [National Trust of Australia]. This bridge is typical of the 1930s examples and Victorian Railways bridges in general of this period which have 3.3m spans, rather than the 2.1m of the 1890 examples.

The National Trust of Australia has also identified the Rutter's Drain Railway Bridge which has also had its timber decking converted to rail-deck. The Trust regards this group of bridges as evocative of the change in bridge building technique utilised by the Railways Department this century.

Another early timber pile bridge is west of Koo Wee Rup over the South Boundary Drain.

Condition	Varies	Integrity	Varies
Threats		Key elements	Archaeological potential Bridge Buildings Landform Track, trail, road Tree(s)
Designer		Builder	

HISTORY

Once the government began to drain the Koo Wee Rup Swamp in the 1870s, The Great Southern Line could be practically entertained. The government made a commitment in 1882 to allocate the money gained from land sales after draining the swamp to constructing the line [Gunson, 1968:137]. The line was part of the expansionary 1884 Railways bill and at the same time the subject of intense lobbying by various local railway leagues along its route, each striving to gain some advantage by the line's precise location over the other. The 1884 Land Act also prepared the way for a more systematic survey and drainage of the swamp under a Swamp Board.

Meanwhile in 1885 the railway route was agreed upon and tenders called: work began in 1887 [ibid]. Scrub clearance, the forming of embankments and timber trestle bridge building were all required in the swamp to bridge the still inundated wetlands. Timber for the piles and sleepers came from Bairnsdale.

Dandenong to Tooradin was open for traffic October 1888 (Gunson says the first daily passenger service was open in August 1889), Tooradin to Loch November 1890, Loch to Korumburra June 1891, Korumburra to Leongatha December 1891 and on to the terminus at Port Albert by January 1892 [Harrigan: 287]. Swamp drainage was not advanced such that in winter, the first train journeys from Tooradin to Yallock (later Koo Wee Rup), where the contractor's camp was located, were as if across a lake. From key stations and each temporary terminus, local coach services sprang up to meet the train and carry passages on to further fields [Gunson (1968): 164]. Stations in or near the Shire (many renamed in 1890) included: Carrington (later Lang Lang) which was reached in 1890; Peers Lane (later Koo Wee Rup West, later Dalmore); Yallock (later Koo Wee Rup); and Monomeith (later Caldermeade). Where there was no station close to existing hamlets, the new line caused small shifts of population along its route, such as at Clyde and Carrington (Lang Lang). Tooradin Station was some distance from the town but no shift occurred there, possibly due to the encroaching Great Depression of the 1890s: it still provided a good outlet for local fishermen to reach the Melbourne markets. The sudden linking of hitherto isolated communities also meant competition for a greater marketplace where the Port Albert fishing fleet were able to compete with those at Tooradin [Gunson, 1968:166].

Once the line was completed, there was little new development until the interwar period when the Koo Wee Rup Swamp project resulted in the construction of several new bridges over the newly created series of catchment drains.

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date 1888-92

Change Dates 1936-7

Associations

Local Themes

06.0-98 ESTABLISHING
COMMUNICATIONS MOVING
GOODS

STATEMENT OF SIGNIFICANCE

What is significant?

The Great Southern Line, comprising the buildings, infrastructure and other elements [including archaeological remains] generally within the railway and station reserves associated with the construction fo the line between 1888-92 and improvements made to the line prior to WWII including the construction of bridges over the Koo Wee Rup Swamp drains.

How is it significant?

The Great Southern Railway is of local historical and technical significance to the Cardinia Shire.

Why is it significant?

The Great Southern railway is histoically significant for its key role in the development of primary industry within the Shire and, for a long time, its unsurpassed achievement of moving goods and people across hitherto impassable land. It is a representative example of a late nineteenth century railway. (RNE criteria A.4, D.2)

Technically, the creation of the line was a major engineering feat, given the swampy condition of the ground, and the focus of great public attention throughout its history. (RNE criterion F.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the whole railway as defined by the 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:	Yes	Incorporated Plan Details	
Description:	None specified			Great Southern Railway	Incorporated Plan

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

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Extra Research None specified

Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 153

BRICK TROUGH

Place No. 436

ADDRESS 190 Westernport Road
Lang Lang

Last Update 9/03/2011
HO No.



DESCRIPTION A rectangular brick trough with pipe outlet at one end. Approximately 2m long, 0.6m wide and 0.6m high. This is situated within the north-east corner of the former Lang Lang Railway Station ground and in front of a mature stand of Monterey Pines.

Condition

Integrity

Threats

Key elements

Designer

Builder

HISTORY

HISTORY OF LANG LANG TOWNSHIP

The township of Lang Lang illustrates the influence of the Great Southern Railway (South Gippsland railway) upon the pattern of settlement in Cardinia. It replaced an earlier settlement locally known as Tobin Yallock (officially called Lang Lang), which grew up around a store erected in 1876 by William Lyall near the corner of the Grantville Road and McDonalds Track (West of the present township). By 1877 a hotel was erected and public buildings including a Mechanics' Institute soon followed (Gunson, 1968:111-2).

The site of the present township just to the east of old Tobin Yallock came about as a result of the construction of the section of the Great Southern railway from Cranbourne to Loch, which was completed in 1890. One by one the public and commercial buildings that had been erected at Tobin Yallock were moved to the new township, which grew up on either side of the railway station. Gunson (1968:167) notes that 'For a few years, two towns existed within site of each other'. By 1891 'the nucleus of the town had been formed and already the population was larger than that of Tooradin' (Gunson, 1968:168). A school opened on 1 May 1891 and the Presbyterian Church was erected that same year. Gunson (1968:168) cites a visitor in October 1891 who gives the following impression of the town:

"Lang Lang East is absorbing - if it has not already absorbed - Lang Lang West. The old township of Tobin Yallock has sadly deteriorated, it has even lost its ancient name... Walking from the local station one gets a glimpse of the new Presbyterian Church, erected by Mr. John Flintoff, on the right hand or north-eastern side of the line and near to the new State School... On the west side settlement has been more rapid, as it always is in the business portion of a township. There are a couple of well stocked stores... while here and there a number of cosy cottages may be seen.."

The new town was officially known as 'Carrington' (and unofficially as Lang Lang East) until 1892 when the Post & Telegraph office was relocated there and it was officially known as Lang Lang from then on. The remaining public buildings were moved to the town by 1894 and the old town of Tobin Yallock ceased to exist.

Lang Lang 'fast developed into an agriculture centre' serving the surrounding district in the late nineteenth and early twentieth century although its importance declined in the interwar period as neighbouring Koo Wee Rup grew in importance and influence. A butter factory was erected in the 1890s - it closed but reopened as a co-operative in 1893 and flourished in the first decades of the 20th century. The Lang Lang market was opened in August 1896 and large cattle yards were built on the north-east side of the station to hold the many head of cattle consigned to and from the town (Gunson, 1968:169). Lang Lang was also the home of many railway employees, employed in the maintenance of the line.

HISTORY OF PLACE

As noted above, yards were built at the station near the crossing to hold the many head of cattle consigned to and from the station. The yards have been removed and this concrete cattle water trough is all that remains.

SOURCES

Coghlan, Barbara, 'Protector's Plains: A history of Lang Lang Primary School no.2899, 1888-1988, and district', CBC Publishing, Yannathan, 1988

Gunson, N., 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968

Creation Date c.1900s

Change Dates

Associations

Local Themes

06.0-98 ESTABLISHING
COMMUNICATIONS MOVING
GOODS

06.5-98 The rail network development

STATEMENT OF SIGNIFICANCE What is significant?
The rectangular brick trough with pipe outlet at one end, approximately 2m long, 0.6m wide and 0.6m high and is situated at 190 Westernport Road, Lang Lang, within the north-east corner of the former Lang Lang Railway Station ground and in front of a mature stand of Monterey Pines.

The trough, and its location on the site of the former cattle yards within the former station grounds is significant.

How is it significant?

The brick trough is of local historic significance to Cardinia Shire.

Why is it significant?

It is historically significant as the only physical evidence of the cattle yards that once formed an important part of the railway complex at Lang Lang. It provides a tangible reminder of the important role played by the railway in the development of agricultural industries in Cardinia Shire. (RNE criteria A.4, B.2 & D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the whole former Lang Lang railway station site as shown on the extent of registration 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: Description:	No None specified	Incorporated Plan: No	Incorporated Plan Details None specified
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Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

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4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council

HOUSE

Place No. 337

ADDRESS 683 Koo Wee Rup-Longwarry Road
Bayles

Last Update 7/05/2008
HO No.



DESCRIPTION

The house at 683 Koo Wee Rup-Longwarry Road is an asymmetrical Edwardian weatherboard house. It has a hip and gable roof clad in new corrugated iron and there is a plain brick chimney. There is a separate bullnose verandah supported on carved timber posts. Windows are double hung sash arranged in pairs or singly. There are paired entrance doors. The house is in good condition and appears to be relatively intact.

There is a small timber outbuilding. The wire and timber fence is recent, but sympathetic to the house.

Condition Good

Integrity Intact

Threats None apparent

Key elements Building

Designer

Builder

HISTORY

HISTORY OF BAYLES

The growth of Bayles township is intimately linked to the construction of the Strzelecki Railway line between 1915 and 1922. The first residents were railway workers who camped there. The fledgling town was called Yallock but acquired its new name in commemoration of a soldier called Bayles, the first Victorian Railways Construction branch employee to be killed in the First World War.

Bayles station played an important role in the transport of dredged sand from the swamp drainage system drains, which had washed there from upstream, as well as the transport of locally grown potatoes and dairy products. The line was crucial to the siting of the Bayles Butter Factory, which opened in 1921, in anticipation of the completion of the Strzelecki Railway line the following year. In 1928 the factory was renamed the Bayles Dairy Co Pty Ltd, which in 1944 became part of the Drouin Butter Factory Co-op (Cardinia Shire Heritage Study, 1999, v 1, p 46).

Township development commenced before the rail line was opened in 1922, with a private subdivision of town blocks by local landowner Henry Woodman, in 1919. The first store, a bakery, was also opened in 1919 by Owen Kennett. In 1928 Bayles School was opened with 15 students. By 1930 Bayles was still a tiny township; only 24 residences and commercial premises are listed in the Sands & McDougall. The railway was closed down by 1959.

HISTORY OF 683 KOOWEERUP-LONGWARRY ROAD

The exact date of the house at 683 Kooweerup-Longwarry Road is not known but title and rate information suggest that it was built c.1906 for Henry Woodman, farmer, butcher and local landowner.

In 1900, Woodman bought CA 17 section T, comprising 78 acres [1]. In 1905-6 he built a wooden house on the land; rate books record an increase in value from £15 to £20 in those two years and a house is recorded for the first time in 1906 [2]. The value remained the same ten years later.

He later subdivided part of his land, fronting onto the Koo Wee Rup-Longwarry Road in 1919 and sold it off piecemeal throughout the 1920s, but kept lot 1 (this property, now No.683), which contained his house. Woodman Road, now Woodman Avenue, which bisects the subdivision, dates from this time. Some of these lots were bought by, or provided for workers at the local butter factory [4]. Woodman sold this house in 1928 to another farmer, William John Egan [3]. In 1937 it was bought by William Frank Misson, of Bayles Dairy Company. Woodman died in 1936.

SOURCES

- [1] Land Victoria, Title Deed Vol.3177 Fol.322.
- [2] Shire of Cranbourne Rate Book 1905 (No. in rate 1539), 1906 (936).
- [3] Land Victoria, Title Deed Vol.5505 Fol.948.
- [4] Audrey Mills, pers. comm.

Creation Date c.1906

Change Dates

Associations

Local Themes

Henry Woodman

04.04-98 Railway towns

04.0-98 MAKING TOWNS TO SERVE
RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 683 Koo Wee Rup-Longwarry Road was constructed c.1906 for Henry Woodman. It was originally situated on a larger parcel of land that Woodman subdivided and sold to become the township of Bayles. Woodman sold the house in 1928 and a later owner was William Frank Misson of the Bayles Dairy Company. The house at 683 Koo Wee Rup-Longwarry Road is an asymmetrical Edwardian weatherboard house. It has a hip and gable roof clad in new corrugated iron and there is a plain brick chimney. There is a separate bullnose verandah supported on carved timber posts. Windows are double hung sash arranged in pairs or singly. There are paired entrance doors. The house is in good condition and appears to be relatively intact.

How is it significant?

The house at 683 Koo Wee Rup-Longwarry Road is of local historic significance to Cardinia Shire.

Why is it significant?

The house at 683 Koo Wee Rup-Longwarry Road is historically significant as a house that pre-dates the formation of the township of Bayles and for its associations with Henry Woodman who played an important role in the development of the township. It is also of interest for its later associations with William Frank Mission who was associated with the Bayles Dairy Company (RNE criteria A.4, H.1).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the whole property as defined by the title boundary.

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

KENILWORTH COACH HOUSE (FORMER) AND TREES

Place No. 6

ADDRESS 10 Coach House Lane
Beaconsfield

Last Update 2/09/2015

HO No. HO53



DESCRIPTION Overall, the site is strongly characterised by mature conifers (*Cupressus* sp., *Pinus* sp. and *Araucaria bidwillii*) and deciduous exotics (*Ulmus* sp.) as perimeter, avenue and specimen plantings. A cluster of mature conifers and exotic deciduous trees are planted adjacent to the coach house (the eastern side).

This two storey hipped roof stuccoed brick structure has a gabled ‘loft’ window bay on the upper level indicating its former coach house function. A gabled single-storey wing is at either end and double-hung sash windows are used at ground level.

When first viewed in 2006, the site was under construction and the windows and doors had been removed from the coach house. Corrugated iron sheeting was visible on the roof under later tiles.

When revisited in 2008, the coach house had been converted into a residence. The render on the façade had been renewed, and the roof covered in new corrugated metal. The doors to the hayloft had been filled with large casement windows, and six-over-six pane windows installed in the ground floor openings. The front door is a multipaned French door with wide sidelights and transom, which is quite residential in appearance. The building is in very good condition.

Gaps in boundary plantings suggest some of the original perimeter trees are no longer extant. Nott’s villa is no longer extant.

Nott’s original garden layout and design included an ornamental lake and island. Recent subdivision excludes these items from the current property boundary. Topographic maps of the area, however, suggest these elements remain extant. They are located west and outside of the current property boundary (HO53).

Condition	Poor	Integrity	Varies
Threats	Redevelopment	Key elements	Building Tree(s)
Designer		Builder	

HISTORY

This former coachhouse was once, in the 1880s, part of Charles Nott’s Kenilworth Villa property. The villa (a near mansion) and its stables are gone (falling into disrepair in 1963) but the coachhouse, converted to a separate dwelling in the 1930s, remains, and may include re-used elements of the original villa (Butler, 1996 and The Gazette, 1993). Elements of the 1880s garden also remain, including a driveway lined with cypress and bunya bunyas.

Charles Nott, gentleman, was first rated for the Kenilworth Villa property in the 1889-90 Shire of Berwick rate records. Nott owned land near the Highway and Pink Hill was once known as ‘Nott’s Hill.’ All the joinery work at Kenilworth Villa, a near-mansion with turrets, was reputedly carried out by James Adamson of Beaconsfield. The coachhouse was built of handmade bricks on bluestone foundations. Its original layout included a room for coaches and a coachman’s room on the ground floor. There was a loft on the first floor for storing feed. The old post beam at the rear, used to haul feed to the loft for the horses, has been retained.

Nott laid out a garden around his villa and an ornamental lake and island was created, which exists still today (outside the current HO boundaries). Some of the 1880s plantings, cypress and bunya bunyas, also remain along the drive.

Nott lost his money in the 1890s crash and selected land at Budgeree, where Adamson built the family a four-roomed cottage. Kenilworth Villa was taken over by Montague Cohen, a city lawyer, who installed a married couple there. The Berry Street Foundling Home took over the property in 1913. Known as Beaconsfield Home, the coach house was converted into a laundry. A chimney and staircase were added in the 1930s. After the Home closed in 1946, the former mansion was leased over a number of years, and fell into disrepair. When the Tozer family acquired the property in 1963, they demolished the old house. The handmade bricks, slate, and other old materials were used in the construction of a new four-level house on the property which won an award for its designer, Charles Duncan. Some of the old material, including stained glass windows, found its way to the former coach house building.

In 1971, the property was owned by Doreen and Jim Sanders. The old coach house became a second home on the property, used for their children. A chimney was added and two wings on either side for a kitchen and bathroom. The Sanders built a bridge to the island (outside the HO boundaries) created by Nott and replanted it with native species to attract native birds. Their island was leased from Melbourne Water.

The property is now undergoing redevelopment.

Note:

This is an amended extract from Graeme Butler's 1996 Cardinia Shire (North) Heritage Study and footnotes excluded in this extract can be viewed in the original study.

REFERENCES

The Gazette, 20 Jan. 1993. Article, 'From mansion to home for foundlings'.
Butler, Graeme, 1996. Cardinia Shire (North) Heritage Study.

Creation Date c1889-90

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE

What is significant?

Charles Nott, gentleman and local figure of note, was first rated for the Kenilworth Villa property in the 1889-90 Shire of Berwick rate records. Nott owned land near the Burwood Highway and Pink Hill was once known as 'Nott's Hill.' On his property, Nott built a substantial villa (no longer extant), coach house and established a garden, ornamental lake and island as the setting for his villa.

Evidence of the garden and plantings, as laid out by Nott around his villa, and ornamental lake and island exist today. However, the ornamental lake and island are located west and outside of the current property boundary. Some of the 1880s plantings, including cypress, pines, Araucarias (Bunya Bunya) and deciduous exotics, remain throughout the property, along the drive, and define the Kenilworth Avenue boundary.

The coach house has been modified with new windows and doors and gaps in boundary plantings suggest some of the original perimeter trees are no longer extant. Nott's villa is no longer extant.

How is it significant?

The mature conifers and exotic trees within the Kenilworth Villa property, including the Bunya Bunyas lining the driveway and marking the entrance to the site, are of local historic and aesthetic significance to Cardinia Shire.

The former Kenilworth Coach House is of local historic significance to the Beaconsfield locality.

Why is it significant?

The remains of the garden layout, plantings and coach house are significant because they represent all that remains of Nott's large mansion and gardens which were, for a long period, also used as the Berry Street Foundling Home (RNE Criteria A.4, H.1). The house was a local landmark prior to demolition. The coach house, although greatly modified, still possesses its traditional stable form and provides a link to the property's original owner, Charles Nott (RNE A.4, H.1). The mature conifers, in particular the Bunya Bunya marking the entrance to the property, also have local landmark value. The trees lining the drive are significant as evidence of the site's early layout, circulation patterns and plantings, and as mature and rare plantings within the Shire (RNE A.4, F.1). These trees also recall Nott and the other major occupiers of the property (RNE H.1).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO53		Listed
Amend Planning Scheme to include tree controls			

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:	Yes	Aboriginal Heritage Place:	No	
Outbuildings or Fences:	Yes	Incorporated Plan:	No	Incorporated Plan Details
Description:	Coach house			None specified

Conservation Management

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

SPECIFIC CONSERVATION GUIDELINES – TREES

In order to conserve the heritage significance of the identified significant trees, it is recommended that the following guidelines are used in the future management or development of the place:

1. Ensure that the tree/s survives in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.
4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.

Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2006), Cardinia Local Heritage Study Review
Department of Environment and Sustainability, Vicmap, (13 June 2005), Map No. T7921-1-4-1, Vicmap Topographic Map 1:30,000, Vicmap
Graeme Butler & Assoc., (1996), Cardinia Shire (North) Heritage Study
Volume 3 - Heritage Places, Cardinia Shire Council, 176

STAVERTON GARDEN

Alpina, former

Place No. 165

ADDRESS 201 Quamby Road
Beaconsfield Upper
Lot 1 PS501126

Last Update 27/10/2006
HO No.



DESCRIPTION

The House

Reflecting no single period of occupation, this much altered and extended weatherboard house is nevertheless set in a relatively intact, original (c 1900-1920s) garden. The roof forms vary from hipped (two-storey wing) to gabled but only the paired verandah posts and stop-chamfered verandah bressumer beam evoke the nineteenth century. Chimneys are brick (over-painted) with corbelled tops and string-mould detailing on the shafts.

The Garden

The house is set back from the road within a large garden typical of the early twentieth century gardens in planting palette and layout. The front garden includes a very large *Arbutus unedo* (Irish Strawberry Tree) in the centre of a gravelled circular drive, with *Magnolia grandiflora*, rhododendrons, *Tilia x europaea* (Linden), an oak, and copper beech.

The rear garden provides a formal lawn setting to the principal elevation of the house, with a central circular walk with stone-edged island bed, gravel path, two mature English Oaks (*Quercus robur*), Camphor Laurel (*Cinnamomum camphora*) and conifers. The rear garden and circular walk are defined by clipped box and laurel hedges. The rear garden provides expansive views across the valley to the south-west.

The layout of the front and rear gardens, including paths, driveway, rockeries, and beds appear to be early and relatively intact. Sedimentary stone has been used for a sundial, path and garden bed edges and retaining walls separating garden areas - some of which may have been constructed in

c.1905.

While overgrown, the planting beds lining the north-western side of the driveway also contain species typical of late nineteenth to early twentieth century gardens (such as Rhododendron, Camellia, Azalea, and Magnolia). The beds lining the north-eastern side of the driveway are planted with low growing Agapanthus, bulbs, Daphne and other European plants. The predominant palette of European plants within the garden contributes a strong and distinctive character to the garden, that recalls other mountain gardens created by Melbourne's wealthy elite, in Mount Dandenong and Mount Macedon, who retreated to the cooler climate of the hills in the summer months, and created .

Condition	Good	Integrity	Intact
Threats		Key elements	Garden Tree(s)
Designer		Builder	

HISTORY

Joseph Hollow, a successful Melbourne contractor, was the first owner of this house, then known as Alpina, built in February 1889. It stood on about five and a half acres, part of William Brisbane's Crown Allotment 78. The house was rated to Hollow in 1893 with a valuation of £31. Later, in 1903, Hollow acquired an additional 62 acres on the south side of the road from a property owned in 1886 by John Milne, brickmaker and publican.

Hollow spent his childhood in Cornwall and left home at 12 years of age to earn his living. He was active in community affairs and a member of the Upper Beaconsfield Progressive League, which promoted the area as a tourist resort. He reputedly looked after his elderly mother for the last 30 years of her life, and seems never to have married. In 1905, Hollow sold the property (Crown Allotment 76 and 78) to Jessie and Agnes McLean, daughters of Dr. McLean of Brighton. The sisters renamed the house Kilgour and built the rockeries. They lived there for 35 years.

By 1940, Sidney Walton Gullett, engineer, of Toorak, was the owner. Gullett had a large family and added the two upstairs rooms. He sold in 1943 for £3,900 to Vernon de Witt Margetts, director of the radio station 3AK. The valuation at this time was £80. Margetts was a wealthy business man who owned Macs furniture store. He subdivided the property in 1968 and appears to have carried out some alterations to the house.

After Margetts' death in April 1970, his widow lived in the house alone for four years. In 1974 she married Tom Rickards, a widower, who lived over the road at Kyogle. The pair built a large family room at Staverton and put in large glass windows which altered the character of the house.

In February 1979, the property was transferred to Caroline Dean and Carol Snowden and then in June 1985 to the present owners [in 1996], Andrew Keith and Elizabeth Douglas Ballantyne. Ballantyne was an estate agent and owned local properties such as the former Pen-Bryn and Highland Park.

The hill station garden in Australia

From the latter part of the nineteenth century and into the early twentieth century, Australia's eastern states witnessed a pattern of behaviour where wealthy residents took to the cooler climates of surrounding hills in the summer months, retreating from the heat and pollution of the cities. Andrea Inglis in *Summer in the Hills* [1] describes that Melbourne's elite retreated to Mount Macedon and the Dandenong Ranges (including foothills); in Sydney it was to the Blue Mountains or the Southern Highlands. For South Australians, Mount Lofty provided a place for retreat, and for Queenslanders it was to Toowoomba.

The houses and gardens created reflect these patterns of behaviour, and the tastes of those 'wealthy city residents who took up areas of land in the hills and set about constructing summer houses which they visited in the hottest months' [2]. Invariably, impressive ornamental gardens were also established, as cool enclaves with predominantly European plants.[3] With cooler climates, these 'hill stations' were places where European plants and also a European appreciation of the surrounding landscape could flourish.

[1] Andrea Inglis, *Summer in the Hills* (2007)

[2] Inglis, 2007, p. viii

[3] Inglis, 2007, pp. 101-2

Note:

This is an edited extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date 1900-1920

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE

What is significant?

The c.1900 to 1920s garden at Staverton (formerly Alpina), including the layout of the front and rear gardens, including paths, driveway, rockeries, garden beds, sedimentary stone sundial, garden bed edging and retaining walls separating garden areas. Significant plantings include: a very large *Arbutus unedo* (Irish Strawberry Tree) in the centre of a gravelled circular drive, with *Magnolia grandiflora*, rhododendrons, *Tilia x europaea* (Linden), an oak, and copper beech, in the front garden; two mature English Oaks (*Quercus robur*), Camphor Laurel (*Cinnamomum camphora*) and conifers in the rear garden.

How is it significant?

The garden extent, layout, plantings and landscape elements at Staverton (formerly Alpina), are of local historic and aesthetic significance to Upper Beaconsfield. The residence within the garden setting is of representative local interest to Cardinia Shire.

Why is it significant?

The garden extent, layout, plantings and landscape elements provide significant intact evidence of the type of garden setting chosen for the district's early twentieth-century rural retreats by Melbourne's wealthy elite. It adds to the variety of period gardens in the district (RNE criteria A.4 and D.1). The garden is significant for its high degree of integrity to early this century and rarity within the Shire (RNE criterion A.3).

While it has been much altered since it was built in the boom year 1889 for Joseph Hollow, a successful Melbourne contractor, the house is sympathetic in siting and scale of its garden setting.

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent The early and intact garden has high integrity, and it is rare in the local area. Reassessment and confirmation of the significance of the garden warrants its inclusion on the Planning Scheme.
The house has been substantially modified. It is not recommended for inclusion on the Planning Scheme.

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

SPECIFIC CONSERVATION GUIDELINES - TREES

In order to conserve the heritage significance of the identified significant trees, it is recommended that the following guidelines are used in the future management or development of the place:

1. Ensure that the tree/s survives in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.
4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 358

UPPER BEACONSFIELD ASSEMBLY HALL, FORMER

Upper Beaconsfield Community Hall

Place No. 295

ADDRESS

10 Salisbury Road

Beaconsfield Upper

Allot. 1A Sec. D PARISH OF GEMBROOK

Last Update 11/06/2008

HO No.

**DESCRIPTION**

The former Upper Beaconsfield Assembly Hall is a building of 1884 with a number of early rear additions, and a large modern extension to one side.

The hall itself is a large gable-fronted weatherboard building. It has a shallow enclosed front porch with double ledged entrance doors. The gabled roof of the porch has been extended forwards as far as a modern bell tower frame, which supports it. This appears to be a modern alteration. There is a chamfered cross-brace at the apex of the gable with a timber finial (the pendant is gone). Below it is a circular louvered vent. On either side of the porch is a tall, narrow, round-headed multi-pane window. There are rectangular 6-over-12 pane sash windows on the side elevations (four on the west side, two on the east side), above each of which is a small louvered vent.

At the very back of the west side elevation is a small gable-fronted addition (probably the library of 1899). It has a ledged door on the façade and bargeboards with a simple decorative curve. The entrance is reached via a short flight of timber steps, with a modern timber balustrade. There is a window on the west side of the addition, whose bottom half has been blocked up, and a second on the rear elevation. This gabled addition is mirrored by a second one, on the east side of the hall, which has been surrounded by later extensions.

At the rear of the hall is a small cottage (c1900), now linked to the hall via later additions. It abuts the small gabled addition. The cottage is also weatherboard and has a transverse gabled roof. It has one ledged door on either side of the north elevation, with a tripartite window between them.

This elevation has a modern skillion-roof verandah. At the peak of the roof, on the east side, is an Edwardian brick chimney, with rendered mouldings. There is a tiny skillion-roof extension between the gabled addition and the cottage.

On the west side of the hall is a large modern extension. The roofs of the hall and early additions have been reclad in Colorbond. The building is in excellent condition.

Condition	Excellent	Integrity	Evidence of stages
Threats	Alterations over time	Key elements	Building
Designer		Builder	

HISTORY

HISTORY OF BEACONSFIELD UPPER

Sparsely populated until the 1870s, when it attracted an idiosyncratic group of selectors including several Melbourne professionals and academics seeking fresh air, Upper Beaconsfield developed as an important tourist centre from the 1880s. Largely thanks to the arrival of the Melbourne to Sale railway in 1879 a station was established at lower Beaconsfield, with visitors carried up the hill by horse-drawn vehicles. In 1912 there were six guesthouses and a hotel, and the town's identity as a popular holiday destination flourished throughout the 1920s, before it declined, partly due to the depression of 1929. Orchardng was another important part of the local economy.

HISTORY OF ASSEMBLY HALL

Community halls were important meeting places for the local community, and held a wide range of activities from dances and working bees to clubs, lectures and religious services. Upper Beaconsfield Assembly Hall was built in 1884. The original trustees were Messrs Halford, A'Beckett, Goff, Brind and Elms. A note in the source states that by 1899, with the additions of a library and tennis court, the hall had cost over £1600, but was debt free. The hall had also been used as a school but this had ceased by 1892. A State School had been established in the village in 1884 so presumably the hall premises acted as an adjunct, or alternative[1].

Source:

[1] "From Bullock Tracks to Bitumen. A Brief History of the Shire of Berwick". (Berwick: Berwick Shire Council, 1962) p.46.

Creation Date	1884	Change Dates	1899
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Associations		Local Themes	
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04.17-98 Community halls

STATEMENT OF SIGNIFICANCE

What is significant?

Upper Beaconsfield Assembly Hall, at 10 Salisbury Road, Beaconsfield Upper, built in 1884. The original trustees were Messrs Halford, A'Beckett, Goff, Brind and Elms. A library building was added in 1899, and a small cottage at the back c1900. The hall is a large gable-fronted weatherboard building (with a modern porch and bell tower). On either side of the porch is a tall, narrow, round-headed multi-pane window.

At the very back of the west side elevation of the hall is a small gable-fronted addition (believed to be the 1899 library). It has a ledged door on the façade and bargeboards with a simple decorative curve. There is another gabled addition on the other side of the hall. At the rear of the hall is a small weatherboard cottage, linked to the hall via later additions. It has a decorative render and brick Edwardian chimney. The cottage has a modern verandah.

The modern additions (the Community Centre) to the east side of the hall are not significant.

How is it significant?

Upper Beaconsfield Assembly Hall is of local historic and social significance to Cardinia Shire.

Why is it significant?

Historically, as an early public building in Beaconsfield Upper which is quite intact. (RNE criterion A.4) Also for its associations with prominent early members of the community who served as trustees. (RNE criterion H.1)

Socially, for the hall's continued use as a community focal point and meeting place for over a century. (RNE criterion G.1)

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent The hall and curtilage, as shown on the 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			Incorporated Plan Details	None specified

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

-
- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

HOUSE

Place No. 179

ADDRESS 4 Hope Street
Bunyip

Last Update 16/06/2008
HO No.



DESCRIPTION The house at 4 Hope Street, Bunyip is a double fronted Federation weatherboard villa with a M-hip corrugated iron roof. There are ashlar boards to the façade and paired eaves brackets. The central entrance door has sidelights and highlights and is flanked by paired double hung sash windows. Other windows are double hung sash. There are two corbelled brick chimneys. The house is situated on the southern half of a double block.

The house is in good condition and has a relatively high degree of external integrity. Windows in the northern elevation have been replaced and additions have been made at the rear.

Condition	Good	Integrity	Intact
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY

HISTORY OF BUNYIP

Bunyip is closely associated with the opening of the Gippsland railway in 1877. By 1887 there were two hotels and a general store. Although timber getting was the main industry, the town and environ's tourism potential had also begun to be explored. The area attracted the wealthier classes, many of whose families, including the A'Becketts, built substantial houses and gardens, as retreats from the city.

The drainage of the Koo-wee-rup swamp, begun in 1889, brought an influx of labourers. The drainage scheme was followed by the Village Settlement Act of 1892. There were 86 villages established in Victoria in the peak year of 1896, over a third of which were in Gippsland, and the first of these was established southwest of Bunyip in 1893, which boosted the town's role as a commercial hub.

By the early twentieth century, Bunyip could boast of being the largest township in the Shire, with a population of 1000. Many local services were located here, which in turn attracted further businesses and settlement. Dairying, cheese making, horticulture and orcharding had become mainstays of the local economy.

HISTORY OF 2-4 HOPE STREET, BUNYIP

The exact date of this house is not known, but it appears to have been built c.1909.

Creation Date	c.1909	Change Dates	
Associations		Local Themes	

04.04-98 Railway towns

STATEMENT OF SIGNIFICANCE What is significant?
The house at 4 Hope Street, Bunyip was constructed c.1909. The house is a double fronted Federation weatherboard villa with a M-hip corrugated iron roof. There are ashlar boards to the façade and paired eaves brackets. The central entrance door has sidelights and highlights and is flanked by paired double hung sash windows. There are two corbelled brick chimneys.

How is it significant?

The house at 4 Hope Street, Bunyip is of local architectural significance to Cardinia Shire.

Why is it significant?

The house at 4 Hope Street, Bunyip is of architectural significance as an intact representative example of a finely detailed Federation era villa. (RNE criterion D.2).

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the entire 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or

- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research History must be revised.

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

HOUSE

Place No. 182

ADDRESS 5 - 7 Princess Street
Bunyip

Last Update 23/03/2010
HO No.



DESCRIPTION 5-7 Princess Street, Bunyip is a weatherboard house with a low gabled hipped roof and a wide broken-back verandah on the front and sides. Its roof form is more common to farmhouses than townhouses. The house is sited on a slight incline and has a raised basement, making it more prominent in the streetscape despite the low horizontal lines predominating in its composition. The verandah is supported on delicate timber posts with undersized timber brackets and a simple timber railing.

Rate records suggest that the house was built c.1915, but some features are old-fashioned for that date (which may be due to its provincial location). The two tall corbelled brick chimneys, one each on the side slopes of the roof, were not common after the turn of the century. The central front door with a transom and sidelights and the two flanking windows (double casements with transoms) would have been popular c1910-15.

The roof is clad with new corrugated steel. The house is in good condition, apart from some peeling paint.

Condition Good

Integrity Intact

Threats

Key elements Building

Designer

Builder

HISTORY

HISTORY OF BUNYIP

Bunyip is closely associated with the opening of the Gippsland railway in 1877. By 1887 there were two hotels and a general store. Although timber getting was the main industry, the town and environ's tourism potential had also begun to be explored. The area attracted the wealthier classes, many of whose families, including the A'Becketts, built substantial houses and gardens, as retreats from the city.

The drainage of the Koo-wee-rup swamp, begun in 1889, brought an influx of labourers. The drainage scheme was followed by the Village Settlement Act of 1892. There were 86 villages established in Victoria in the peak year of 1896, over a third of which were in Gippsland, and the first of these was established southwest of Bunyip in 1893, which boosted the town's role as a commercial hub.

By the early twentieth century, Bunyip could boast of being the largest township in the Shire, with a population of 1000. Many local services were located here, which in turn attracted further businesses and settlement. Dairying, cheese making, horticulture and orcharding had become mainstays of the local economy.

HISTORY OF 5-7 PRINCESS STREET, BUNYIP

The exact date of the house at 5-7 Princess Street, Bunyip is not known, but title and rate information indicates that it was built c.1915 for store keeper Frederick Charles Rosenbrock. The property is part CA2 and part CA3, Sec 3. In June 1912 Rosenberg bought the eastern half of the property, being part of CA2, section 3, from William Kraft, publican [1]. The land was part of a subdivision undertaken by Kraft of CA2, Sec.3, a Crown Grant, which he acquired in March 1911 [5]. Meanwhile the adjoining parcel, described as CA3 Sec.3, was valued at £2 in 1913 [2]. By 1915 the value had risen to £20 and a house is listed [3]. To complicate matters, there are two sets of Rate Books for Berwick Shire, 1900-1920, and in the other, a 'house, lot 3' is listed from 1913, valued at £20 [4]. In 1928 Rosenbrock sold to Dr Leonard Hartnett.

SOURCES

- [1] Title Deed Vol. 3901 Fol.179.
[2] Shire of Berwick Rate Book (Pakenham Riding) 1913 (number in rate 2308).
[3] Shire of Berwick Rate Book (Pakenham Riding) 1913 (number in rate 968)
[4] Shire of Berwick Rate Book (Pakenham Riding) 1915 (549).
[5] Title Deed Vol. 3503 Fol.459.

Creation Date c.1915

Change Dates

Associations

Local Themes

04.04-98 Railway towns
04.0-98 MAKING TOWNS TO SERVE
RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 5-7 Princess Street, Bunyip was constructed c.1915. It is a weatherboard house with a low gabled hipped roof and a wide broken-back verandah on the front and sides. Its roof form is more common to farmhouses than townhouses. The house is sited on a slight incline and has a raised basement, making it more prominent in the streetscape despite the low horizontal lines predominating in its composition. The verandah is supported on delicate timber posts with undersized timber brackets and a simple timber railing.

How is it significant?

The house at 5-7 Princess Street, Bunyip is of local architectural significance to Cardinia Shire.

Why is it significant?

The house at 5-7 Princess Street, Bunyip is of architectural significance as an intact and well detailed representative example of a late Edwardian era bungalow (RNE criterion D.2).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

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- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

COROFIN (HOUSE) & HAWTHORN HEDGES

Place No. 346

ADDRESS 2245 Ballarto Road
Cardinia
Lot 1 PS436233

Last Update 16/06/2008
HO No.



DESCRIPTION

Corofin is an asymmetrical Edwardian house of red brick with render details. The high hipped roof has a transverse ridge line ending in gablets and the front section projects forward with a gable roof.

The gable end is decorated in low relief and the name Corofin is inscribed in elaborate lettering. The three light casement forms a partial bay window by adjusting the planes of the brickwork to the front room, and there is a soldier course of bricks forming the window head. Stucco is used for the moulded chimneys and detail below the front window. The verandah appears to be the original profile and design.

The landscape setting of the house consists of mature Monterey cypresses, which are now in poor condition. A feature of the surrounding landscape are the Hawthorn Hedges lining both sides of Ballarto Road extending from Cardinia township to Pound Road, although it is not as intact at the Pound Road end. The hedge is mostly situated within the road reserve and is only interrupted by house frontages. The hedges on the south side have been trimmed as they are under powerlines, while those on the north are overgrown.

Condition	Fair	Integrity	Minor Modifications
Threats	Neglect	Key elements	Building Landscape
Designer		Builder	

HISTORY OF CARDINIA

Originally known as South Pakenham, and then Cardinia Creek, the original settlement grew up as the area's farming community expanded following the Selection Acts of the 1860s. By 1892 Cardinia Creek could boast of two churches, a school, a public hall and a post office. The old township was situated on Bould Road about one mile to the north of the present town (Gunson, 1968:156). The Patterson family were major land owners in the area, James Patterson arriving in the 1840s, and acquiring the St Germain Station on the Cardinia Creek in 1848. Another local landowner was James Ridgway, who donated the land for the school and hall.

The present township is a result of closer settlement in the early twentieth century. Gunson (1968:157) notes that the subdivision of the St Germain's estate after 1906 'gave a considerable boost to local population'. As a result a new school (originally known as The Ballarto Road School No. 3689 later renamed Cardinia) was erected in 1910 on Ballarto Road and a new township grew up around the school.

The early history of Cardinia is associated with the large pastoral estate, St Germain's, established by Alexander Patterson in 1848. Priestly (1984:92) notes that:

"Land ownership made a permanent imprint on the Victorian countryside initially in the shape of boundary fences. The land surveys which were a necessary prelude to sale were patterned according to the grid of true meridians and parallels which had been defined in the systematic geodetic survey of Victoria begun in September 1858."

In Cardinia Shire, hedges were used extensively from the late nineteenth century onward as an efficient form of fencing, particularly on the large pastoral estates in the southern parts of the Shire around Koo Wee Rup. Windrows of trees were also planted, chiefly Monterey Cypresses or Pines to protect stock and crops. These trees and hedges also had an aesthetic value that added a picturesque quality to the landscape and consequently 'bear witness to the immigrants' desire to have familiar surroundings in this strange new land' (BPHS, 1982:9).

Usually planted in straight lines along the edges of paddocks and along boundaries, they closely followed the north-south and east-west lines marked out by the allotment surveyors and hence emphasised the grid layout imposed by the Government survey upon the landscape.

The most common hedging plant used in Cardinia Shire was English Hawthorn or Whitethorn (*C. monogyna*), one of a number of different plant varieties used throughout Victoria in the nineteenth century. One of the earliest hawthorn hedges in the former Cranbourne Shire was established in 1882 at Caldermeade near Lang Lang (Gunson, 1968:128).

In the Narre Warren North district, a Mr Walton is credited for introducing the hawthorn hedge, later described as 'one of the charms' of the district. He taught the art of 'thorn-setting' or 'layering', as practised in England, which by interlacing the upper and lower branches, hedges were rendered cattle and sheep proof (Beaumont et al, 1979:98).

HISTORY OF COROFIN

The exact date of the house, 'Corofin', at 2245 Ballarto Road, Cardinia is not known, but rate and title information suggest it was built c.1912 for George Merrick Long who had purchased the property in May, 1910.

The house is on a 102-acre plot, being a small portion of CA 70 and the easterly edge of CA 71. It was bought in May 1910 by Long, from Frederick Hagelthorn, MLC, who had, five months previously, purchased a 793 acre plot from prominent local grazier, Alexander Patterson (Refer to separate citation for 2005 Pound Road in this Study) [2]. Long also bought another lot of 228 acres. Both of Long's lots are described as being part of subdivision 1, 2 and 5, and part of the St Germain subdivision. They are valued at £150 in 1912, the first year Long appears in the rates [3]. A weatherboard house is also listed. In 1913 the value has increased to £175, again with a 'w.h.' listed [4]. The following year this is described as a house, without specifying the building material. The value remained the same.

George Merrick Long (1874-1930) was headmaster of Trinity Grammar School Melbourne, and Canon of St Paul's Cathedral. In 1911 he was appointed as bishop of Bathurst and of Newcastle [1].

In 1914, 351 acres and house were bought by Joseph Halbert (the smaller block is consistently

described in the rates as being 122 acres, one rood and 30 perches, which when added to 228/3/8 acres adds up to 361 acres) [5], and in 1917, the owner is listed as Miss Mary E. Browne [6]. The value remains the same.

The exact date of hedges that are a feature of the property is not known. As noted above they were commonly in this area in the nineteenth century as a method of fencing and enclosing land. It is probable that there were associated with the ownership of this land in the nineteenth century by Alexander Patterson as part of the St Germain estate. They were especially important at preventing dust from unsealed roads permeating the property. According to personal comment 'all Cardinia properties had hedges years ago, before fences were built' [7].

SOURCES

- [1] Australian Dictionary of Biography on-line
<http://www.adb.online.anu.edu.au/biogs/A100126b.htm> accessed 2.4.2008.
- [2] Title Deed Vol.3419 Fol.782.
- [3] Shire of Cranbourne Rate Book (Cranbourne Riding), 1912 (number in rate 440)
- [4] Shire of Cranbourne Rate Book (Cranbourne Riding), 1913 (292).
- [5] Shire of Cranbourne Rate Book (Cranbourne Riding), 1914 (225).
- [6] Shire of Cranbourne Rate Book (Cranbourne Riding), 1912 (224).
- [7] Personal comment, Rosemary Mynard, community consultation meeting

Beaumont, N.E., Curran, J., Hughes, R.H., 'Early days of Berwick. And its surrounding districts of Beaconsfield, Upper Beaconsfield, Harkaway, Narre Warren and Narre Warren North. An outline of its settlement of the first century', Second Edition, 1979
 Berwick-Pakenham Historical Society (BPHS), 'In the wake of the pack tracks. A history of the Shire of Berwick. Now the City of Berwick and the Shire of Pakenham', BPHS, 1982
 Gunson, N. 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968
 Priestly, S., 'The Victorians. Making their mark', McMahon's Point, Fairfax, Syme & Weldon, 1984

Creation Date c.1912

Change Dates

Associations

Local Themes

George Merrick Long

01.0-98 PEOPLING THE CONTINENT
 01.7-98 Promoting settlement on the land

STATEMENT OF SIGNIFICANCE

What is significant?

Corofin, the house at 2245 Ballarto Road, Cardinia was constructed c.1912. It is an asymmetrical Edwardian house of red brick with render details. The high hipped roof has a transverse ridge line ending in gablets and the front section projects forward with a gable roof. The gable end is decorated in low relief and the name Corofin is inscribed in elaborate lettering. The three light casement forms a partial bay window by adjusting the planes of the brickwork to the front room, and there is a soldier course of bricks forming the window head. Stucco is used for the moulded chimneys and detail below the front window. The verandah appears to be the original profile and design.

Hawthorn hedges were used as a form of fencing in the nineteenth and early twentieth centuries, but the practice mostly ceased by the mid-twentieth century as other forms of fencing came into use. The Hawthorn hedges that extend along Ballarto Road pre-date the house and are likely to be associated with the ownership of land by the Patterson family in the nineteenth century.

How is it significant?

Corofin and the Hawthorn hedges are of local historic, architectural and aesthetic significance to Cardinia Shire.

Why is it significant?

The house, Corofin, is significant as an example of the more substantial houses that were built in the early twentieth century as a result of the closer settlement that occurred in this area following the subdivision of the large pastoral estates of the nineteenth century. The Hawthorn hedges are historically significant as a representative example of the practice of creating hedges to define and enclose the boundaries of rural properties in the late nineteenth and early twentieth centuries and are now one of the few tangible reminders of the early phase of pastoral occupation of the land from the mid-nineteenth century. (RNE criteria A.4, D.2)

The house, Corofin, has architectural significance as a rare example in Cardinia of a finely detailed brick Edwardian house in a rural setting. (RNE criteria D.2)

The hedges also have aesthetic qualities as an important element in the cultural landscape that is distinctive to southern parts of Cardinia Shire. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the whole property as defined by the title boundaries and the hedges within the road reserve as shown on the extent of registration 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the

historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

CARDINIA PRESBYTERIAN CHURCH

Place No. 343

ADDRESS 2400 Ballarto Road
Cardinia

Last Update 16/06/2008

HO No.





DESCRIPTION

Cardinia Presbyterian Church is a simple gable-fronted face brick church of 1915 with basic Gothic detailing. The north-facing façade has a central gable-fronted porch with a lancet window on the front and bargeboards with curved ends. The entrance is on the east side of the porch. The door is ledged and framed with a splayed rendered lintel. There is a lancet window on either side of the porch and a circular louvered vent at the top of the gable which has a broad smooth rendered architrave. The bargeboards of the façade have curved ends like those of the porch.

The side elevations are each divided into three bays by shallow brick ‘buttresses’. There are three lancet windows on the east side. On the west side, the first two bays have lancet windows, with a framed and ledged door in the rearmost bay. It has a splayed rendered lintel, like that of the porch door, and a roundel window above it. All of the lancet windows have smooth rendered ‘lintels’ around the top third of the window opening. The windows themselves have 10 fixed panes above two hopper panes.

The rear of the church mimics the façade in that it has a round louvered vent in the gable, and a gable-fronted vestry of the same form as the front porch. The bargeboards of the vestry and gable have curved ends as on the façade. On the east side of the vestry is a framed and ledged door with a splayed rendered lintel. On the west side is a rectangular one-over-one sash window with a splayed rendered lintel and privacy glass.

A later skillion-roof toilet block has been appended to the vestry. All of the rendered elements have been painted.

The church is situated on an elevated site set amongst mature trees, which a mix of exotic and native species including massive Monterey Pines, a Pepper tree, and a massive flowering gum at the front of the property. A timber and cyclone wire fence encloses the boundary.

Condition	Good	Integrity	Evidence of stages
Threats		Key elements	Building Tree(s)
Designer	J. Irwin	Builder	Mr Caulsen

HISTORY

HISTORY OF CARDINIA TOWNSHIP

Originally known as South Pakenham, and then Cardinia Creek, the original settlement grew up as the area's farming community expanded following the Selection Acts of the 1860s. By 1892 Cardinia Creek could boast of two churches, a school, a public hall and a post office. The old township was situated on Bould Road about one mile to the north of the present town (Gunson, 1968:156). The Patterson family were major land owners in the area, James Patterson arriving in the 1840s, and acquiring the St Germain Station on the Cardinia Creek in 1848. Another local landowner was James Ridgway, who donated the land for the school and hall.

The present township is a result of closer settlement in the early twentieth century. Gunson (1968:157) notes that the subdivision of the St Germain's estate after 1906 'gave a considerable boost to local population'. As a result a new school (originally known as The Ballarto Road School No. 3689, later renamed Cardinia) was erected in 1910 on Ballarto Road and a new township grew up around the school.

HISTORY OF CARDINIA PRESBYTERIAN CHURCH

Churches, as symbols of piety, civilization and of community pride play an important part in rural townships. Many religious gatherings were forced to meet in private houses or to share a general-purpose hall, until a dedicated church could be built.

The Cardinia Presbyterian Church was constructed in 1915, using bricks that were carted from Dalmore railway station. Mr Caulsen was the builder, the architect, J. Irwin, coming from Ballarat. The foundation stone was laid by Walter Duff Esq. J.P. on 23 October, 1915 in the presence of Rev. Hec Butchers and it was finished later that month at a cost of £450. A sum of £375 had already been raised through the efforts of parishioners, and the balance was met through a loan from the Assembly. This was repaid in 1926. At the dedication ceremony the Assembly's Moderator, the Right Reverend Cooper, delivered the church key to its first minister, the Rev. F. Butcher, who had played a leading role in having the church built. The Duff family have played a prominent part in the church's history since its construction; Mr Lex Duff was secretary from 1929-1983 (Williams, 1984:76-7).

SOURCE

Williams, Eileen M., 'Look to the Rising Sun, A History of Cardinia and District including Rythdale and Pakenham South', 1984

Creation Date 1915

Change Dates

Associations

Local Themes

Presbyterian Church, Duff family

STATEMENT OF SIGNIFICANCE

What is significant?

The Cardinia Presbyterian Church was constructed in 1915, using bricks that were carted from Dalmore railway station. Mr Caulsen was the builder, the architect, J. Irwin, coming from Ballarat. The foundation stone was laid by Walter Duff Esq. J.P. on 23 October, 1915 in the presence of Rev. Hec Butchers and it was finished later that month at a cost of £450. It is a simple gable-fronted face brick church of 1915 with basic Gothic detailing. The church is situated on an elevated site set amongst mature trees, which a mix of exotic and native species including massive Monterey Pines, a Pepper tree, and a massive flowering gum at the front of the property. A timber and cyclone wire fence encloses the boundary.

How is it significant?

The Cardinia Presbyterian Church is of local historic, aesthetic and social significance to Cardinia Shire.

Why is it significant?

Historically, it is significant as tangible evidence of the formation of the new township of Cardinia, which was created as a result of closer settlement in this area in the early twentieth

century. It is also significant for its associations with locally important families such as the Duff family (RNE criteria A.4, H.1)

Aesthetically, it is significant for its most picturesque setting amongst trees on an elevated site within Cardinia township. It is an important element of the cultural landscape of the town. (RNE criteria E.1)

Socially, it is significant for its associations with the local community as a church that has served the community for over 90 years. (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
 Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

CARDINIA PUBLIC HALL

Place No. 345

ADDRESS 2401 Ballarto Road
Cardinia

Last Update 21/08/2006
HO No.



DESCRIPTION The Cardinia Public Hall is a simple gabled building, now clad in hardiplank. The windows are double hung sash and there is a centrally located front door. Above the entrance are two signboards with 'Cardinia' above and 'Public Hall' below. The gabled porch at the front and the side verandah (which cuts across the three side windows) and projecting gabled section appear to be later additions (possibly dating to 1974).

The hall is set back from the road adjacent to the School and diagonally opposite the Presbyterian Church, forming a precinct of public buildings at the intersection of the two key roads in Cardinia township.

Condition	Good	Integrity	Altered
Threats	None apparent	Key elements	Building
Designer		Builder	Mr. Sykes

HISTORY

HISTORY OF CARDINIA TOWNSHIP

Originally known as South Pakenham, and then Cardinia Creek, the original settlement grew up as the area's farming community expanded following the Selection Acts of the 1860s. By 1892 Cardinia Creek could boast of two churches, a school, a public hall and a post office. The old township was situated on Bould Road about one mile to the north of the present town (Gunson, 1968:156). The Patterson family were major land owners in the area, James Patterson arriving in the 1840s, and acquiring the St Germain Station on the Cardinia Creek in 1848. Another local landowner was James Ridgway, who donated the land for the school and hall.

The present township is a result of closer settlement in the early twentieth century. Gunson (1968:157) notes that the subdivision of the St Germain's estate after 1906 'gave a considerable boost to local population'. As a result a new school (originally known as The Ballarto Road School No. 3689, later renamed Cardinia) was erected in 1910 on Ballarto Road and a new township grew up around the school.

HISTORY OF CARDINIA PUBLIC HALL

The opening of the Cardinia Public Hall was celebrated with a ball held on 17 December 1924. Mr G. Bould was master of ceremonies, and dances, euchre evenings, bazaars and more balls were held in the ensuing months in order to keep the hall in funds. It was situated on Ballarto Road adjacent to the school, which had opened in 1910 and opposite the church, which had been erected in 1915 (Baragwanath & Hodgson, 1998:204).

The new public hall replaced the old Cardinia Creek Hall that was erected c.1880 in Bould Road,

by the grazier Mr Henderson of Berwick. In c 1914 this earlier hall was sold to a member of the Leckie family and moved to Officer where it was converted to a home (Gunson, 1968:157).

In March 1924 a meeting of the Building Committee was held to decide on the requirements of a new hall in a new location on Ballarto Road. This committee, which included prominent local farmers and businessmen including Messrs. Conroy, Lobb, P. Wenn, T. and E. Bould, T. Jackson, H. Whitmore, F. Duff, and S. and G. Beazley, put the project out to tender. The requirements were for a weatherboard hall with a dance area of 50' x 25'. Local builder Mr Sykes' tender was successful, with costs of £496 for the hall, £17 for painting and £3/10/- for gate-posts and hanging gates (Williams, 1984:71-5).

Many social groups used the hall including the Football Club and the Country Women's Association. The hall was connected to an electricity supply in 1952. In 1974 the hall was extended and the stage altered (Williams, 1984:71-5).

SOURCES

Pam Baragwanath and Janette Hodgson, 'An Inventory of Mechanics' Institutes in Victoria', Vol 1, Dept. Natural Resources and Environment, Victoria 1998
Gunson, N., 'The Good Country. Cranbourne Shire', 1968
Williams, Eileen M., 'Look to the Rising Sun, A History of Cardinia and District including Rythdale and Pakenham South', Cardinia, 1984
'From Bullock Tracks to Bitumen. A Brief History of the Shire of Berwick', Berwick, Berwick Shire Council, 1962, p.58

Creation Date 1924

Change Dates 1974

Associations

Local Themes

04.0-98 MAKING TOWNS TO SERVE
RURAL AUSTRALIA
04.17-98 Community halls

STATEMENT OF SIGNIFICANCE

What is significant?

Cardinia Public Hall was constructed in 1924 and was celebrated with a ball held on 17 December of that year. The builder was Mr Sykes. It was the third public building erected in the township after the school, which had opened in 1910 and the Presbyterian Church, which had been erected in 1915. The new public hall replaced the old Cardinia Creek Hall that was erected c.1880 in Bould Road, by the grazier Mr Henderson of Berwick. In c 1914 this earlier hall was sold to a member of the Leckie family and moved to Officer where it was converted to a home. The Hall, as constructed in 1924, comprises the central gabled section of the present building, which is now clad in hardiplank. The windows are double hung sash and there is a centrally located front door. Above the entrance are two signboards with 'Cardinia' above and 'Public Hall' below.

The gabled porch at the front and the side verandah (which cuts across the three side windows) and projecting gabled section appear to be later additions and are not significant.

How is it significant?

The Cardinia Public Hall is of local historic and social significance to Cardinia Shire.

Why is it significant?

Historically, it is significant as tangible evidence of the formation of the new township of Cardinia, which was created as a result of closer settlement in this area in the early twentieth century. (RNE criterion A.4)

Socially, it is significant for its associations with the local community as a public hall that has served the community for over 80 years. (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please

refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 of buildings or trees may have changed.

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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

HOUSE & CANARY ISLAND PALMS

Ridgway House

Place No. 344

ADDRESS 2416 Ballarto Road
Cardinia

Last Update 16/06/2008

HO No.



DESCRIPTION

The house at 2416 Ballarto Road, Cardinia is weatherboard California Bungalow set on an angle facing toward the intersection of Ballarto and Dalmore roads. The front garden contains two semi-mature Canary Island Palms. There are also crab apple trees, a camellia and other original plantings in the garden. The timber and wire front fence is early and complements the house.

The house has a high hipped roof with a projecting hipped-roof bay on the right-hand side. The roof retains its original terracotta tiles. The front verandah, left of the projecting bay, sits beneath a low hipped roof (also tiled) and is supported on three short Tuscan-order fluted columns which stand on red brick piers. There is a low brick wall between the two piers on the left-hand side. There are two banks of three one-over-one sash windows on the façade. One is beneath the verandah, the other is on the projecting bay, and is protected by a narrow extension of the verandah roof, which rests on a triangular timber bracket at the right-hand end. The front door is at the centre of the façade, beneath the verandah. It comprises double high-waisted doors, which appear to be original.

The south-side elevation (facing Dalmore Road) has a one-over-one sash window and a pair of such windows. There are three chimneys to the house, set back from the front. They have unusual brick detailing: a band of vertical soldiers near the top of the chimney, then three horizontal courses, and then another vertical row of soldiers which is stepped in at the top of the chimney to create a cap.

There is a skillion-roof section at the rear of the house which also has a tiled roof.

The current owners have restored the house, but have left all period details intact and used a colour consultant to return the interior décor to an authentic 1930s style. There are ceiling roses in each room and original stained glass in the front windows. [1].

The house is in excellent condition.

SOURCE

[1] Personal comment from current owner Lisa Short.

Condition	Good	Integrity	Intact
Threats	None apparent	Key elements	Building Tree(s)
Designer		Builder	

HISTORY

HISTORY OF CARDINIA TOWNSHIP

Originally known as South Pakenham, and then Cardinia Creek, the original settlement grew up as the area's farming community expanded following the Selection Acts of the 1860s. By 1892 Cardinia Creek could boast of two churches, a school, a public hall and a post office. The old township was situated on Bould Road about one mile to the north of the present town (Gunson, 1968:156). The Patterson family were major land owners in the area, James Patterson arriving in the 1840s, and acquiring the St Germain Station on the Cardinia Creek in 1848. Another local landowner was James Ridgway, who donated the land for the school and hall.

The present township is a result of closer settlement in the early twentieth century. Gunson (1968:157) notes that the subdivision of the St Germain's estate after 1906 'gave a considerable boost to local population'. As a result a new school (originally known as The Ballarto Road School No. 3689, later renamed Cardinia) was erected in 1910 on Ballarto Road and a new township grew up around the school.

HISTORY OF 2416 BALLARTO ROAD

Title and rate information show that the house at 2416 Ballarto Road, Cardinia was built for Susie Victoria Ridgway, a married woman, in 1938-9. She acquired the land, four acres, part of Lot 1 and part of CA 32, in July 1937 [1]. At this point it was valued at £2 [2]. The following year, a weatherboard house with four rooms is recorded, valued at £20 [3]. Mrs Ridgway died in 1986, and the house passed to Ian Frederick Ridgway.

Susie Ridgway came from a prominent farming and butchering family in the area. In the late nineteenth century James Ridgway donated the land for the first school and hall in the Cardinia district.

SOURCES

- [1] Land Victoria, Title Deed Vol.6131 Fol.042.
- [2] Shire of Cranbourne Rate Book, Tooradin Riding, 1937-8, (number in rate 1498a).
- [3] Shire of Cranbourne Rate Book, Tooradin Riding, 1937-8, (1702)
- [4] Barbara Coughlan, 'Protectors' Plains: A History of Lang Lang Primary School No. 2899, 1888-1988, and District', CBC Publishing Yannathan, 1988, p 70.

Creation Date	c.1938	Change Dates	
Associations		Local Themes	
	Susie and Ern Ridgway		04.0-98 MAKING TOWNS TO SERVE RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 2416 Ballarto Road was constructed c.1938 for Susie Ridgway and remained in Ridgway family ownership until the 1980s. It is a weatherboard California Bungalow set on an angle facing toward the intersection of Ballarto and Dalmore roads. The front garden contains two semi-mature Canary Island Palms. There are also crab apple trees, a camellia and other original plantings in the garden. The timber and wire front fence is early and complements the house.

It is set in a fine garden that contains a pair of semi mature Canary Island Palms, which were

likely planted soon after the house was built. The timber post and rail cyclone wire front fence is also contemporary with the house or constructed soon after.

How is it significant?

The house and Canary Island Palms are of local architectural and aesthetic significance to Cardinia Shire.

Why is it significant?

The house at 2416 Ballarto Road, Cardinia has architectural significance as a fine and intact example of the California Bungalow style in a rural context, with a complementary front fence. It has aesthetic significance as an interwar house in a garden setting which is notable for the pair of Canary Island Palms. (RNE criteria D.2 & E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the whole property as defined by the title boundaries including the Canary Island Palms.

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

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Extra Research None specified

-
- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

E. GUNTON OVAL

Cardinia Recreation Reserve

Place No. 347

ADDRESS 2440 Ballarto Road
Cardinia

Last Update 11/06/2008
HO No.



DESCRIPTION The E. Gunton Oval (Cardinia Recreation Reserve) contains a football/cricket oval surrounded by mature trees on three sides. The plantings include Monterey Cypress (*Cupressus macrocarpa*) along part of the east boundary closest to Ballarto Road and along rear boundary facing Dalmore Road (these are presumed to be the trees planted as a memorial to the CWA and the reserve committee), and Monterey Pines (*Pinus radiata*) along part of the east boundary. Extending halfway around the Oval is a semi-circle of approximately 25 semi mature Pin Oaks, which are dedicated to World Two servicemen and women.

There are tennis/netball courts in the north-west corner of the reserve, and there is a small pavilion adjacent to the oval.

Condition	Good	Integrity	Evidence of stages
Threats	Natural decline	Key elements	Landscape Tree(s)
Designer		Builder	

HISTORY

HISTORY OF CARDINIA TOWNSHIP

Originally known as South Pakenham, and then Cardinia Creek, the original settlement grew up as the area's farming community expanded following the Selection Acts of the 1860s. By 1892 Cardinia Creek could boast of two churches, a school, a public hall and a post office. The old township was situated on Bould Road about one mile to the north of the present town (Gunson, 1968:156). The Patterson family were major land owners in the area, James Patterson arriving in the 1840s, and acquiring the St Germain Station on the Cardinia Creek in 1848. Another local landowner was James Ridgway, who donated the land for the school and hall.

The present township is a result of closer settlement in the early twentieth century. Gunson (1968:157) notes that the subdivision of the St Germain's estate after 1906 'gave a considerable boost to local population'. As a result a new school (originally known as The Ballarto Road School No. 3689, later renamed Cardinia) was erected in 1910 on Ballarto Road and a new township grew up around the school.

HISTORY OF E. GUNTON OVAL (CARDINIA RECREATION RESERVE)

The opening of the Cardinia Recreation Reserve in October 1947 was celebrated with a grand ball held at Cardinia Hall. The reserve was established as a result of the actions of Mr E. Gunton and a committee of locals including W. Walker, I Duff and A. Orr. They approached Mr M. Baillieu who donated seven acres for a sports ground and a row of memorial trees. A permanent entry to the reserve was created alongside property owned by the Ridgway family and 24 cypress trees

with name plates were planted as a memorial to the Country Women's Association. Cootamundra wattles were later planted alongside the cypresses (Williams, 1984:82-6).

Temporary pavilion buildings were acquired from the Koo Wee Rup flax mill and brick gateposts and gates were erected. The main beneficiaries were the local football and cricket clubs and the school, but raising the money for the ground was a communal affair, with weekly dances at the hall with donated prizes, and regular working bees. In the late 40s or early 50s a 10x8 ft shed was erected as a refreshment room. Alongside sporting events the ground was used for an annual picnic organised by Mr McNamara and an Easter Monday picnic by the Cardinia Presbyterian Church. A bonfire night with stalls and games (presumably on Guy Fawkes Night, November 5th) was also inaugurated. In the early 1950s more cypresses were planted, to honour and commemorate each member of the committee, with name plates attached. In 1982 a ceremony was held to officially rename the reserve as the E. Gunton Oval (Williams, 1984:82-6)

At some time, Pin Oaks were planted along the east side of the Oval to honour local men and women who served in World War Two.

SOURCE

Williams, E.M., 'Look to the Rising Sun, A History of Cardinia and District including Rythdale and Pakenham South', 1984, pp 82-86.

Creation Date 1947

Change Dates

Associations

Local Themes

Country Women's Association

04.0-98 MAKING TOWNS TO SERVE RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

The opening of the Cardinia Recreation Reserve in October 1947 was celebrated with a grand ball held at Cardinia Hall. The establishment of the reserve included the planting of 24 cypress trees with name plates as a memorial to the Country Women's Association. Cootamundra wattles were later planted alongside the cypresses. In the early 1950s more cypresses were planted, to honour and commemorate each member of the committee, with name plates attached. In 1982 a ceremony was held to officially rename the reserve as the E. Gunton Oval.

Today, the Cypresses extend along two boundaries and have metal name plates with the names of reserve committee CWA members (the plates appear to be recent). Other mature trees include Monterey Pines along the east boundary and approximately 25 Pin Oaks partially encircling the Oval, which are dedicated to local men and women who served in World War Two, each with a name plate. The Cootamundra Wattles do not appear to have survived.

How is it significant?

The E. Gunton Oval (Cardinia Recreation Reserve) is of local historic, social and aesthetic significance to Cardinia Shire.

Why is it significant?

Historically, it is significant as an example of a twentieth century recreation reserve established through the actions of the local community rather than being officially reserved by the government. The trees are significant as a memorial to the Country Women's Association, a important organisation in rural Australia, and as a memorial to the local people who helped to establish the reserve. It is also important as a memorial to World War Two (RNE criterion A.4)

Socially, it is significant for its associations with the local community as a recreation reserve that has served the community for over 60 years. (RNE criterion G.1)

The E. Gunton Oval has aesthetic significance as a picturesque example of a rural recreation reserve, which is notable for its now mature plantings of Cypress, Pine and Pin Oaks. (RNE criterion E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the whole reserve 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please

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8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

HOUSE & STABLES

Place No. 421

ADDRESS 2005 Pound Road
Cardinia
Lot 1 PS436219

Last Update 8/03/2010
HO No.



DESCRIPTION This house is situated to the west of the Cardinia township, on the north-east side of Pound Road, close to the intersection with Ballarto Road. It is a weatherboard transitional Federation weatherboard house, asymmetrical in plan with a high hipped corrugated iron roof and a return verandah. There are several tall brick chimneys. There is a large corrugated iron clad stables building to one side.

Both buildings appear to be in good condition and have a relatively high degree of external intactness.

This is one of the few Edwardian era farm complexes identified in the Shire, which comprises a house and a surviving early outbuilding. Most of the other known examples are earlier, dating from the nineteenth century. Examples include the nineteenth century stables associated with the Monomeith homestead complexes in Monomeith Road, the c.1900 stables at Mikado Park, and the nineteenth century stables that form part of the farm complex at 85 McGregor Road, Pakenham.

Condition Good

Integrity Intact

Threats

Key elements Buildings

Designer

Builder

HISTORY

HISTORY OF CARDINIA TOWNSHIP

Originally known as South Pakenham, and then Cardinia Creek, the original settlement grew up as the area's farming community expanded following the Selection Acts of the 1860s. By 1892 Cardinia Creek could boast of two churches, a school, a public hall and a post office. The old township was situated on Bould Road about one mile to the north of the present town (Gunson, 1968:156). The Patterson family were major land owners in the area, James Patterson arriving in the 1840s, and acquiring the St Germain Station on the Cardinia Creek in 1848. Another local landowner was James Ridgway, who donated the land for the school and hall.

The present township is a result of closer settlement in the early twentieth century. Gunson (1968:157) notes that the subdivision of the St Germain's estate after 1906 'gave a considerable boost to local population'. As a result a new school (originally known as The Ballarto Road School No. 3689, later renamed Cardinia) was erected in 1910 on Ballarto Road and a new township grew up around the school.

HISTORY OF 2005 POUND ROAD, CARDINIA

The house and stables at 2005 Pound Road, Cardinia were constructed between 1910 and 1912 for Robert Herkes, a farmer, formerly of Dandenong, who moved to live in his new house after it was constructed.

This property is a result of the subdivision of the St Germain estate in the first decade of the twentieth century as mentioned above. Situated on part of CA 71 it was once contained within the 1965 acres (comprising CA 70, 71 and 73) that were bought by the Alexander Patterson in 1888 (there is a Patterson Road to the north of the property)[1]. Patterson first obtained the St Germain estate in 1848 and although Patterson died in 1896 the land was not sold by his executors until 1910. A rate entry from 1900 lists the names of John Patterson, Thomas Patterson and Ellen Webster as joint occupying tenants of 2675 acres. As well as crown allotments 70, 71 and 73, there is CA 72, 75 and CA 69b. The parcel is valued at £610 [2]. In January, 1910 Frederick Hagelthorn MLC purchased 793 acres of the St Germain's estate, comprising CA 71 and part CA 70. He further subdivided the land into four allotments and this property was purchased by Robert N. Herkes in May 1910. Herkes immediately took out mortgages over the property, presumably to finance the construction of a house and buildings on his land (3)

Herkes first appears in the 1910-11 rate book, when he is listed as the owner of this property, described as lots 3 and 4 in the St Germain subdivision and containing a 'shed'. The Net Annual Value is 100 pounds and his address is listed as Dandenong. By the following year, the rate book entry lists his address as 'Clyde R.S.' (railway station) and a notation in the book advises 'is building a new house 10 rooms'. The following year the notation is 'W.H. & c', which indicates the completion of the house. (4)

SOURCES

[1] Title Deed Vol 2107 Fol 203.

[2] Shire of Cranbourne Rate Book, Cranbourne Riding 1900 (numbers in rate 186,187,188)

[3] Land Victoria, Title Vol.3390 Fol.982, Vol. 3419 Fol.784

[4] Shire of Cranbourne Rate Book, Cranbourne Riding, 1910-11 (245), 1911-12 (262), 1912-13 (245)

Creation Date 1910-12

Change Dates

Associations

Local Themes

Robert Herkes

01.0-98 PEOPLING THE CONTINENT

01.7-98 Promoting settlement on the land

STATEMENT OF SIGNIFICANCE

What is significant?

The house and stables, constructed 1910-12 at 2005 Pound Road, Cardinia.

How is it significant?

The house and stables at 2005 Pound Road, Cardinia are of local historic significance to Cardinia Shire.

Why is it significant?

Historically, the house and stables are significant as a representative example of a early twentieth century farm complex, which provides tangible evidence of the closer settlement that occurred following the subdivision of the large pastoral estates of the nineteenth century. (RNE criteria A.4, D.2)

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	Yes	Incorporated Plan:	No	Incorporated Plan Details	
Description:	Stables			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

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Extra Research History must be revised.

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire

LINEHAM FARM COMPLEX

Place No. 353

ADDRESS 35 Lineham Road
 Catani
 Allot. 140 Parish of Yallock

Last Update 2/09/2015
HO No.



DESCRIPTION The Lineham farm complex comprises the house and some weatherboard outbuildings. There are overgrown hawthorn hedges extending along Linehams Road in both directions. The house is a small weatherboard cottage with a M-hip iron roof. It has a straight separate verandah and there are simple brick chimneys. It is unoccupied and in poor condition. To the north-east of the house are some weatherboard outbuildings, also in poor condition.

Condition	Poor	Integrity	Intact
Threats	Natural decline	Key elements	Buildings Landscape
Designer		Builder	

HISTORY HISTORY OF CATANI
 Catani was the name was given to a station opened on the Strzelecki Railway line in 1922, close to the Modella area which had become a Soldier Settlement area after 1919, and became a busy hub of the dairy and potato-growing economy of that decade. A township developed near the station and a school, Presbyterian church and public hall were all established in the 1920s and 30s. The township was named after Carlo Catani, the popular engineer responsible for draining the Koo Wee Rup Swamp.

Selection of land in this area commenced in the late nineteenth century. Priestly (1984:92) notes

that:

"Land ownership made a permanent imprint on the Victorian countryside initially in the shape of boundary fences. The land surveys which were a necessary prelude to sale were patterned according to the grid of true meridians and parallels which had been defined in the systematic geodetic survey of Victoria begun in September 1858."

In Cardinia Shire, hedges were used extensively from the late nineteenth century onward as an efficient form of fencing, particularly on the large pastoral estates in the southern parts of the Shire around Koo Wee Rup. Windrows of trees were also planted, chiefly Monterey Cypresses or Pines to protect stock and crops. These trees and hedges also had an aesthetic value that added a picturesque quality to the landscape and consequently 'bear witness to the immigrants' desire to have familiar surroundings in this strange new land' (BPHS, 1982:9)

Usually planted in straight lines along the edges of paddocks and along boundaries, they closely followed the north-south and east-west lines marked out by the allotment surveyors and hence emphasised the grid layout imposed by the Government survey upon the landscape.

The most common hedging plant used in Cardinia Shire was English Hawthorn or Whitethorn (*C. monogyna*), one of a number of different plant varieties used throughout Victoria in the nineteenth century. One of the earliest hawthorn hedges in the former Cranbourne Shire was established in 1882 at Caldermeade near Lang Lang (Gunson, 1968:128).

In the Narre Warren North district, a Mr Walton is credited for introducing the hawthorn hedge, later described as 'one of the charms' of the district. He taught the art of 'thorn-setting' or 'layering', as practised in England, which by interlacing the upper and lower branches, hedges were rendered cattle and sheep proof (Beaumont et al, 1979:98)

HISTORY OF LINEHAM FARM COMPLEX

The exact date of the Lineham farm complex is not known, but it is thought to date from c.1890 when it was selected by the Lineham family.

SOURCES

Beaumont, N.E., Curran, J., Hughes, R.H., 'Early days of Berwick. And its surrounding districts of Beaconsfield, Upper Beaconsfield, Harkaway, Narre Warren and Narre Warren North. An outline of its settlement of the first century', Second Edition, 1979

Berwick-Pakenham Historical Society (BPHS), 'In the wake of the pack tracks. A history of the Shire of Berwick. Now the City of Berwick and the Shire of Pakenham', BPHS, 1982

Gunson, N. 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968

Priestly, S., 'The Victorians. Making their mark', McMahon's Point, Fairfax, Syme & Weldon, 1984

Creation Date c.1890

Change Dates

Associations

Local Themes

Lineham family

01.0-98 PEOPLING THE CONTINENT

01.7-98 Promoting settlement on the land

STATEMENT OF SIGNIFICANCE

What is significant?

The Lineham farm complex, dating from c.1890 or earlier, comprises the house and some timber outbuildings. All buildings are in poor or very poor condition. The house is a small weatherboard cottage with a M-hip iron roof. It has a straight separate verandah and there are simple brick chimneys. It is unoccupied and in poor condition. The Hawthorn hedges that extend along Lineham's Road may be associated with the complex or the earlier pastoral phase of settlement in the mid-nineteenth century.

How is it significant?

The Lineham farm complex and the Hawthorn hedges are of local historic significance to Cardinia Shire.

Why is it significant?

The Lineham farm complex is historically significant as a rare surviving representative example that is associated with the closer settlement of the Catani district in the late nineteenth century.

Although in poor condition, the house and outbuildings are notable for the state of intactness and

provide an evocative illustration of the era. The Hawthorn hedges are now one of the few tangible reminders of the early phase of pastoral occupation of the land from the mid-nineteenth century. (RNE criteria A.4, B.2, D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the house and outbuildings, and hawthorn hedges as shown on the extent of registration 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			Description:	None specified

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

Whilst conservation of this house is encouraged it is acknowledged that it is in poor condition and is unoccupied and will likely to continue to deteriorate. Active demolition should however be avoided wherever possible.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the ‘Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996’.

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3. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the

historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
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7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
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Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

CATANI UNITING CHURCH

Catani Presbyterian Church, Catani Community Church

Place No. 396

ADDRESS 41 Taplins Road
Catani
Lot 1 TP387331

Last Update 16/06/2008
HO No.



DESCRIPTION The Catani Uniting Church is situated on the corner of Taplins and Walshes roads. It is an interwar Carpenter Gothic church with basic Gothic detailing comprising the nave, a small projecting gabled porch, and the vestry at the rear. The lancet windows are grouped in a tripartite arrangement at the front, singly in the north and rear elevation and in pairs to the porch and south elevation. There are two large doors in the north side elevation. There is an overgrown Monterey

Cypress row along the rear boundaries.

An amenities block has been built adjoining the vestry, otherwise the building appears to be externally intact.

Condition	Good	Integrity	Intact
Threats		Key elements	Building Tree(s)
Designer		Builder	

HISTORY

HISTORY OF CATANI

Catani was the name was given to a station opened on the Strzelecki Railway line in 1922, close to the Modella area which had become a Soldier Settlement area after 1919, and became a busy hub of the dairy and potato-growing economy of that decade. A township developed near the station and a school, Presbyterian church and public hall were all established in the 1920s and 30s. The township was named after Carlo Catani, the popular engineer responsible for draining the Koo Wee Rup Swamp.

HISTORY OF CATANI UNITING CHURCH

Churches, as symbols of piety, civilization and of community pride play an important part in rural townships. Many religious gatherings were forced to meet in private houses or to share a general-purpose hall, until a dedicated church could be built. The Uniting Church in Australia was founded in 1977, and combines the Congregationalist, Presbyterian and Methodist churches.

The opening and dedication of the Cardinia Presbyterian Church was conducted by the Rev. Watt-Legatt on 13 April 1933 in front of a 'large congregation' (Mickle, 1987:81). Plans for the church were submitted to the Department of Health one year earlier on 10 July 1932 on the site on the corner of Walsh's Road and what was later to become Taplin's Road, which had been purchased from William H. Greaves just six days earlier on 4 July 1932 (Land Victoria). The letter and plans, from E.V. Blyth of 'Bairnwarra', Bayles, show a simple 20x 30 feet building with a vestry and porch attached. By 6th March 1933 the church was completed (PROV).

This was the first purpose-built church erected in Catani. Early church services were held in a pavilion at the football oval that was also used as a school (Butler, 1996).

SOURCES

Land Victoria, Certificate of title V.2330 F.826
Public Record Office of Victoria (PROV), VPRS 7882/P1, Unit 907

Mickle, D.J., 'More Mickle Memories of Koo-wee-rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940', Vol II, Pakenham, 1987

Creation Date	1933	Change Dates	
Associations		Local Themes	
Presbyterian and Uniting churches		04.0-98 MAKING TOWNS TO SERVE RURAL AUSTRALIA	
		04.10-98 Swamp towns and hamlets	
		09.0-98 DEVELOPING CULTURAL INSTITUTIONS & WAYS OF LIFE	
		09.11-98 Building and worshipping in local churches	

STATEMENT OF SIGNIFICANCE

What is significant?
Catani township developed around the railway station, which opened in 1922. The Catani Presbyterian Church was opened in April 1933 and was the first and only purpose-built church in the township. It is an interwar Carpenter Gothic church with basic Gothic detailing comprising the nave, a small projecting gabled porch, and the vestry at the rear. The lancet windows are grouped in a tripartite arrangement at the front, singly in the north and rear elevation and in pairs to the porch and south elevation. There are two large doors in the north side elevation. There is an overgrown Monterey Cypress row along the side and rear boundaries.

An amenities block has been added at one side of the vestry and is not significant.

How is it significant?

The Catani Uniting Church is of local historic, architectural and social significance to Cardinia Shire.

Why is it significant?

Historically, the church and the associated Monterey Cypress row are significant as tangible evidence of the formation of the township of Catani, which developed around the railway station opened in 1922 that encouraged closer settlement in this area in the early twentieth century. (RNE criterion A.4)

Architecturally, the church is significant as an intact representative example of an interwar Carpenter Gothic church with typical detailing. (RNE criterion D.2)

Socially, it is significant for its associations with the local community as a church that has served the community for over 70 years. (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the Church reservation 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the

significance of the place, or

- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

CATANI GENERAL STORE (FORMER) AND RESIDENCE

Place No. 399

ADDRESS 72 Taplins Road
Catani
Lot 2 LP9055

Last Update 16/06/2008
HO No.



DESCRIPTION This building comprises a late Federation/Edwardian gabled weatherboard cottage with another gabled section projecting forward at right angles toward the street, which presumably contained the shop. The cottage has two double hung sash windows and door placed slightly off-centre between the windows (Note: it is possible that the door was central to the façade of the cottage originally and now appears off centre because the window to the left has been moved to accommodate the shop addition). The windows to the shop are double hung sash.

The entrance to the shop has been covered over and the verandahs to both buildings have been reconstructed - it is not known how accurate the detailing is.

The form of the store and residence is typical of the interwar period and compares to the former Dalmore Post Office and Store at 280 Dalmore Road, Dalmore (refer to separate citation in this Study).

Condition Good

Integrity Evidence of stages

Threats None apparent

Key elements Building

Designer

Builder

HISTORY

HISTORY OF CATANI

Catani was the name given to a station opened on the Strzelecki Railway line in 1922, close to the Modella area which had become a Soldier Settlement area after 1919, and became a busy hub of the dairy and potato-growing economy of that decade. A township developed near the station and a school, Presbyterian church and public hall were all established in the 1920s and 30s. The township was named after Carlo Catani, the popular engineer responsible for draining the Koo Wee Rup Swamp.

HISTORY OF CATANI GENERAL STORE

The exact date of the house and former general store at Catani is not known, but title and rate book records indicate a construction date of c.1922-3, when the land was subdivided and lot 2, CA 74 was bought by John Bush, storekeeper [1].

The site that the house and store is situated upon once formed part of a large rural allotment owned during the early decades of the twentieth century by Anne Ritchie (1898-1901), Alexander Wakenshaw, and then John Matthews. A rate book entry for Wakenshaw in 1902 shows that the 100-acre lot, listed as being in Yannathan, contained a house and was worth £20 [2]. By 1911 it was in the possession of Matthews, a local farmer, and the land and house, described as weatherboard, was valued at £40 [3]. The value of land and house had risen to £60 by 1918. This

remained unchanged until 1920 when Matthews started sub-dividing his land, initially selling off four and a half acres. The remaining 95 ½ acre lot and house were still worth £60[4] pointing to the subdivisions being sold without buildings attached. John Bush bought the lot of land at 72 Taplin's Road on 13 July 1922. The 1923-4 rate books describe the property as being ½ an acre with 'b and s', presumably building and store, being part of CA 74, lot 2, Yannathan, and was valued at £20 [5]. Bush owned it until 1942.

SOURCES

- [1] Title Deed Vol. 4738 Fol.445.
- [2] Shire of Cranbourne, Yallock Riding, 1902 (number in rate 1491).
- [3] Shire of Cranbourne, Yallock Riding, 1911 (number in rate 1413).
- [4] Shire of Cranbourne, Yallock Riding, 1920 (number in rate 1959).
- [5] Shire of Cranbourne, Yallock Riding, 1923-4 (number in rate 1421).

Creation Date c.1923

Change Dates

Associations

Local Themes

John Bush

04.04-98 Railway towns
04.0-98 MAKING TOWNS TO SERVE
RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

Catani township developed around the railway station, which opened in 1922 and it is thought that this store was constructed c.1923 for John Bush, storekeeper, who owned it until 1942. The building comprises a late Federation/Edwardian gabled weatherboard cottage with another gabled section projecting forward at right angles toward the street, which presumably contained the shop. The cottage has two double hung sash windows and door placed slightly off-centre between the windows. The windows to the shop are double hung sash.

The verandahs to both buildings have been reconstructed and are not significant.

How is it significant?

The residence and former Catani General Store is of local historic significance to Cardinia Shire.

Why is it significant?

Historically, the residence and former Catani General Store are significant as tangible evidence of the formation of the township of Catani, which developed around the railway station opened in 1922 that encouraged closer settlement in this area in the early twentieth century. It is also significant as a rare representative example of simple rural store with attached residence. (RNE criteria A.4, B.2, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

CATANI SOLDIERS' MEMORIAL HALL

Place No. 398

ADDRESS 75 Taplins Road
Catani
Allot. 171A Parish of Yallock

Last Update 20/03/2010

HO No.



DESCRIPTION The Catani Soldiers' Memorial Hall is simple interwar hall rectangular in plan with a main gable roof and smaller projecting gable section at the front containing the entry and cloakrooms. The lower section is clad in hardiplank weatherboards with the upper section strapped fibrous cement in the front gable. This has been used to create a half-timbered effect. The centrally located front door has a highlight above and is flanked by two windows, which have been replaced. There are three windows in each side elevation. The windows in the north elevation are original, multi-paned timber, while those in the south elevation have been replaced with aluminium framed windows of approximately the same size and proportion. There is a small skillion section at the rear.

The hall is in good condition and has a moderate level of external integrity. In addition to the changes described above a brick amenities block has been added on the south side. The hall is set in an open lawned area and there are some mature trees including Cypress and Eucalypts at the rear of the site.

Condition	Good	Integrity	Minor Modifications
Threats	None apparent	Key elements	Building Tree(s)
Designer	E Evan Smith?	Builder	

HISTORY

HISTORY OF CATANI

Catani was the name was given to a station opened on the Strzelecki Railway line in 1922, close to the Modella area which had become a Soldier Settlement area after 1919, and became a busy hub of the dairy and potato-growing economy of that decade. A township developed near the station and a school, Presbyterian church and public hall were all established in the 1920s and 30s. The township was named after Carlo Catani, the popular engineer responsible for draining the Koo Wee Rup Swamp.

HISTORY OF CATANI PUBLIC HALL

Community halls were important meeting places for the local community, and held a wide range of activities from dances and working bees to clubs, lectures and religious services. Following the First World War, many halls were dedicated to those who had fought in the conflict.

The opening of the Catani Soldiers' Memorial Hall on the 19th October 1928 was a 'grand sight that will be well remembered by residents'. Mr. Walsh, chairman, called on the attendance of 200 to hear Mr. Walter, MLA officially declare the hall open. Cr. M. Bennett and Mr F. Hodgson and the Shire President Mr. Greaves were other speakers and Mrs Howell's orchestra of Koo Wee Rup provided the music free of charge. The hall had cost £1000 and was 'nicely furnished, plus Gloria

gas lighting and a new piano' - the piano was soon to cause controversy - local historian David Mickle notes that in 1929, soon after opening, soldiers threatened to boycott the hall because a German piano had been installed (but the matter was soon resolved) [1].

The Catani Soldiers' Hall may have been designed by (or under the direction of) E. Evan Smith, the Chief Architect of the Closer Settlement Branch of the Public Works' Department as a letter from Smith advising that the hall was completed and opened is found in Public Record Office files for the building. The hall, with a capacity variously put at 400 or 499, measured 30 x 60 feet, and included a kitchen, supper room, stage and bio cabin, reached by a ladder [2].

In 1936 electric lighting was installed and in 1938 an application was made for a lean-to, measuring 10 x 12 feet, to be used as a storeroom. As a portent of the war to come (and as an appeal to patriotism), the hall's secretary, C.E. Boyne adds "our funds at present time limited and if we can arrange to have a room built, we will probably be able to lease hall to Defence Department for militia purposes" [3].

SOURCES

- [1] Mickle, D.J., 'More Mickle Memories of Koo-wee-rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940', Vol II, Pakenham, 1987, p.18, 26
- [2] Public Record Office of Victoria, VPRS 7882/P1, Unit 843.
- [3] PROV, VPRS 7882/P1, Unit 843, letter to Department of Public Health from C.E Boyne, Honorary secretary, dated 18 February 1938.

Creation Date 1928

Change Dates

Associations

Local Themes

- 04.04-98 Railway towns
- 04.0-98 MAKING TOWNS TO SERVE RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

Catani township developed around the railway station, which opened in 1922. The Catani Soldiers' Memorial Hall was opened in 1928 and was celebrated with a ball held on 19 October of that year.

The following elements contribute to the significance of the place:

- The hall, constructed in 1928, which is rectangular in plan with a main gable roof and smaller projecting gable section at the front containing the entry and cloakrooms. The lower section of the exterior is clad in weatherboards with the upper section strapped fibrous cement in the front gable. This has been used to create a half-timbered effect. The centrally located front door has a highlight above and is flanked by two windows, which have been replaced. There are three original multi-paned windows in the north elevation.
- The mature trees including Cypress and Eucalypts at the rear of the site.

The amenities block added at one side and non original alterations such as the windows in the south side elevation are not significant.

How is it significant?

The Catani Soldiers' Memorial Hall is of local historic and social significance to Cardinia Shire.

Why is it significant?

Historically, it is significant as tangible evidence of the formation of the township of Catani, which developed around the railway station opened in 1922 that encouraged closer settlement in this area in the early twentieth century. It is of particular significance for its association with the Closer Settlement Board and illustrates the active role that the Board played the provision of buildings to serve the communiites that they created. It also significant as a memorial to World War I. The trees are significant for their associations with the development and use of the hall and the site by the Catani community over its history (RNE criteria A.4 & H.1)

Socially, it is significant for its associations with the local community as a public hall that has served the Catani district for over 70 years. (RNE criterion G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the hall reserve 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

HAWTHORN HEDGES

Place No. 401

ADDRESS Walshes Road, Caldermeade Rd, Heads Rd & Taplins Rd
Catani

Last Update 18/06/2008

HO No.





DESCRIPTION This series of Hawthorn Hedges surround almost the whole boundary of the property that is bounded by Caldermeade, Heads, Taplins and Walshes roads immediately to the south of Catani township. Some of the hedges under the powerlines have been kept trimmed, while others, particularly along the north side of Caldermeade Road are overgrown. The hedges are situated partly or wholly within the road reserve.

These Hawthorn hedges are among the largest and most intact grouping in Cardinia Shire and compare in condition and extent with the hedge along the South Gippsland Highway at Caldermeade and the hedges along Ballarto Road in Cardinia.

Condition	Varies	Integrity	
Threats		Key elements	Landscape
Designer		Builder	

HISTORY CONTEXTUAL HISTORY
Priestly (1984:92) notes that:

"Land ownership made a permanent imprint on the Victorian countryside initially in the shape of boundary fences. The land surveys which were a necessary prelude to sale were patterned according to the grid of true meridians and parallels which had been defined in the systematic geodetic survey of Victoria begun in September 1858."

In Cardinia Shire, hedges were used extensively from the late nineteenth century onward as an efficient form of fencing, particularly on the large pastoral estates in the southern parts of the Shire around Koo Wee Rup. Windrows of trees were also planted, chiefly Monterey Cypresses or Pines to protect stock and crops. These trees and hedges also had an aesthetic value that added a picturesque quality to the landscape and consequently 'bear witness to the immigrants' desire to have familiar surroundings in this strange new land' (BPHS, 1982:9).

Usually planted in straight lines along the edges of paddocks and along boundaries, they closely followed the north-south and east-west lines marked out by the allotment surveyors and hence emphasised the grid layout imposed by the Government survey upon the landscape.

The most common hedging plant used in Cardinia Shire was English Hawthorn or Whitethorn (*C. monogyna*), one of a number of different plant varieties used throughout Victoria in the nineteenth century. One of the earliest hawthorn hedges in the former Cranbourne Shire was established in 1882 at Caldermeade near Lang Lang (Gunson, 1968:128).

In the Narre Warren North district, a Mr Walton is credited for introducing the hawthorn hedge, later described as 'one of the charms' of the district. He taught the art of 'thorn-setting' or 'layering', as practised in England, which by interlacing the upper and lower branches, hedges were rendered cattle and sheep proof. (Beaumont et al, 1979:98)

The use of hedges continued into the twentieth century. The 13 February 1920 edition of the Pakenham Gazette included an article from the Journal of Agriculture that provided the following

'Instructions for making a hedge':

"To make a cattle proof hedge the plants should be six inches apart in a double row, the rows about nine inches asunder. After planting the plants should grow for about two years without being cut. They should then be cut down to within a few inches of the ground, this being done at the end of winter. Very strong growth should follow. After, an annual or biennial trimming is necessary."

HISTORY OF CATANI HAWTHORN HEDGES

The exact date of the Hawthorn hedges at Catani is not known, however, it appears that they may have been associated with the farm established by James Smethurst, a farmer of Yannathan, in the late 1880s. Smethurst obtained the Crown Grant for Crown Allotment 21D, Parish of Yallock in July 1888. CA 21D is the land now bordered by Caldermeade, Heads, Walshes and Taplins roads. According to the title, what would become Caldermeade and Heads roads were shown as Government Roads, while Walshes and Taplins roads were not in existence then (Land Victoria 1).

Smethurst did not own the property for long. A small portion of land at the corner of Caldermeade and Heads roads was sold to William Scott in 1889, while the balance was sold in 1891 to James Greaves, a butcher from Dandenong (Land Victoria 1). James sold to William Henry Greaves, a farmer, in 1899. He owned the property until 1933. In 1932, the north-east corner was sold to the Presbyterian Church of Victoria as the site of the Catani Presbyterian Church (q.v.) (Land Victoria 2).

The Hawthorn Hedges as they exist today therefore appear to correspond with the boundaries of the land as selected by Smethurst in 1888 so may have been planted by him as a condition of the Grant. Alternatively they could have been planted by Greaves after 1891.

The Greaves family were among the pioneer families in the pastoral districts to the south-east of Melbourne in the mid-nineteenth century. In 1853 James and Richard Graves acquired a 640 acre property near Cranbourne. A younger brother, William, moved to a property at Lyndhurst in about 1870 (Gunson, 1968:57). The Greaves were among the pioneering 'clans' to take up land in the Yannathan district of which Catani now forms a part.

SOURCES

Land Victoria 1, Certificate of title Vol.2149 Fol.658
Land Victoria 2, Certificate of title Vol.2330 Fol.826
Pakenham Gazette

Beaumont, N.E., Curran, J., Hughes, R.H., 'Early days of Berwick. And its surrounding districts of Beaconsfield, Upper Beaconsfield, Harkaway, Narre Warren and Narre Warren North. An outline of its settlement of the first century', Second Edition, 1979
Berwick-Pakenham Historical Society (BPHS), 'In the wake of the pack tracks. A history of the Shire of Berwick. Now the City of Berwick and the Shire of Pakenham', BPHS, 1982
Gunson, N. 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968
Priestly, S., 'The Victorians. Making their mark', McMahon's Point, Fairfax, Syme & Weldon, 1984

Creation Date c.1890s

Change Dates

Associations

Local Themes

James Smethurst, Greaves family

01.0-98 PEOPLING THE CONTINENT

01.6-98 Pastoralists and farmers

01.7-98 Promoting settlement on the land

STATEMENT OF SIGNIFICANCE

What is significant?

Hawthorn hedges were used as a form of fencing in the nineteenth and early twentieth centuries, but the practice mostly ceased by the mid-twentieth century as other forms of fencing came into use. The exact date of the Hawthorn hedges that extend along Caldermeade, Heads, Walshes and Taplins roads, near Catani is not known, but they are likely to date from the late nineteenth century or early twentieth century after the Crown Grant for the land now bounded by these roads was obtained by James Smethurst. They are among the longest and most intact series of hedges in Cardinia Shire and compare in condition and extent with the hedge along the South Gippsland Highway at Caldermeade and the hedges along Ballarto Road in Cardinia.

How is it significant?

The Hawthorn hedges in Caldermeade, Heads, Walshes and Taplins roads, near Catani are of local historic and aesthetic significance to Cardinia Shire.

Why is it significant?

The Hawthorn hedges are historically significant as a representative example of the practice of creating hedges to define and enclose the boundaries of rural properties in the late nineteenth and early twentieth centuries. It is one of the few tangible reminders of an early phase of settlement in this area following selection of this land in the late nineteenth century (RNE criteria A.4, B.2, D.2).

The hedges also have aesthetic qualities as an important element in the cultural landscape that is distinctive to southern parts of Cardinia Shire. (RNE criterion E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the hedges within the road reserve as shown on the extent of registration 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or

- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

COCKATOO WAR MEMORIAL

Place No. 194

ADDRESS 20 Belgrave-Gembrook Road
Cockatoo
Lot 6 LP7826

Last Update 6/06/2008
HO No.



DESCRIPTION The Cockatoo War Memorial stands in front of the Cockatoo Returned Servicemen's League building on a roughly oval bluestone dais (fairly recent in date). The memorial is on the right-hand side, a flagpole on the left, and steps at the centre.

The memorial is slender, carved from light grey granite. The base is rock-faced blocks, above which are smooth blocks – the first contains a list of the names of those who served in the First World War incised and gilded. A bronze plaque with the names of residents who served in the Second World War is found on the side. The top two-thirds of the memorial is in the form of slender column with a sphere on the top.

The memorial is in very good condition. The gilding has been renewed recently.

Condition	Good	Integrity	Intact
Threats	None apparent	Key elements	Monument
Designer		Builder	

HISTORY

HISTORY OF COCKATOO

Cockatoo Creek, as it was initially known, attracted a small number of settlers from the 1870s. Local landowner Alexander Crichton was the sole employer of the area and he opened a store on his property between Gembrook and Cockatoo. At first, the local economy revolved around bird catching and the supply of animal skins but timber quickly became the mainstay of Cockatoo's continued existence, much helped by the opening of the narrow gauge railway in 1900. A saw mill was established at this time and Cockatoo became increasingly popular as a tourist destination, reaching a peak of popularity in the 1900s and interwar periods.

War Memorials are a common sight in a majority of rural and urban townships, and record the combatants and casualties of both World Wars, and sometimes other conflicts. They are a focus of RSL and community rites such as wreath laying and flag raising, on ANZAC Day and other anniversaries.

HISTORY OF WAR MEMORIAL

Cockatoo War Memorial is referred to locally as the cenotaph and stands outside the RSL headquarters. Erected in the 1920s, it is a smooth granite column surmounted by a granite sphere, sitting on a square, stepped base section. It incorporates a flag pole and commemorates the

Australian Imperial Force for the First World War, the Second World War and the Vietnam War with a separate list for the Merchant Navy. Personal communication from the local history committee relates that the cenotaph was originally in the town square (the date of removal is not known) and two palm trees were planted at the same time. One was destroyed in the Ash Wednesday fire but the other still stands in the square, although it has been moved three times to make way for road widening. In autumn 2008 the Cockatoo History committee erected a plaque next to the palm tree, as part of an information initiative.

Although not strictly relevant for this memorial, there is a local connection between Cockatoo and the original model for the statue of a soldier used in more elaborate memorials. The model was a young soldier called Arthur Fell, whose parents moved to Cockatoo after the First World War. Fell had enlisted under-age, and after the war returned to his apprenticeship as a stone mason. He modelled in his uniform for the chief mason who created three variations of the sculpture. Arthur Fell had three brothers, two of whom were killed. His parents sub-divided land in Cockatoo and named two roads, Harold Street and Francis Street to commemorate them. [1]

Sources:

[1] Pers. comm., Dot Griffin, Cockatoo History Committee. There is a privately-published book on the Fell family by a descendent, Susan Gullick.

Creation Date 1920s

Change Dates

Associations

Local Themes

09.12-98 Commemorating the dead and honouring the fallen

STATEMENT OF SIGNIFICANCE

What is significant?

The Cockatoo War Memorial at 20 Belgrave-Gembrook Road, Cockatoo, in front of the Cockatoo Returned Servicemen's League headquarters, though it was originally located in the Cockatoo town square. The memorial, erected in the 1920s, is a smooth granite column surmounted by a granite sphere and commemorates the Australian Imperial Force for the First World War, with added plaques for the Second World War and the Vietnam War with a separate list for the Merchant Navy.

How is it significant?

The Cockatoo War Memorial is of local historic significance to Cardinia Shire.

Why is it significant?

Historically, as a memorial to the men from the Cockatoo area who served as soldiers, and those who gave their lives during the First World War (and subsequent wars). (RNE criterion A.4)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent Please refer to map showing curtilage around the monument.

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

CORA LYNN CATHOLIC PARISH SCHOOL (FORMER)

Catholic School (former), TP Motors

Place No. 155

ADDRESS 370 Convent School Road
Cora Lynn
Plan CP104386

Last Update 27/09/2006

HO No.



DESCRIPTION The former Cora Lynn Catholic Parish School is a small weatherboard (softwood, splayed edge) gabled building. It has roof vents and a brick chimney, the vents illustrating the public building use. Notable features are the gable trussing and gable finials along with the more typical multi-paned glazing in the form of double-hung sashes on the east side. The interior, although altered appears to have retained early finishes.

The building is in poor condition, but appears externally intact. Comparatively this is one of the few surviving one room rural school buildings, Catholic or State, in Cardinia Shire. This school is notable for its detailing when compared to typical one-room State schools, which were usually simple designs with little ornamentation.

Condition Poor **Integrity** Minor Modifications

Threats **Key elements** Building

Designer **Builder**

HISTORY An examination of Catholic records confirmed that this building was associated with a Catholic parish school built and opened on this site in 1918. A bazaar and Queen Carnival, attended by Archbishop Mannix, was held in June of that year to raise funds to pay off the debt on parish buildings and to pay for the construction of a new school at Cora Lynn. Reputedly another school building was put on this site in 1952.

The Cora Lynn school, as it was then known, was one of two Catholic parish schools in the district, the other being at Iona. Both were managed by the Sisters of St Joseph. In July 1923, in a letter to The Advocate, Sheila Finnigan of Cora Lynn, described attending Mass one spring morning, driving five miles ‘...along the banks of the Main Canal, which are covered in wattle blossom...’. Sheila told how there were 65 children attending the Cora Lynn school and nearly as many at Iona. Photographs of Catholic buildings ‘Around About Iona’ which appeared in the same journal in November 1922, included views of the Catholic Church, the Convent School, the Convent and the Presbytery.

It is not known when the school closed. Subsequently, the former Cora Lynn school was sold to A. Byrne and used for a motor repairs business known as TP Motors. The presence of the school led to the naming of the road.

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date 1918

Change Dates

Associations

Local Themes

Sisters of St Joseph

STATEMENT OF SIGNIFICANCE

What is significant?

The Cora Lynn Catholic Parish School (former), constructed c.1918, at 370 Convent School Road, Cora Lynn.

How is it significant?

The former Cora Lynn Catholic Parish School is of local historic and aesthetic significance to Cardinia Shire.

Why is it significant?

Historically, the former Cora Lynn Catholic Parish School is significant as an example of an early public building, which provides evidence of the development of the community in this district. The simple nature of the building is evocative of the modest requirements of non-secular education in what was a dominantly Catholic area (RNE criteria A.4 & D.2)

Aesthetically, the former Cora Lynn Catholic Parish School is significant as a representative example of a small weatherboard school, which is notable for the fine detailing including the gable trussing and finals, which is rare when compared with other similar timber public buildings in this area (RNE criterion E.1 & F.1).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the 1918 school building 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			Incorporated Plan Details	None specified

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

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- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review, Cardinia Shire
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 106

DALMORE POST OFFICE & STORE (FORMER)

Place No. 325

ADDRESS 280 Dalmore Road
 Dalmore
 Lot 1 TP 838928

Last Update 16/06/2008
HO No.



DESCRIPTION

The former Dalmore Post Office & Store comprises two parallel gable-fronted sections. The building to the right is understood to be the former Post Office and residence. It has a panelled door surrounded by sidelights and highlights and a tripartite casement window with coloured glass in the upper panes. There are two small double hung sash windows in the side elevation and there is one brick chimney. Across the front of this building is a (reconstructed?) bullnose verandah with carved timber valance and turned timber posts. To the left and projecting slightly forward is the former shop building. It has a large plate-glass window, which is a later addition, and a reconstructed verandah.

An early photo in possession of the current owner shows that the form and some detailing of the building as described above survives today. The verandah to the post office/residence appears to be correct, but the original detailing is difficult to discern. The photo shows that the shop had a straight verandah, which was partially enclosed.

The form of the store and residence is typical of the interwar period and compares to the former Catani General Store and residence at 72 Taplins Road, Catani (refer to separate citation in this Study).

Condition	Good	Integrity	Evidence of stages
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY**HISTORY OF DALMORE**

The land surrounding Dalmore once formed part of the Great Swamp. The Great Swamp was surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold to six different owners for £11,740. Among these were Christopher Moody and F.W. Peers who purchased the land in the area that would become known as Dalmore. According to Gunson (1968:125) these men fully entered into the clearing the drainage of the land and their estates were soon equal to the best in the district.

The South-Eastern Railway was constructed and opened as far as Yallock by 1889. A station was provided at Dalmore, which was originally known as Peer's Lane, then Koo Wee Rup West before being renamed as Dalmore in 1909. However, closer settlement in the district was restricted by the frequent flooding that occurred when the whole Swamp converted into a big lake and Peer's estate was described as a 'Venetian-like holding' (Gunson, 1968:127).

It was only after the first stage of extensive swamp drainage works were completed in the early decades of the twentieth century that closer settlement could occur (although flooding still occurred on a periodic basis until the 1940s). Between 1918 and 1922 the large holdings around Dalmore, including the 'Gowan Lea' estate owned by F.W. Peers were acquired and subdivided for Closer Settlement and by the 1920s it was 'rapidly assuming its role as the most important vegetable producer in the district' (Gunson, 1968:196). A small community soon emerged and a school and public hall were established in the 1920s.

HISTORY OF THE DALMORE POST OFFICE AND STORE

The exact date of the former Dalmore Post Office and Store is not known, but rate and title records indicate a possible date of 1918, although a store may have existed earlier.

In 1918 Robert David Mess, a storekeeper bought lot 1 of subdivision 5396, part of CA 19 [1]. Rate records show a store in this year, valued at £15, as it was the following year [2]. It cannot be ascertained definitely if Mess built the store, however. The land is part of Donaldson's Subdivision, and John Donaldson, a secretary of Collins Street Melbourne, bought 448 acres of CA 20 and part CA 19, in 1912[3]. The vendor was prominent local grazier Christopher Moody [4]. Donaldson subdivided his land from 1917, but a plan of subdivision shows two small plots marked out in lot 1, prior to sale to Mess. This suggests there may have been a previous store. Mess sold his land and store to another storekeeper, Thomas Gray, in 1923, and it stayed in the family, passing to his widow Gladys when he died in 1952. Gladys Gray died in 1974.

Dalmore never developed into a town. The school closed some years ago and has been removed as have the railway station buildings. This building and the hall are the only surviving buildings that mark the formation of the community in the 1920s.

SOURCES

- [1] Title Deed Vol. 4184 Fol. 629
- [2] Shire of Cranbourne Rate Book, Tooradin Riding 1918, 1919 (Nos. in rate 1085, 1121).
- [3] Title Deed Vol. 4184 Fol.629.
- [4] Title Deed Vol. 3467 Fol. 322.

Creation Date c.1918**Change Dates****Associations**

Robert Mess, Thomas Gray

Local Themes04.04-98 Railway towns
04.0-98 MAKING TOWNS TO SERVE
RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

Although a railway station opened as early as 1889 the district of Dalmore only developed in the 1920s after flood mitigation works enabled closer settlement. It is thought that this building, comprising a store and post office was constructed c.1918 for Robert Mess, storekeeper, who sold it to Thomas Gray in 1923. The form of the building comprising two parallel gable-fronted sections has survived along with features including a panelled door surrounded by sidelights and highlights and a tripartite casement window with coloured glass in the upper panes, two small double hung sash windows in the side elevation and one brick chimney.

The verandahs to both buildings and the shopfront to the building to the left have been

reconstructed and are not significant.

How is it significant?

The residence and former Dalmore Post Office and Store is of local historic significance to Cardinia Shire.

Why is it significant?

Historically, the former Dalmore Post Office and Store is significant as tangible evidence of the formation of the township of Dalmore, which developed as a result of closer settlement in 1920s associated with flood mitigation works that were carried out. This is one of only two surviving buildings that illustrate the development of this community. (RNE criteria A.4, B.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the whole property as defined by the title boundary.

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

GLEN-KEITH FARM COMPLEX & TREES

Place No. 306

ADDRESS 250 Peers Road
Dalmore
Lot 3 LP87989

Last Update 26/10/2006
HO No.



DESCRIPTION The homestead at Glen-Keith is an Edwardian-era hipped roof weatherboard bungalow. Windows are double hung sash or side hung casements arranged in pairs and there is a window hood over the window in the projecting gable. Asymmetrical in plan, it has a hip and gable corrugated iron roof with several plain brick chimneys. The house is set at the end of a drive lined with notable Kurrajongs (*Brachychiton* sp.) with other related mature plantings including a Canary Island Palm (*Phoenix canariensis*) and Monterey cypresses (*Cupressus macrocarpa*). There is a large gum at the entrance gate.

This house is a representative example of an Edwardian era farmhouse. It is notable for the setting provided by the mature trees and its relatively intact state when compared to other examples in the Shire.

Condition Good	Integrity Intact
Threats	Key elements Building Plantings
Designer	Builder

HISTORY This house was built c.1919 on a 60 acre part of CA109 for John C Hardy, the son of John Hardy, a district pioneer [RB1 919-20, 984]. It was on a selection of 282 acres granted to John Sill in 1898.

John G Hardy, donated land from his farm Glen-Keith for the erection of the Dalmore public hall in 1924. His daughter Victoria Glen Cole has written about the history of the hall:

"The Dalmore Hall is important in the social history and heritage of the Dalmore District. I believe the Hall was built by Jack Colvin in the early 1920s on land donated to the community by my father, John Gregory Hardy. The grounds for the hall were excised from our farm 'Glen-Keith'. Most of the older men in the district were guarantors. I know two or three of the Hardy brothers were, including Dad. I was just a small child at the time".

The house resembles two other houses built for his brothers (Horrie or Horace & Lee), at the same time, both located on the John Hardy selection in Dalmore Road [Giles, 1998]. It is said to have extensive pressed metal internal cladding and is well preserved.

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

STATEMENT OF SIGNIFICANCE

What is significant?

The homestead at Glen-Keith is an Edwardian-era hipped roof weatherboard bungalow. Windows are double hung sash or side hung casements arranged in pairs and there is a window hood over the window in the projecting gable. Asymmetrical in plan, it has a hip and gable corrugated iron roof with several plain brick chimneys. The house is set at the end of a drive lined with notable Kurrajongs (*Brachychiton* sp.) with other related mature plantings including a Canary Island Palm (*Phoenix canariensis*) and Monterey cypresses (*Cupressus macrocarpa*).

How is it significant?

Glen-Keith is of local historic and scientific (horticultural) significance to Cardinia Shire.

Why is it significant?

Glen-Keith is historically significant to the Cardinia Shire for the combination of landscape and farm house which has been well preserved from the First World War era. Its associations with the locally prominent John G Hardy family are also of local historic significance.

The 'Brachychiton' specimens are of scientific (horticultural) significance as a rare example of a mature avenue using this species.

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

SPECIFIC CONSERVATION GUIDELINES - TREES

In order to conserve the heritage significance of the identified significant trees, it is recommended that the following guidelines are used in the future management or development of the place:

1. Ensure that the tree/s survives in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.
4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.

NOTE:

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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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review, Cardinia Shire
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 98

KOOMBAHLA

Place No. 317

ADDRESS 395 Belgrave-Gembrook Road
Emerald
Plan PC354199

Last Update 2/09/2015
HO No.





DESCRIPTION

Koombahla Manor is a very unusual house in an American Colonial Revival crossed with Moderne style. It is set near the top of a large, sloped allotment. The house is constructed of weatherboards, with a clay tiled roof and a Monbulk quarry freestone base. It is roughly C-shaped in plan with a resultant irregular roof form with hipped and gabled sections. The gable ends have semi-circular vents and broken pediments with large dentils, as does the rest of the eaves soffit. Windows are casements with three horizontal panes. The east end of the house has two Moderne corner windows. At the centre of the façade (roughly, the south-east side) is a bank of five such casement windows. On the south end of the façade is set of French doors with sidelights which are a later alteration. They are shaded by a new verandah. The back (north-west) side of the house is nearly two storeys in height, due to the sharp fall of the land. There is a massive bay window at the centre. The window has three large panes, each with two narrow transoms above it. When the house was visited in 2006, the bay window was about to be replaced with a simpler new window. The windows on this elevation at the south end (opposite the French doors) had also been replaced with a pair of four-over-three sashes.

When visited in 2006, the house was in the process of renovation by a new owner after years of neglect. At the time it was in fair to good condition.

There is a modern carport at the south end of the house. There is a modern metal fence on the roadside.

There is a mature Norfolk Island pine in the courtyard in front of the house as well as mature camellias and rhododendrons. Freestone steps lead from the north end of the house to the backyard.

Condition	Good	Integrity	Major Alterations
Threats	Alterations over time	Key elements	Building Garden Tree(s)
Designer	Marsh & Michaelson?	Builder	Massey & Sons

HISTORY

HISTORY OF EMERALD

Emerald was first surveyed as a new township in May 1859, and was originally named Main Ridge. Gold had been discovered in the area the year prior, though not in any great quantity. There are conflicting stories in local histories and other sources of why the name of the township was changed to Emerald. The most convincing of them is that the name derives from the nearby Emerald Diggings (near Butterfield Park).[A, C] A contemporary newspaper report recorded that the Emerald gold diggings were named in March 1859 after Ireland (the Emerald Isle), as most of the discoverers hailed from there. That same year, there were numerous references to the locality simply as 'Emerald' in the Victoria Police letter books.[A] Another popular theory, which is less likely though as frequently cited, is that Emerald Creek was named after an early prospector, Jack Emerald, who had his diggings in nearby Monbulk (and then

the township named after the creek) [C, D]. Others are that the area was named Emerald after its resemblance to Ireland, or after emeralds discovered in the creek.[E]

After a peak of over one thousand diggers in the area in late 1858, the population of the diggings rapidly dropped off the next year to about 50 men, where it remained until at least 1868.[F] It was not until crown land was released in 1877 in 20-acre blocks did settlement begin in earnest [C]. Many of the settlers were attracted by the abundance of forest, and the rich soil favoured both the timber industry and small mixed farming. Carl Axel Nobelius, a Swedish émigré, began a nursery which he called Gembrook Nurseries, in 1892. The arrival of the narrow gauge Belgrave-Gembrook railway line in 1900 transformed Emerald's fortunes, allowing a much higher volume of agricultural, horticultural and forestry produce to be transported. Tourism became an important part of the economy, with several guesthouses established. By 1915 there were six, as well as a coffee palace and wine saloon. In the 1920s a country club and golf course was built [G].

HISTORY OF KOOMBAHLA MANOR

Koombahla Manor, at 395 Belgrave-Gembrook Road, Emerald, was built c1941-42 for Harry Alexander Lester (aka Alexander Listberger). The builder was Massey & Sons. The design may have been the work of architects Marsh & Michaelson.

Harry Lester was a 'Picture Theatre Proprietor' who owned the Plaza Theatre at 586 North Road, Ormond. He consolidated two parcels of land to create his block in Emerald. The first, a triangular block on the west side, was purchased from David Alfred Mansfield of Emerald, Nurseryman (who had held it since 13/11/1935), on 17 June 1941. He then bought the east side of the property on 17 July 1941 from Beryl Virginia Horswood of Emerald, Spinster (who had had it since 01/09/1933). [1]

Construction is believed to have begun on his house before his untimely death on 10 June 1942.[2] Probate on Lester's estate went to his sister, May Listberger, widow, who then sold it to Kenneth Sinclair Williamson, Company Director, and his wife, Florence, both of 32 Grovedale Road, Surrey Hills, on 18 November 1943.[1]

The designer of Koombahla Manor is unknown, though the innovative design (a cross between American Colonial Revival and the Moderne) and attention to detail suggests the hand of an architect. An old resident of Emerald (now deceased) commented in the 1960s that Koombahla was the work of the same person or firm who designed the Emerald guesthouse/hospital Dunbar (formerly The Chalet, see separate citation) c1946.[2] It is not known if an architect was involved in this project, but we do know that the builders of The Chalet were Massey & Sons. In light of a second connection, it appears that Massey & Sons were the builders of Koombahla. In early 1940, Harry Lester engaged architects Marsh & Michaelson and builders Massey & Sons to remodel his cinema, the Plaza Theatre, Ormond, in the Moderne style. It was completed in March 1941, just before he purchased the land in Emerald.[3]

Marsh & Michaelson (in partnership 1934-1951) were responsible for such Melbourne landmarks as the Australian Natives Association building (1939), the Melbourne Theosophical Society building (1936), and the Glenferrie Oval Grandstand (1938, in association with Stuart Calder). It is quite possible that Lester engaged them once again to design his house in Emerald, though this has not been determined by the research to date.

Sources:

[A] McGuire, Frank (2009), 'Origin of the name "Emerald"', unpublished report for Emerald Village Township Committee.

[B] Melbourne Leader, 10/03/1859, np.

[C] Purdham, Ken & Marjorie Speck (2008), *A Jewel-Set in Gold*, pp 84-85.

[D] Emerald Museum (2006), *Emerald in Focus: A Photographic History*, p 37.

[E] Saxton's Victorian Place Names and Watson, Angus (2003), *Lost and Almost Forgotten Towns of Colonial Victoria*, both as cited in McGuire (2009).

[F] Wizenreid, A & J (1988), *The Hills of Home*, p 52.

[G] Context PL, Cardinia Shire Local Heritage Study Review, 2011: Vol 3, p 244

[1] Land titles, Vol 6001 Fol 172; Vol 5869, Fol 761.

[2] Pers. Comm., Graeme Legge (owner of Koombahla, 1966-96), 2008.

[3] Drawings by Marsh & Michaelson for 'alterations and additions to the Plaza Cinema Ormond are dated 22 May 1940' are held at the State Library of Victoria. See also 'Herald', 14/08/1940; 'Argus', 06/03/1941; and 'Building', 24/03/1941 [with thanks to Robin Grow, Art Deco Society of Victoria].

Creation Date 1941-42

Change Dates

STATEMENT OF SIGNIFICANCE What is significant?
 Koombahla Manor, 395 Belgrave-Gembrook Road, Emerald, built 1941-42 for Harry Alexander Lester (aka Alexander Listberger), owner of the Plaza Picture Theatre at 586 North Road, Ormond. The builder was Massey & Sons. It is a weatherboard house with a clay-tile roof, which is primarily American Colonial Revival in style (semi-circular vents, broken pediments to the gables with oversized dentils), but with Moderne elements (corner windows, horizontal muntins). The house has a C-shaped plan enclosing the front garden. The resultant irregular roof form has gabled and hipped sections, and the rooms inside are also irregular in plan. The house sits at the top of a steep slope, within a mature garden, and this rear elevation has a high raised basement and a large picture window to take in the view. The house is intact, apart from the replacement of windows and doors at the west end.

How is it significant?

Koombahla Manor is of local architectural significance to Cardinia Shire.

Why is it significant?

Architecturally, for its high level of detail and unusual combination of the American Colonial Revival and the Moderne. (RNE criterion F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

1. Consider reinstating the rear picture window to its original configuration.
2. Consider removing the modern verandah at the west end of the façade, and reinstating the original configuration of windows and doors at this end of the house.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

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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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research To determine if architects Marsh & Michaelson were the designers.

-
- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

TYRRELL

Place No. 324

ADDRESS 8 Carramar Court
Emerald
Lot 19 LP42228

Last Update 21/12/2012
HO No.



DESCRIPTION Tyrrell is a single storey, Edwardian weatherboard residence with a hipped roof and return verandah with distinctive arched slatting to the undercroft, and two corbelled brick chimneys (overpainted). It has a wrap-around verandah supported on delicate turned timber posts with tiny curved timber brackets. The verandah balustrade has slender criss-crossed timber elements. The front and side elevations have projecting rectangular window bays, each with three one-over-one sash windows.

The roof has been reclad in Colorbond. The house is in very good condition.

It is nestled within a large mature cool climate garden, with tall tree ferns surrounding the house. Mature trees include oaks and conifers, with a row of Monterey Pines (*Pinus radiata*) on the north side of the property, providing a backdrop to the house in views from the street.

Condition	Good	Integrity	Minor Modifications
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY HISTORY OF EMERALD
Emerald was first surveyed as a new township in May 1859, and was originally named Main Ridge. Gold had been discovered in the area the year prior, though not in any great quantity.

There are conflicting stories in local histories and other sources of why the name of the township was changed to Emerald. The most convincing of them is that the name derives from the nearby Emerald Diggings (near Butterfield Park).[A, C] A contemporary newspaper report recorded that the Emerald gold diggings were named in March 1859 after Ireland (the Emerald Isle), as most of the discoverers hailed from there. That same year, there were numerous references to the locality simply as 'Emerald' in the Victoria Police letter books.[A]

Another popular theory, which is less likely though as frequently cited, is that Emerald Creek was named after an early prospector, Jack Emerald, who had his diggings in nearby Monbulk (and then the township named after the creek) [C, D]. Others are that the area was named Emerald after its resemblance to Ireland, or after emeralds discovered in the creek.[E]

After a peak of over one thousand diggers in the area in late 1858, the population of the diggings rapidly dropped off the next year to about 50 men, where it remained until at least 1868.[F] It was not until crown land was released in 1877 in 20-acre blocks did settlement begin in earnest [C]. Many of the settlers were attracted by the abundance of forest, and the rich soil favoured both the timber industry and small mixed farming. Carl Axel Nobelius, a Swedish émigré, began a nursery which he called Gembrook Nurseries, in 1892. The arrival of the narrow gauge Belgrave-Gembrook railway line in 1900 transformed Emerald's fortunes, allowing a much higher volume of agricultural, horticultural and forestry produce to be transported. Tourism became an important part of the economy, with several guesthouses established. By 1915 there were six, as well as a coffee palace and wine saloon. In the 1920s a country club and golf course was built [G].

HISTORY OF TYRRELL

The house at 8 Carramar Court was built for Archie Nobelius, son of Carl Nobelius, around 1906. In October 1884 the renowned Swedish-born orchardist and nursery owner Carl Axel Nobelius (1851-1921) purchased 62 acres, CA 53 B, a crown grant[1]. The site overlooked his nurseries below. In April 1900 he bought a further 85 acres, CA 41 E on an adjoining site[2].

A significant figure in the development of Emerald and its community, CA Nobelius successfully lobbied for the establishment of the narrow gauge railway line (originally running from Ferntree Gully to Gembrook and now commonly associated with Puffing Billy) as a key facility for the transport and distribution of nursery plants as well as other local agricultural products. The railway was heavily used by Nobelius in his nursery and orchard business, and a siding and at least one packing shed adjacent to the Park remain from this period. After Nobelius' death, nursery operations were purchased by a syndicate, with the involvement of his sons, Cliff and Arch.[7] Archie was also a key player in establishing the adjacent Emerald Country Club Estate – one of the first country clubs to be established in Australia.

At least two houses were built by the Nobelius family on these sites: Carramar, a 16-room mansion built in c.1888, and Tyrrell (as it is now known). Rate records suggest that Tyrrell was built around 1906. In 1906, as in previous years, only one house is listed on lots 53B and 41E. However the land value had increased from £105 in 1901 to £190[3]. In 1907-8, an unclear rate book entry reduces the rate from £190 to £151, with a second house, on the same lots, valued at £40. The owner of the first house and land is given as Carl Alex and Emily Jane Nobelius, the owner tenant of the second house as Archie Nobelius[4]. This concurs with local anecdotal history.

The land was subdivided in the late 1920s, with two syndicates of local businessmen (including Archie Nobelius) developing the Emerald Country Club, and land for housing. Historian Helen Coulson refers to Tyrrell when she writes "C.A. Nobelius built a substantial home east of the present country club, owned for years by Mrs I Mirams"[5] A title deed for Mary Ida Mirams from April 1930 shows the land holding now reduced to nine acres, and comprising part of 41 E Parish of Nangana and part of 53B and 54, parish of Gembrook[6].

The house's current name derived from William Noel Tyrrell and his wife Susan Kay, both teachers, who bought the house in 1975.

Sources:

[A] McGuire, Frank (2009), 'Origin of the name "Emerald"', unpublished report for Emerald Village Township Committee.

[B] Melbourne Leader, 10/03/1859, np.

[C] Purdham, Ken & Marjorie Speck (2008), A Jewel-Set in Gold, pp 84-85.

[D] Emerald Museum (2006), Emerald in Focus: A Photographic History, p 37.

[E] Saxton's Victorian Place Names and Watson, Angus (2003), Lost and Almost Forgotten Towns of Colonial Victoria, both as cited in McGuire (2009).

[F] Wizenreid, A & J (1988), The Hills of Home, p 52.

[G] Context PL, Cardinia Shire Local Heritage Study Review, 2011: Vol 3, p 244.

[1] Title Deed Vol. 1793 Fol. 484.

[2] Title Deed Vol. 2800 Fol. 807.

[3] Shire of Ferntree Gully, Emerald Riding 1906 (number in rate 1286).

[4] Shire of Ferntree Gully, Emerald Riding 1907-8 (number in rate 1352).

[5] Helen Coulson "Story of the Dandenongs 1838-1958", F.W. Cheshire, Melbourne, 1959. p.226.

[6] Title Deed Vol.5727 Fol. 289.

[7] Context P/L, Nobelius Heritage Park Strategic Conservation Plan, 2004: 30.

Creation Date c1906

Change Dates

Associations

Local Themes

7.4-96 Nurseries, acclimatisation society & reserves

STATEMENT OF SIGNIFICANCE

What is significant?

The c.1906 Edwardian residence, which was originally the home of Archie Nobelius, and its mature garden setting at 8 Carramar Court, Emerald. It is located on land originally purchased by renowned Swedish-born orchardist Carl Axel Nobelius in 1884 and 1900. Tyrell was one of two residences built by CA Nobelius on this land (the other is his home, Carramar of c1888), this one for his son. The property is now known as Tyrell.

How is it significant?

Tyrell is of local historic significance to Cardinia Shire.

Why is it significant?

Historically, Tyrell is significant for its associations with renowned Swedish orchardist Carl Axel Nobelius, who owned the property and had the house built for his son, Archie, neighbouring his own. Father and son were both very important figures in the development of Emerald. CA Nobelius developed a large nursery near Carramar Court (now the Nobelius Heritage Park), and was instrumental in bringing the narrow-gauge railway (now Puffing Billy) to Emerald, which spurred economic development in the area as well as opening the Dandenongs to tourists. Archie Nobelius followed in his father's footsteps, first taking a management role in the nursery after Carl's death, and then spearheading the creation of the Emerald Country Club. This was one of the first country clubs to be established in Australia, and it provided yet another attraction for city-dwellers to establish weekend residences in Emerald. (RNE criterion H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or

management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
- Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

THE CHALET, FORMER

Berneray (former), Dunbar

Place No. 332

ADDRESS 63 Ferres Road
Emerald
Lot 1 TP194083

Last Update 21/12/2012
HO No.



DESCRIPTION Note: The Chalet was reported demolished in 2010.

Dunbar, originally called The Chalet, is a long, rectangular building with a corrugated-iron hipped roof and two small hipped-roof extensions on each side elevation. It faces an internal drive, running east-west, instead of the road. The façade (roughly north-facing) is stuccoed, while the side and rear elevations are clad in masonite 'weatherboards'. At the centre of the façade is a parapeted entrance feature with four piers and a shallow verandah roof with exposed rafter ends on cement Doric columns. It gives a Spanish Mission feel to the building. There are entrance doors in the two outer bays of the parapeted section and a large bay window, resting on a freestone base, in the centre. The entrances are glazed double doors with multiple rectangular and curved panes. It appears that the verandah extended further than at present, as there is a stone paved area and column bases. The removed columns were still on site, in piles of rubble, when the site was visited in 2006. The windows of the main section of the building are segmentally arched sashes, while those of the two end extensions are rectangular.

The rear of the building has four large stuccoed chimneys at the rear edge of the roof. The rear windows and doors are recessed under the eaves beneath two broad stuccoed openings with chamfered corners.

The site is entered via ornate cast-iron gates (probably 19th-century in origin) with large freestone piers. There is a mature Monterey Cypress hedge (*Cupressus macrocarpa*) along the east boundary of the site along Ferres Road (which continues in front of No 59), and a laurel hedge along the

internal drive on the north side of the house (severely lopped in 2006). There are mature exotic trees (deciduous and evergreen) in front of the house on the east side, including oaks (*Quercus palustris* and *Quercus* spp.) and Bhutan Cypress (*Cupressus torulosa*). The area directly in front of and on the west side of the house has been cleared.

The house appeared to be in danger when visited in 2006. The outbuildings, mentioned in the 1998 heritage study, were gone, with signs of demolition around the site. The main building itself stood empty and the front verandah extension had been recently demolished.

The Chalet is unusual architecturally in comparison with other guest houses in Cardinia Shire. Of the guest houses in the shire listed in G Moylan and P Watt's 'Holiday Guest Houses: A Statewide Typological Survey' (namely in Emerald, Clematis and Gembrook), all are weatherboard buildings and those with any architectural pretensions are in a domestic Queen Anne (Lumeah, Emerald) or Bungalow style (Woodlands, Ogilvy Rd, Emerald; Sunset, East Beenak Road, Gembrook). The Spanish Mission style is not seen in any other guest houses than The Chalet, and it is also more formal in its execution.

Condition	Fair	Integrity	Evidence of stages
Threats	Demolition	Key elements	Building Tree(s)
Designer		Builder	Massey and Sons P/L

HISTORY

HISTORY OF EMERALD

Emerald was first surveyed as a new township in May 1859, and was originally named Main Ridge. Gold had been discovered in the area the year prior, though not in any great quantity. There are conflicting stories in local histories and other sources of why the name of the township was changed to Emerald. The most convincing of them is that the name derives from the nearby Emerald Diggings (near Butterfield Park).[A, C] A contemporary newspaper report recorded that the Emerald gold diggings were named in March 1859 after Ireland (the Emerald Isle), as most of the discoverers hailed from there. That same year, there were numerous references to the locality simply as 'Emerald' in the Victoria Police letter books.[A]

Another popular theory, which is less likely though as frequently cited, is that Emerald Creek was named after an early prospector, Jack Emerald, who had his diggings in nearby Monbulk (and then the township named after the creek) [C, D]. Others are that the area was named Emerald after its resemblance to Ireland, or after emeralds discovered in the creek.[E]

After a peak of over one thousand diggers in the area in late 1858, the population of the diggings rapidly dropped off the next year to about 50 men, where it remained until at least 1868.[F] It was not until crown land was released in 1877 in 20-acre blocks did settlement begin in earnest [C]. Many of the settlers were attracted by the abundance of forest, and the rich soil favoured both the timber industry and small mixed farming. Carl Axel Nobelius, a Swedish émigré, began a nursery which he called Gembrook Nurseries, in 1892. The arrival of the narrow gauge Belgrave-Gembrook railway line in 1900 transformed Emerald's fortunes, allowing a much higher volume of agricultural, horticultural and forestry produce to be transported. Tourism became an important part of the economy, with several guesthouses established. By 1915 there were six, as well as a coffee palace and wine saloon. In the 1920s a country club and golf course was built [G].

HISTORY OF THE CHALET

Dunbar was a guesthouse and later a private hospital. A photographic history of Emerald shows an undated image of the property showing the pillared entrance clearly, and the garden laid out with lawns and young trees. The guesthouse, originally called 'The Chalet' opened soon after World War II. It was later known as 'Berneray' and became a hospital in the late 1950s or early 1960s, before becoming a private residence[1]. The artist Jessie Traill was one of the hospital's patients, dying at Dunbar Private Hospital in 1967[2]. Although established several decades after the district's boom in sanatoria and convalescent homes, Dunbar can be considered part of this strand in the history of the district.

The land on which Dunbar is built was part of a parcel belonging to Susanna Frazer of St Kilda, who bought 19 acres of Crown Allotment 14 section A in 1879[3]. In 1931 Dorothy Massey of Kooyong and Nell Stuart Massey bought four acres of the southern portion of this land, abutting Ferres Road [4]. On 7 November 1946, nine acres, which surrounded the four-acre plot, was bought by Massey and Sons Proprietary Ltd, of 38 Park Street, South Melbourne [5].

The firm of Massey and Sons Proprietary Ltd is mentioned in relation to the refurbishment of Melbourne Town Hall in 1925, after a fire had damaged its auditorium: 'The work was carried out

by Mervyn Napier Waller in conjunction with J Oliver and Sons, under contract granted to Massey and Sons Pty Ltd for the interior decoration of the town hall.' [6] This could explain a comment made during community consultation, that Dunbar's foundations used bluestone from Melbourne Town Hall. Considering that the building was noted as built shortly after World War II, it was presumably by Massey and Sons.

The land was sold, immediately after the purchase of the additional land in 1946, to Harold Ralph Medcalf of Masco Lodge, Emerald, guesthouse proprietor, who sold it on to Mrs Henny Marsh of Brighton in 1948.

Sources:

[A] McGuire, Frank (2009), 'Origin of the name "Emerald"', unpublished report for Emerald Village Township Committee.

[B] Melbourne Leader, 10/03/1859, np.

[C] Purdham, Ken & Marjorie Speck (2008), A Jewel-Set in Gold, pp 84-85.

[D] Emerald Museum (2006), Emerald in Focus: A Photographic History, p 37.

[E] Saxton's Victorian Place Names and Watson, Angus (2003), Lost and Almost Forgotten Towns of Colonial Victoria, both as cited in McGuire (2009).

[F] Wizenreid, A & J (1988), The Hills of Home, p 52.

[G] Context PL, Cardinia Shire Local Heritage Study Review, 2011: Vol 3, p 244.

[1] Emerald A Photographic History, published by the Emerald Museum, 2006, p86.

[2] An article on the artist Jessie Traill who lived in nearby Harkaway. The article states that she died at Dunbar Private hospital, Emerald in 1967.

[Http://home@vicnet.au/~vbhs/articles/135_Jessie_traill.htm](http://home@vicnet.au/~vbhs/articles/135_Jessie_traill.htm), retrieved 4.4.2008.

[3] Title deed Vol. 1136 Fol. 152.

[4] Title deed Vol 5725 Fol 936

[5] Title deed Vol 7073 Fol 545.

[6] Quoted from article on Melbourne Town Hall auditorium at

<http://www.melbourne.vic.gov.au/info.cfm?top=55&pg=747> accessed 1.4.2008.

Creation Date c1946

Change Dates

Associations

Local Themes

04.08-98 Tourist centres

7.7-96 Sanatoria

STATEMENT OF SIGNIFICANCE

Note: The Chalet was reported demolished in 2010.

What is significant?

The former Chalet guest house, also known as Berneray and Dunbar, at 63 Ferres Road, Emerald. The building was built (or remodelled from an earlier house) as a guest house by builders Massey & Sons c1946 for owners Dorothy Massey of Kooyong and Nell Stuart Massey, and sold shortly afterward to Ralph Medcalf of Masco Lodge, Emerald, guesthouse proprietor. It was later known as 'Berneray' and became a hospital around 1960. The former guest house is a long, rectangular building with segmentally arched windows. While the side wings are quite simple, there is a Spanish Mission influenced parapeted entrance feature with four stuccoed piers and exposed rafter ends. The rear of the building has four large stuccoed chimneys and the windows and doors in the centre third of this elevation are recessed under the eaves beneath two distinctive broad stuccoed openings with chamfered corners. The building is intact, apart from the demolition of part of the front pillared verandah in 2006. The garden retains a number of mature plantings including a mature Monterey Cypress hedge (*Cupressus macrocarpa*) along the east boundary of the site along Ferres Road (which continues in front of No 59), and a laurel hedge along the internal drive on the north side of the house. There are mature exotic trees (deciduous and evergreen) in front of the house on the east side, including oaks (*Quercus palustris* and *Quercus* spp.) and Bhutan Cypress (*Cupressus torulosa*).

How is it significant?

The former Chalet is of local historical, architectural and aesthetic significance to Cardinia Shire.

Why is it significant?

Historically, as an illustration of the thriving tourist and guest houses industry in the Dandenongs during the first half of the 20th century. Also for its associations with builders Massey & Sons Pty Ltd. (RNE criteria A.4, H.1).

Aesthetically, the collection of mature exotic specimen trees and structural hedge and row plantings of mature Monterey Cypress hedge and Laurel respectively as important local

landmarks and as the setting to the building (RNE criterion E.1).

Architecturally, as a particularly large guest house in a rather formal Spanish Mission style, which was unusual in the area. Other guest houses of the interwar period in the area (Emerald, Clematis, Gembrook) were generally timber with domestic California Bungalow influences. (RNE criterion D.2)

LEVEL Demolished

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	-		Rejected

Extent Demolition of the building was reported in 2010. For this reason an HO is no longer recommended.

Heritage Schedule

External Paint Controls:	-	On VHR:	-	VHR Ref No:	No
Internal Alteration Controls:	-	Prohibited Uses:	-		
Tree Controls:	-	Aboriginal Heritage Place:	-		
Outbuildings or Fences:	-	Incorporated Plan:	-	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

None specified

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

EMERALD POLICE STATION & LOCKUP, FORMER

Place No. 336

ADDRESS 15 Kilvington Drive
Emerald
Allot. 4E Sec. A TOWNSHIP OF EMERALD

Last Update 21/12/2012

HO No.



DESCRIPTION

The former Emerald Police Station is domestic in appearance, being a weatherboard Queen Anne house with a high hipped roof and projecting front gable on the south side. It has two corbelled brick chimneys. There is a return verandah on the front and north side elevation, with turned timber posts and a simple timber frieze (no brackets). The front gable has cross-bracing and a pendant and finial at its apex. Below it is a one-over-one sash window with sidelights beneath a simple hood with timber brackets. The front door is original and has sidelights (with new glass). There is another one-over-one sash window on the north side of the front door. The north side elevation (sheltered by the verandah) has another doorway at the centre, beyond which is a window.

The front steps are new. The roof has been reclad in corrugated metal. There is a rear skillion addition. The house is in good condition, but needed painting when viewed in 2006.

Behind the house are several modern sheds and a c1909 timber-framed lock-up with a gabled corrugated iron roof. The walls have chamfer-stop timber posts with weatherboard infill. The heavy V-jointed door has thick iron hinges and lock, above which is a small window opening with iron bars and steel mesh. The gable ends are fitted with louvered vents. The ends of the thick timber boards lining the ceiling are visible below the gable vents.

The lock-up has been re-roofed and fitted with gutters and downpipes but otherwise appears to be intact. There is also an early electricity connection to the lock-up. The building is in fair to good condition - it is suffering from damp problems at the bottom (indicated by algae and some rotting of timbers).

Condition	Good	Integrity	Intact
Threats	Neglect	Key elements	Buildings
Designer		Builder	

HISTORY

HISTORY OF EMERALD

Emerald was first surveyed as a new township in May 1859, and was originally named Main Ridge. Gold had been discovered in the area the year prior, though not in any great quantity. There are conflicting stories in local histories and other sources of why the name of the township was changed to Emerald. The most convincing of them is that the name derives from the nearby Emerald Diggings (near Butterfield Park).[A, C] A contemporary newspaper report recorded that the Emerald gold diggings were named in March 1859 after Ireland (the Emerald Isle), as most of the discoverers hailed from there. That same year, there were numerous references to the locality simply as 'Emerald' in the Victoria Police letter books.[A] Another popular theory, which is less likely though as frequently cited, is that Emerald Creek was named after an early prospector, Jack Emerald, who had his diggings in nearby Monbulk (and then the township named after the creek) [C, D]. Others are that the area was named Emerald after its resemblance to Ireland, or after emeralds discovered in the creek.[E] After a peak of over one thousand diggers in the area in late 1858, the population of the diggings rapidly dropped off the next year to about 50 men, where it remained until at least 1868.[F] It was not until crown land was released in 1877 in 20-acre blocks did settlement begin in earnest [C]. Many of the settlers were attracted by the abundance of forest, and the rich soil favoured both the timber industry and small mixed farming. Carl Axel Nobelius, a Swedish émigré, began a nursery which he called Gembrook Nurseries, in 1892. The arrival of the narrow gauge Belgrave-Gembrook railway line in 1900 transformed Emerald's fortunes, allowing a much higher volume of agricultural, horticultural and forestry produce to be transported. Tourism became an important part of the economy, with several guesthouses established. By 1915 there were six, as well as a coffee palace and wine saloon. In the 1920s a country club and golf course was built [G].

HISTORY OF POLICE STATION

Emerald's first policeman was William Stuart who was also a champion buckjump rider, and breaker of horses for the force. His son James was the first white boy born at the diggings, in 1861[1]. The police station on Kilvington Drive (formerly Beaconsfield Road) was built in 1909 near the railway station but transferred two years later to its existing site[2]. In 1927 the policeman in charge was Constable Fleming, and the house is (somewhat confusingly) described as being on the corner with Benson Street opposite the scout hall, though this seems to indicate the same site as present [3].

The current police station is now next door, in a modern building at 17 Kilvington Drive.

It is not documented when the portable timber and iron lock-up at the rear of the former police station was constructed, but it may have been as early as 1909, or 1911 when the police station was moved to its present site. It is of the type known as the 'Casterton model'. This standard lock-up design was used first at Casterton in 1907 and the measured drawings copied numerous times for use at other police stations in Victoria. They survive in such places as Ashburton, Beechworth, Boort, Buninyong, Cowarr, etc. The 'Casterton' portables were built of an iron rod frame which passed through the heavy timbers of the ceilings and floor, and clad inside and out with thick weatherboards, so the bars are only visible in the small windows at the tops of the walls.[4]

Sources:

- [A] McGuire, Frank (2009), 'Origin of the name "Emerald"', unpublished report for Emerald Village Township Committee.
- [B] Melbourne Leader, 10/03/1859, np.
- [C] Purdham, Ken & Marjorie Speck (2008), A Jewel-Set in Gold, pp 84-85.
- [D] Emerald Museum (2006), Emerald in Focus: A Photographic History, p 37.
- [E] Saxton's Victorian Place Names and Watson, Angus (2003), Lost and Almost Forgotten Towns of Colonial Victoria, both as cited in McGuire (2009).
- [F] Wizenreid, A & J (1988), The Hills of Home, p 52.

- [G] Context PL, Cardinia Shire Local Heritage Study Review, 2011: Vol 3, p 244.
 [1] Helen Coulson, Story of the Dandenongs 1838-1958, F W Cheshire, Melbourne, 1959, p.220.
 [1] Emerald, a Photographic History, Published by the Emerald Museum, 2006, p.4.
 [2] Coulson, p.229.
 [3] Emerald, a Photographic History, p 48. There is a photo of the house from 1927.
 [4] Frances O'Neill, 'Police Buildings in Victoria: A Survey', 1997, Building Services Agency, Melbourne, p 12.

Creation Date 1909

Change Dates 1911

Associations

Local Themes

07.0-98 GOVERNING

STATEMENT OF SIGNIFICANCE

What is significant?

The former Emerald Police Station and Lockup, at 15 Kilvington Drive, Emerald. The former police station was built in 1909 at a site nearer the railway station. The police station (and presumably the lock-up) was moved to its present location in 1911. The building is a domestic-looking Queen Anne 'house', with a high hipped roof, projecting front gable and timber return verandah. The only indication today that it served a non-residential purpose is the second entry on the north side of the house.

Behind it is a c1909-11 portable lock-up of the 'Casterton model'. This standard lock-up design was used first at Casterton in 1907 and the measured drawings copied numerous times for use at other police stations in Victoria. They were built of an iron rod frame which passed through the heavy timbers of the ceilings and floor, and clad inside and out with thick weatherboards.

The other sheds behind the former police station are not significant.

How is it significant?

The former Emerald Police Station and Lockup are of local historic and architectural significance to Cardinia Shire.

Why is it significant?

Historically, for their representative of early policing in the district, and part of a complex of buildings important in the early history and townscape of Emerald. (RNE criterion A.4)

Architecturally, as a representative example of portable lock-ups of the 'Casterton model' which were ubiquitous at Victorian police stations in the early 20th century, but now a limited number survive. (RNE criterion D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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:	Lockup			None specified	

Conservation Management

The following specific conservation guidelines apply to this property:

1. The lockup should be maintained to prevent further deterioration of its fabric.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

EMERALD RAILWAY STATION

Place No. 299

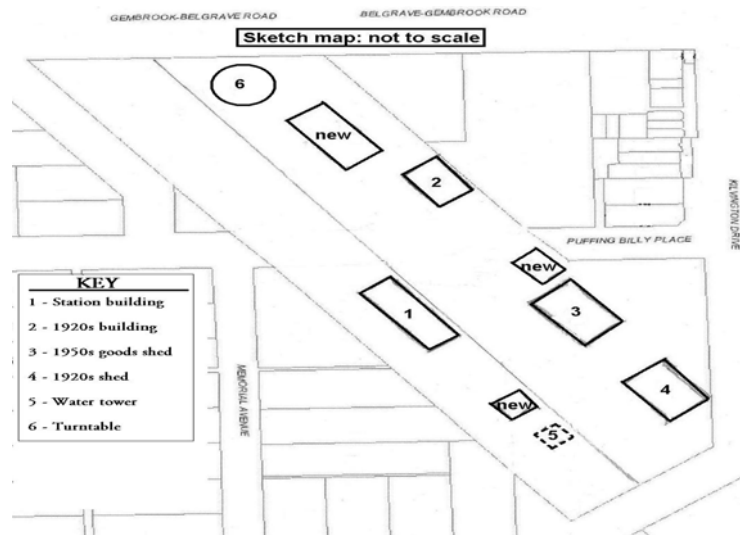
ADDRESS Kilvington Drive, at Puffing Billy Place
Emerald

Last Update 23/10/2006

HO No.

Allot. 5D Sec. A, 5F Sec. A, & Allot. 5G Sec. A TOWNSHIP OF EMERALD; Lots 1-6 TP561270





DESCRIPTION

The Emerald Railway Station includes a twentieth century railway station building, plus related railway outbuildings and a notable and extensively planted reserve. The railway station building (#1 on sketch map) has a transverse gabled roof covered in corrugated iron, which has two metal vents on top and a brick chimney at the north end. The building is clad in vertical weatherboards and has a skillion verandah over the platform. This appears to be the original station building as described in the History. There are three other early buildings on site, all on the east side of the tracks, across from the station building. From north to south they are (as shown on sketch map): #2) a small building of the 1920s with a weatherboard clad base and strapped fibro cladding above. There is a Japanese-influenced louvered window in the gable. There is a wide verandah under the roof over wide double doors. #3) A large, c1950s, corrugated-iron clad goods shed with a gable roof and a small cantilevered awning on the track-side. #4) A corrugated iron-clad shed at the south end of the site with large double doors to the track-side. It has a louvered window in the gable like that of the 1920s building at the north end, and is probably similar in date. It has wide eaves, especially on the track side. There is a timber livestock loading run next to this shed. Across the tracks from it is a metal-framed water tower (#5). At the north end of the site, next to Gembrook-Belgrave Road, is a large train turntable, which appears to be early (c1900), (#6).

Planting includes a large gum ('Eucalyptus globulus' subspecies), a laurel hedge along the path through the reserve, and many mature conifers, including a number of Douglas firs along the path, large Monterey pines, a large blue Deodar cedar ('Cedrus deodara' cv.? "Glauca") to the east of the reserve, a notable Blue, Bhutan or Himalayan pine ('Pinus wallichiana') just south of the station building (seen in larger numbers at the Gembrook railway station where they have been classified by the National Trust of Australia for their rarity).

There is also a row of three mature plane trees ('Platanus sp.') at the south side of the platform and rock-edged garden beds filled with mature shrubs such as cordyline, rhododendrons, and camellias. The pathway to the station from the east has an avenue of mature exotic trees including Douglas fir ('Pseudotsuga menziesii'), one oak tree and Canary Island pine ('Pinus canariensis'). The northern side of the station is planted with mature conifers, including 'Pinus radiata'.

All of these trees are said to have been supplied by the Nobelius Gembrook Nursery and planted by the station mistress, Mrs Worrell.

Condition Good

Integrity Substantially intact

Threats

Key elements Buildings
Tree(s)

Designer

Builder

HISTORY

The Upper Ferntree Gully to Gembrook Railway opened on 18 December 1900. There were five stations on the line: Monbulk (renamed Belgrave by 1904), Menzies Creek (then Aura), Emerald, and Devon (renamed Cockatoo in 1901) and the terminus at Gembrook. In addition, there were several stopping places along the line, including the Nobelius Siding (created 1904 to service the Nobelius Nursery) and Wright Station (open 1904 to cater for traffic between Emerald and Cockatoo) (A.P. Winzenried: 101-102).

Others included Upwey (open 1901), Paradise Valley (open 1902 and renamed Clematis in 1921), Selby (1904), Tecoma (1924), Nobelius (1927), Fielder (1928) and Lakeside (1944) to serve the new Emerald Lake Park (q.v.) (Cuffley: 38). A 1901 description of the stations was that of 'open galvanised sheds 10ft. by 8ft. There are no gates on the crossings. Tickets are obtained from the guard on the train' (Cuffley: 40). The observer noted that unlike other stations there were no signs of civilisation next to them, no metalled roads, no general stores. This new single gauge railway was designed to carry both goods and passengers. It had great historic importance in opening up the district's mountainous, forest areas. It also gave great impetus to the regional farming nursery, orchard and timber interests. As a result of the provision of better transport, even second rate timber could be economically milled and marketed. During the first two decades of this century, timber milling reached its peak in the Belgrave-Gembrook region (Winzenried:106, 107).

The early potential for promoting the tourist trade was recognised by the provision of special excursion trains during the Christmas and Boxing Day holidays in the 1900-1901 period (Winzenried: 102). The 'Argus' of 18 December 1900 reported on the "New Mountain Railway", telling how, "Wild, picturesque mountain scenery, good fishing, splendid shooting, and excellent camping grounds are a few of the attractions that the narrow gauge from Ferntree Gully to Gembrook presents to holiday makers".

From 1909, two Sunday trains ran a return trip to Gembrook especially for the use of tourists. Passenger numbers using the "Puffing Billy" line grew up to the First World War period. By 1919, a number of special passenger cars was constructed, some of which are still in use (Winzenried: 127).

Emerald Lake Park was opened in 1942. This park was originally part of the Nobelius Nursery property and its extensive display garden which is also represented by the former Nobelius home, Carramar, and the Nobelius Heritage Park (Winzenried:92-94, 202).

The line closed on 30 April, 1954 (Winzenried:202), however, a "Save the Puffing Billy Campaign" was very successful. It attracted numbers of people including businessmen, who saw the tourist potential of re-opening the line. Although much track material (sleepers and rails) were sold and an attempt was made to sell land along the line, the "Puffing Billy" line re-opened in 1963. It now runs along a shorter route but "Puffing Billy" tours from Belgrave to Emerald Lake Park are increasingly popular (Ryberg: 1 16-1 17).

An early view of Emerald railway station shows a standard vertical-boarded gabled station building, located on the south side of the track with an ornamental brick chimney at its east end and a skillion weatherboard structure on the north side (goods shed?). Stark ghost gums are on the horizon, as remnants of clearing of the surrounding area. There is no sign of the exotic plantation which adjoins the station on the south (Cuffley: 38). The building was made up of two portables joined end to end (booking office, shelter) plus one separate portable at the Melbourne or Up end (Cuffley: 46, 53). A closer view taken in 1910 shows dense exotic shrubbery behind and at each end of the main station building, the station itself having a verandah supported on three timber posts, a tree fern stood up against the wall at the east end, and a corrugated iron circular tank against the west corner (ibid.: 50). The brick chimney (later removed) is supplemented by a metal one placed next to the tank. Comment made in 1908 suggested that the fire was not lit in the shelter because of lack of firewood much to the chagrin of the waiting customers and in 1917 requests were made to extend the verandah to cover the other half of the would-be passengers in the Emerald rain storms (ibid.: 53). Cuffley describes the standard Victorian Railways colour scheme used on the Emerald station, being a 'dark terra-cotta' dado taken up to a 'black line' and the upper section of the wall was a mid brown with dark brown trim (ibid.: 46). The station also had a 5-room weatherboard residence built at the east end of the station (ibid.: 53). Another view during WW1 shows a tall picket fence running behind the station encasing an extensive station garden on the east end of the building (ibid.: 50). Old gums still towered over the rising trees at the rear of the station. In 1921, reacting to a strongly expressed need, a tea and coffee stall was erected at the station by the Misses Slee who also ran a local boarding house. They ran the stall until 1941 (ibid.: 53).

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date 1900, 1920s

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE What is significant?
The Emerald Railway Station and associated landscape, constructed from 1900, in Kilvington Drive, corner of Puffing Billy Place, Emerald.

How is it significant?

The Emerald Railway Station and associated landscape is of local historic and aesthetic significance to Cardinia Shire.

Why is it significant?

The Emerald Railway Station and associated landscape are significant to the Cardinia Shire as the entry point of the town of Emerald and the district over a long period, in both eras of railway history and for both tourism and produce. This single gauge railway line had great historic importance in opening up the district's mountainous, forest areas. And it gave great impetus to the regional farming nursery, orchard and timber interests (RNE criterion A.4).

The maturity of the plantings and the relative age of the buildings makes them prominent as the historical focus of the area. The site also complements the highly significant Upper Ferntree Gully to Gembrook Railway, as one of the larger station sites along its route.

The landscape is of significance for mature trees which are uncommon in Victoria and trees thought to be associated with the nationally famous Nobelius nursery (RNE A.3, H.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	Yes	Incorporated Plan:	No	Incorporated Plan Details	
Description:	Three goods sheds, water tower, picket fencing			None specified	

Conservation Management

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or

- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

SPECIFIC CONSERVATION GUIDELINES - TREES

In order to conserve the heritage significance of the identified significant trees, it is recommended that the following guidelines are used in the future management or development of the place:

1. Ensure that the tree/s survives in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.

4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.

5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 63

PAIR OF SHOPS

Do Drop In

Place No. 354

ADDRESS 369 - 371 Main Street
Emerald
Lot 1 TP553360 & Lots 1& 2 TP442662

Last Update 21/12/2012
HO No.



DESCRIPTION This is a pair of similar, though not identical, gable-fronted fibro shops which share a party wall. Both have cantilevered verandahs (probably not original). No 369 is the wider of the two with a lower gabled roof. Both have strapped fibro side walls, No 369 with casements windows and transoms, No 371 with sash windows. The shopfronts, below verandah level, have been covered in later stucco. Apart from that, the shopfront of No 371 is quite intact. It retains its original recessed door, pressed metal above the door, embossed concrete before the entrance, and transoms across the entire shopfront. No 369 retains early or original ribbed-glass transoms.

The buildings are in good condition.

Condition	Good	Integrity	Minor Modifications
Threats	Alterations over time	Key elements	Buildings
Designer		Builder	

HISTORY

HISTORY OF EMERALD

Emerald was first surveyed as a new township in May 1859, and was originally named Main Ridge. Gold had been discovered in the area the year prior, though not in any great quantity. There are conflicting stories in local histories and other sources of why the name of the township was changed to Emerald. The most convincing of them is that the name derives from the nearby Emerald Diggings (near Butterfield Park).[A, C] A contemporary newspaper report recorded that the Emerald gold diggings were named in March 1859 after Ireland (the Emerald Isle), as most of the discoverers hailed from there. That same year, there were numerous references to the locality simply as 'Emerald' in the Victoria Police letter books.[A]

Another popular theory, which is less likely though as frequently cited, is that Emerald Creek was named after an early prospector, Jack Emerald, who had his diggings in nearby Monbulk (and then the township named after the creek) [C, D]. Others are that the area was named Emerald after its resemblance to Ireland, or after emeralds discovered in the creek.[E]

After a peak of over one thousand diggers in the area in late 1858, the population of the diggings rapidly dropped off the next year to about 50 men, where it remained until at least 1868.[F] It was not until crown land was released in 1877 in 20-acre blocks did settlement begin in earnest [C]. Many of the settlers were attracted by the abundance of forest, and the rich soil favoured both the timber industry and small mixed farming. Carl Axel Nobelius, a Swedish émigré, began a nursery which he called Gembrook Nurseries, in 1892. The arrival of the narrow gauge Belgrave-Gembrook railway line in 1900 transformed Emerald's fortunes, allowing a much higher volume of agricultural, horticultural and forestry produce to be transported. Tourism became an important part of the economy, with several guesthouses established. By 1915 there were six, as well as a coffee palace and wine saloon. In the 1920s a country club and golf course was built [G].

HISTORY OF THE SHOPS

From the title and rate records, it appears that the first of the two shops at 369-371 Main Street, Emerald, was constructed in 1926 for owner Archibald Nobelius. Considering its appearance, the second shop was probably built shortly after. Title records show that Crown Allotment 8 Section A was bought by Archibald Victor Nobelius on 16 August 1926 [1]. Rate book entries from 1927 list a one-acre site with shop on '8.9 A' valued at £12 [2]. The value and description remain the same for the following three years. There appears to be no rate book entry for our (unnumbered) lot under any name prior to 1927, suggesting the subdivision, and possibly the building of a shop, took place at this time. There is no record that differentiates between the two shops that now stand at 369 and 371 Main Street. From lots adjacent one can guess these are lot numbers 24 and 25, or 25 and 26. Matters are complicated by the fact that although no lot number is given for this one-acre plot, there are many other portions of CA 8 A that do have lot numbers. Nobelius bought the land from Alexander Crichton who had bought 55 acres of Crown Allotments 1, 8, 9 and 10 section A in 1913 [3]. Crichton was selling off parcels of land from 1917 when he sold land to Robert Couper (see citation for 381 Main Street Emerald). Nobelius's land was transferred to Thomas Francis Hogan, grazier, in 1947. During the period of Nobelius's ownership, the subdivision and development of the Main Street businesses gathered pace. From 1938 Mrs Margaret Madigan, widow, and her son Timothy started buying up separate lots in CA 8 A, along the Main Street and in 1942 Timothy Madigan, butcher, bought 35 acres, of lots 8 and 9 section A [4]. Our lot was not part of this title. However, the advertisement text for the Madigan Estate gives a snapshot of the sort of individuals and businesses the town hoped to attract at the time: 'This latest subdivision gives an excellent opportunity to the home builder, the businessman and investor to acquire land in this wonderful district - a number of blocks have been subdivided for business sites [offering] an opportunity for the opening of a garage, produce and hardware store and timber yard' [5].

Sources:

[A] McGuire, Frank (2009), 'Origin of the name "Emerald"', unpublished report for Emerald Village Township Committee.

[B] Melbourne Leader, 10/03/1859, np.

[C] Purdham, Ken & Marjorie Speck (2008), A Jewel-Set in Gold, pp 84-85.

[D] Emerald Museum (2006), Emerald in Focus: A Photographic History, p 37.

[E] Saxton's Victorian Place Names and Watson, Angus (2003), Lost and Almost Forgotten Towns of Colonial Victoria, both as cited in McGuire (2009).

[F] Wizenreid, A & J (1988), The Hills of Home, p 52.

[G] Context PL, Cardinia Shire Local Heritage Study Review, 2011: Vol 3, p 244.

[1] Title Deed Vol.5435 Fol.979.

[2] Shire of Ferntree Gully 1927 (number in rates 12470).

[3] Title Deed Vol. 3739 Fol.682.

[4] Title Deed Vol.6561 Fol. 360.

[5] Emerald A Photographic History, published by the Emerald Museum, 2006, p.35

Creation Date c1926

Change Dates

Associations

Local Themes

04.08-98 Tourist centres

STATEMENT OF SIGNIFICANCE

What is significant?

The pair of gable-fronted fibro shops at 369-371 Main Street, Emerald, built c1926 for Archibald Nobelius, one of the creators of the Emerald Country Club in the 1920s and the son of nursery owner CA Nobelius. The shopfront of no. 371 is quite intact. Both have later cantilevered verandahs.

How is it significant?

The pair of shops is of local historic significance to Cardinia Shire.

Why is it significant?

Historically, for its connections with Archibald Nobelius at the time he was developing the Emerald Country Club in the 1920s. Moreover, the shops are the only commercial buildings identified on Emerald's Main Street from the interwar period, which was a major period of growth for the town, both as a tourist destination and as a place of residence. (RNE criteria H.1, A.4)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 of buildings or trees may have changed.

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Extra Research None specified

-
- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

STEPHENS' BUTCHER SHOP & RESIDENCE, FORMER

Couper's Butcher Shop and residence, former; Used Furniture Shop

Place No. 356

ADDRESS 381 Main Street
Emerald
Lots 1 & 2 PS524491

Last Update 21/12/2012
HO No.



DESCRIPTION

The former Butcher Shop is a gable-fronted weatherboard building (with a simple rectangular modern parapet). The verandah is covered by signboards and the posts are new. Several panes of ribbed glass transoms survive at the centre of the shop window. There is a pressed metal ceiling inside. There is a gabled extension at the rear of the south side elevation, in front of which is a skillion-roof section. Both extensions are obscured from the street by a high modern hoarding. The shop sits next to, and slightly proud of, the Residence, which is on a corner site at the end of the row of shops.

The Residence is a simple Edwardian weatherboard house with a high hipped roof and projecting front gable. It has a small bullnose verandah on turned timber posts (valance missing). The front door is typically Edwardian, with a curved window. All windows are one-over-one sashes. Those on the north side elevation have simple timber hoods, which are modern. The house has a corbelled brick chimney on the south slope of the roof.

Both buildings are in good condition.

Condition	Good	Integrity	Minor Modifications
Threats	Alterations over time	Key elements	Buildings
Designer		Builder	

HISTORY

HISTORY OF EMERALD

Emerald was first surveyed as a new township in May 1859, and was originally named Main Ridge. Gold had been discovered in the area the year prior, though not in any great quantity. There are conflicting stories in local histories and other sources of why the name of the township was changed to Emerald. The most convincing of them is that the name derives from the nearby Emerald Diggings (near Butterfield Park).[A, C] A contemporary newspaper report recorded that the Emerald gold diggings were named in March 1859 after Ireland (the Emerald Isle), as most of the discoverers hailed from there. That same year, there were numerous references to the locality simply as 'Emerald' in the Victoria Police letter books.[A]

Another popular theory, which is less likely though as frequently cited, is that Emerald Creek was named after an early prospector, Jack Emerald, who had his diggings in nearby Monbulk (and then the township named after the creek) [C, D]. Others are that the area was named Emerald after its resemblance to Ireland, or after emeralds discovered in the creek.[E]

After a peak of over one thousand diggers in the area in late 1858, the population of the diggings rapidly dropped off the next year to about 50 men, where it remained until at least 1868.[F] It was not until crown land was released in 1877 in 20-acre blocks did settlement begin in earnest [C]. Many of the settlers were attracted by the abundance of forest, and the rich soil favoured both the timber industry and small mixed farming. Carl Axel Nobelius, a Swedish émigré, began a nursery which he called Gembrook Nurseries, in 1892. The arrival of the narrow gauge Belgrave-Gembrook railway line in 1900 transformed Emerald's fortunes, allowing a much higher volume of agricultural, horticultural and forestry produce to be transported. Tourism became an important part of the economy, with several guesthouses established. By 1915 there were six, as well as a coffee palace and wine saloon. In the 1920s a country club and golf course was built [G].

HISTORY OF BUTCHER'S

Stephen's Butcher Shop is on Lot 28, subdivision 20899, formerly part of Crown Allotment 8, Section A. Title deeds and secondary sources suggest that this shop and residence next door were built by butcher Robert Couper around 1900-05.

The land on which this shop stands was bought in 1879 by local landowner and grazier David Crichton, who purchased 19 acres of CA 8 Section A[1]. His brother Alexander purchased 19 acres, CA 10, Section A in the same year. By 1913, Alexander had extended his land holdings to 55 acres, encompassing allotments 1, 8, 9, 10 Section A[2]. The Crichton brothers originated in Scotland, arrived in the 1850s, and were the dominant landowners in the Gembrook/Emerald area. They were also butchers, Alexander owning a butcher's shop in Berwick[3] and Alexander bred horses.

A butcher's business has stood on this site on Main Street Emerald since c.1900-05 when, according to local history sources, Robert Couper established a butcher's shop there. He did not, however, buy the site (one acre of CA 8 Section 17, part of Section A) until October 2, 1917 according to the title deed. This allotment also included the site of the shops at Nos 369-371 Main Street.[5] A local farmer who had taken up land in the Avonsleigh area in 1877, Couper also made door-to-door deliveries. A photograph exists of his butcher's delivery cart [4].

In 1923 Couper sold the property to Millie Centennial Williams, a married woman. A year later, in 1924, she transferred her estate to Margaret Madigan, widow[5]. The Madigan family then played a prominent part in the commercial life of the town. In 1938 and 1939, this family acquired land along Main Street and subdivided it into dozens of small blocks for residential and retail purposes. An advertisement of the subdivision gives the owner as Mrs M Madigan, the mother of prominent local businessman, Timothy James Madigan, who was also involved in the development. It extols the quality of the "rich chocolate soil and emphasises the central location, listing potential retail outlets in motor mechanics, produce, hardware and a timber yard[6].

The Stephens family, after whom the shop is currently named, were also prominent in the butchering business from Emerald's early days. In 1959, Emerald butcher William James Stephens bought the property (lot 28, subdivision 20899) [7].

Sources:

[A] McGuire, Frank (2009), 'Origin of the name "Emerald"', unpublished report for Emerald Village Township Committee.

[B] Melbourne Leader, 10/03/1859, np.

[C] Purdham, Ken & Marjorie Speck (2008), A Jewel-Set in Gold, pp 84-85.

[D] Emerald Museum (2006), Emerald in Focus: A Photographic History, p 37.

[E] Saxton's Victorian Place Names and Watson, Angus (2003), Lost and Almost Forgotten Towns of Colonial Victoria, both as cited in McGuire (2009).

- [F] Wizenreid, A & J (1988), *The Hills of Home*, p 52.
 [G] Context PL, Cardinia Shire Local Heritage Study Review, 2011: Vol 3, p 244.
 [1] Title Deed Vol.1123 Fol.485.
 [2] Title Deed Vol.3739 Fol.682.
 [3] Helen Coulson, 'Story of the Dandenongs 1838-1958', F.W. Cheshire, Melbourne, 1959. p.225.
 [4] 'Emerald A Photographic History', published by the Emerald Museum, 2006, p43.
 [5] Title Deed Vol.4072 Fol.345.
 [6] 'Emerald A Photographic History', published by the Emerald Museum, 2006, p35.
 [7] Title Deed Vol.8229 Fol 303.

Creation Date c1900-05

Change Dates

Associations

Local Themes

04.14-98 Towns as district service centres

STATEMENT OF SIGNIFICANCE

What is significant?

The former Stephens' Butcher's Shop and residence at 381 Main Street, Emerald. They are believed to have been built c1900-05 for Robert Couper, who opened a butcher shop here at that time. The former butcher's shop is a gable-fronted weatherboard building (with a simple rectangular modern parapet). There is a gabled extension at the rear of the south side elevation, in front of which is a skillion-roof section. The residence next door is a simple Edwardian weatherboard house with a high hipped roof and projecting front gable.

How is it significant?

The former Stephens' Butcher's Shop and residence are of local historic and architectural significance to Cardinia Shire.

Why is it significant?

Historically, as some of the earliest public-use buildings surviving from the early history and townscape of Emerald. (RNE criteria A.4)

Architecturally, as a good example of the place-type: a simple turn-of-the-century shop and residence. (RNE criterion D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

1. In the future, the modern hoarding concealing most of the butcher's shop should be removed so its original form is visible.
2. The covering of the parapet above the butcher's shop should be removed and the original form of

the parapet restored.

3. The modern window hoods on the north side of the residence are not significant and can be removed.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

EMERALD POST OFFICE AND RESIDENCE

Place No. 357

ADDRESS 398 Main Street
Emerald
Lot 2 LP66326

Last Update 21/12/2012
HO No.



DESCRIPTION

The former post office looks like a residential Edwardian weatherboard house, except for a small service window in front of the verandah. The building has a hipped roof, clad in corrugated iron with corbelled brick chimneys near the rear, and a long projecting front gable. There is a decorative finial and cross-bracing in its apex. Below it is a sash window beneath a decorative timber hood. Both the window and hood are recent in date. There is a skillion-roof verandah in front of the hipped roof section. It has an iron-lace valance, turned timber posts, and a cast-iron fence between the posts. On the north side elevation there is one sash window near the front, and an Edwardian tripartite casement and transom window behind it.

The front yard is edged with bluestone blocks with a single step up to the front path. The front garden has domestic style exotic plantings, including a mature rhododendron, two birch trees, a liquidambar, photinia, spruce and other deciduous trees.

Condition Excellent

Integrity Minor Modifications

Threats None apparent

Key elements Building
Tree(s)

Designer

Builder

HISTORY

HISTORY OF EMERALD

Emerald was first surveyed as a new township in May 1859, and was originally named Main Ridge. Gold had been discovered in the area the year prior, though not in any great quantity. There are conflicting stories in local histories and other sources of why the name of the township was changed to Emerald. The most convincing of them is that the name derives from the nearby Emerald Diggings (near Butterfield Park).[A, C] A contemporary newspaper report recorded that the Emerald gold diggings were named in March 1859 after Ireland (the Emerald Isle), as most of the discoverers hailed from there. That same year, there were numerous references to the locality simply as 'Emerald' in the Victoria Police letter books.[A]

Another popular theory, which is less likely though as frequently cited, is that Emerald Creek was named after an early prospector, Jack Emerald, who had his diggings in nearby Monbulk (and then the township named after the creek) [C, D]. Others are that the area was named Emerald after its resemblance to Ireland, or after emeralds discovered in the creek.[E]

After a peak of over one thousand diggers in the area in late 1858, the population of the diggings rapidly dropped off the next year to about 50 men, where it remained until at least 1868.[F] It was not until crown land was released in 1877 in 20-acre blocks did settlement begin in earnest [C].

Many of the settlers were attracted by the abundance of forest, and the rich soil favoured both the timber industry and small mixed farming. Carl Axel Nobelius, a Swedish émigré, began a nursery which he called Gembrook Nurseries, in 1892. The arrival of the narrow gauge Belgrave-Gembrook railway line in 1900 transformed Emerald's fortunes, allowing a much higher volume of agricultural, horticultural and forestry produce to be transported. Tourism became an important part of the economy, with several guesthouses established. By 1915 there were six, as well as a coffee palace and wine saloon. In the 1920s a country club and golf course was built [G].

HISTORY OF POST OFFICE

Post offices were a vital part of the communications network between the towns of the area and between these, Melbourne and farther afield. Emerald's first post office may have been operated by George Hunt, who came from Macclesfield, Yorkshire in 1858, and opened a shop in Emerald in 1872. In 1891, according to local history sources, he also opened a post office[1].

From 1910, a post office operated from the private house of Mrs Fisher, being run by Miss Treeby. According to Coulson, when Mrs Fisher moved to a house in the Main Street, the post office came too[2]. It was not until 1924 that a purpose-built post office was built on Main Street [3]. Miss Treeby was post mistress of this post office as well [4]. A rate entry from 1926 lists Miss Treeby as the rate payer for a post office on pt 10 A, ¼ acre, Parish of Gembrook, valued at £25.[5]

Sources:

[A] McGuire, Frank (2009), 'Origin of the name "Emerald"', unpublished report for Emerald Village Township Committee.

[B] Melbourne Leader, 10/03/1859, np.

[C] Purdham, Ken & Marjorie Speck (2008), A Jewel-Set in Gold, pp 84-85.

[D] Emerald Museum (2006), Emerald in Focus: A Photographic History, p 37.

[E] Saxton's Victorian Place Names and Watson, Angus (2003), Lost and Almost Forgotten Towns of Colonial Victoria, both as cited in McGuire (2009).

[F] Wizenreid, A & J (1988), The Hills of Home, p 52.

[G] Context PL, Cardinia Shire Local Heritage Study Review, 2011: Vol 3, p 244.

[1] Emerald, a Photographic History, Published by the Emerald Museum, 2006, p.29.

[2] Helen Coulson Story of the Dandenongs, F.W. Cheshire, Melbourne 1959, p.227.

[3] Emerald, a Photographic History, p.4.

[4] Ibid p.39.

[5] Shire of Ferntree Gully 1926 (number in rate 11287).

Creation Date c1910

Change Dates

Associations

Local Themes

04.14-98 Towns as district service centres

06.1-98 Mail services, telegraphs etc.

STATEMENT OF What is significant?

SIGNIFICANCE The former Emerald Post Office and residence of c1910 at 398 Main Street, Emerald and its

mature garden setting which includes rhododendron, two birch trees, a liquidambar, photinia, spruce and other mature deciduous tree. The former post office building was adapted from a private house, seen from the exterior in the form of a service window just before the front verandah. This Edwardian house is clad in weatherboards, with a hipped roof and long projecting front gable. The front verandah has a cast-iron lace valance and a cast-iron fence set between the verandah posts.

The post office was run from this house by Postmistress Miss M Treeby from 1910 to 1924, during which period the garden was most likely commenced. It was owned by a Mrs Fisher, who occupied the residence part of the house. It was the second post office in Emerald, the first opened by George Hunt in 1891.

How is it significant?

The former Emerald Post Office is of historic significance to the Shire of Cardinia.

Why is it significant?

Historically as an example of an early post office and residence associated with the early development of Emerald township. (RNE criterion A.4) Also for its associations with long-term early Emerald postmistress, Miss M Treeby (RNE criterion H.1). The mature domestic style garden is important historically for the evidence it contributes to the former combined use of the building as a residence and post office from 1910 to 1924 (RNE criterion E.1).

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that,

as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

EMERALD RESERVE

Worrell Reserve

Place No. 358

ADDRESS 402A Main Street (Gembrook-Belgrave Road)
Emerald
Allots. 11, 11C & 11D Sec. A TOWNSHIP OF EMERALD

Last Update 21/12/2012
HO No.



DESCRIPTION

The Worrell Reserve is a recreation reserve located on the east side of Main Street (Belgrave-Gembrook Road), at the intersection of Main Street and the Emerald-Monbulk Road. The reserve is defined by a closely planted row of mature Monterey Cypress (*Cupressus macrocarpa*) and Monterey Pines (*Pinus radiata*) parallel to the Main Street boundary. Following the northwest boundary of the site, the trees form a dense screen and prominent landmark. Mature trees have also been planted along the east boundary of the site, parallel to Sherriff Road. These include a row of Italian Cypress which forms a hedge behind a modern clubhouse/pavilion on the east side of the sportsground, mature pine and other conifers and a cluster of deciduous exotics. A stand of eucalypts (*Eucalyptus* sp.) has also been planted at the northwest corner of the sports ground.

All of the buildings on the reserve are modern and not significant.

Condition	Good	Integrity	Substantially intact
Threats	Natural decline	Key elements	Tree(s) Use
Designer		Builder	

HISTORY

HISTORY OF EMERALD

Emerald was first surveyed as a new township in May 1859, and was originally named Main Ridge. Gold had been discovered in the area the year prior, though not in any great quantity. There are conflicting stories in local histories and other sources of why the name of the township was changed to Emerald. The most convincing of them is that the name derives from the nearby Emerald Diggings (near Butterfield Park).[A, C] A contemporary newspaper report recorded that the Emerald gold diggings were named in March 1859 after Ireland (the Emerald Isle), as most of the discoverers hailed from there. That same year, there were numerous references to the locality simply as 'Emerald' in the Victoria Police letter books.[A] Another popular theory, which is less likely though as frequently cited, is that Emerald Creek was named after an early prospector, Jack Emerald, who had his diggings in nearby Monbulk (and then the township named after the creek) [C, D]. Others are that the area was named Emerald after its resemblance to Ireland, or after emeralds discovered in the creek.[E] After a peak of over one thousand diggers in the area in late 1858, the population of the diggings rapidly dropped off the next year to about 50 men, where it remained until at least 1868.[F] It was not until crown land was released in 1877 in 20-acre blocks did settlement begin in earnest [C]. Many of the settlers were attracted by the abundance of forest, and the rich soil favoured both the timber industry and small mixed farming. Carl Axel Nobelius, a Swedish émigré, began a nursery which he called Gembrook Nurseries, in 1892. The arrival of the narrow gauge Belgrave-Gembrook railway line in 1900 transformed Emerald's fortunes, allowing a much higher volume of

agricultural, horticultural and forestry produce to be transported. Tourism became an important part of the economy, with several guesthouses established. By 1915 there were six, as well as a coffee palace and wine saloon. In the 1920s a country club and golf course was built [G].

HISTORY OF RESERVE

The Emerald Reserve was proclaimed in 1894. A hall was built on the northeast corner, with Carl Axel Nobelius advancing the money. It seems probable that the plantings also came from the Nobelius nurseries. An advertisement for the Emerald Reserve planting exists from 1928 which suggests it was already well-established by this time. The recreation honorary secretary is Archibald V Nobelius, the son of Carl Axel Nobelius[1]. Although no date is given, there is a suggestion that it was at this time that the reserve was renamed the Worrell Reserve, in honour of a prominent local sporting family[2]. The hedge, which forms part of the reserve was originally planted to create a visual barrier, in order to force football spectators to pay an entry fee to the game[3].

Sources:

- [A] McGuire, Frank (2009), 'Origin of the name "Emerald"', unpublished report for Emerald Village Township Committee.
- [B] Melbourne Leader, 10/03/1859, np.
- [C] Purdham, Ken & Marjorie Speck (2008), A Jewel-Set in Gold, pp 84-85.
- [D] Emerald Museum (2006), Emerald in Focus: A Photographic History, p 37.
- [E] Saxton's Victorian Place Names and Watson, Angus (2003), Lost and Almost Forgotten Towns of Colonial Victoria, both as cited in McGuire (2009).
- [F] Wizenreid, A & J (1988), The Hills of Home, p 52.
- [G] Context PL, Cardinia Shire Local Heritage Study Review, 2011: Vol 3, p 244.
- [1] Emerald, a Photographic History, Published by the Emerald Museum, 2006, p.51.
- [2] Ibid p.65.
- [3] Information from local resident, Community consultation, Emerald, 2006.

Creation Date 1894

Change Dates

Associations

Local Themes

- 09.02-98 Sport in the townships
- 09.14-98 Cultural landscape
- 7.4-96 Nurseries, acclimatisation society & reserves

STATEMENT OF SIGNIFICANCE

What is significant?

The Emerald Reserve at 402A Main Street, Emerald, which was proclaimed in 1894, the boundary planting of Monterey Cypress (*Cupressus macrocarpa*) and Monterey Pines (*Pinus radiata*) which most likely date from close to the creation of the reserve. C.A. Nobelius was associated with establishing recreation facilities on the site, and many of the trees on the site are thought to have come from the nearby Nobelius nursery. The mature trees along the east boundary of the site, parallel to Sherriff Road, the Italian Cypress row (hedge), mature pine trees (*Pinus sp.*) and other deciduous exotics, also contribute to the significance of the reserve. It has been in continual use as a recreation reserve since 1894.

How is it significant?

Emerald Reserve is of local historical and aesthetic significance to Cardinia Shire.

Why is it significant?

Historically, as an early recreation reserve which has been in continuous use by the community since the late 19th century, associated with the early development of Emerald township. (RNE criterion A.4) Also for its associations with local nurseryman Carl Axel Nobelius and the Nobelius nursery (RNE criterion H.1). Historically and aesthetically, the mature row plantings of Monterey Cypress and Monterey Pine, and row of Italian Cypress, are important as original and early elements of the site which remain in good condition and are largely intact, and which form important landmark plantings within the Emerald township (RNE criterion E.1).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES

Undertake regular maintenance including monitoring condition, pruning, pest and disease and weed management.

Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.

Maintain the integrity of the rows by:

- replacing trees 'like with like' species unless an alternative planting scheme has been devised in accordance with an approved management plan.

- removing inappropriate or historically inaccurate species.

Ensure that any future development or changes in immediate environmental conditions adjacent to the trees does not have a detrimental impact upon their integrity and condition. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

Manage surrounding vegetation and landscape to maintain the integrity and condition of the tree/s.

Remove weed vegetation species.

Extra Research None specified

-
- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

BARNES' WEEKENDER, FORMER

Place No. 367

ADDRESS 11 Ogilvy Road
Emerald
Lot 3 LP5940

Last Update 21/12/2012
HO No.



DESCRIPTION

This is an attic-style house of fibro sheeting with half-timbering in the Old English manner. It has a steeply pitched transverse gable roof with large attic dormers (also half-timbered), whose front projects as far as the ground floor wall. The house is entered, via an open gabled porch (which has either been largely reconstructed or is a recent addition on the gable side elevation). The house is in two sections, the eastern one has a slightly lower roofline. It may be a somewhat later addition, but has very similar details to the rest of the house. There are dormers on the façade and rear elevation. Four of them are on the façade: the two on the western half are widely spaced, those of the lower, eastern, half are close together. They all have one-over-one sash windows. On the ground floor, there is a door with leadlight sidelights at the centre and six-paned casement windows (including a rectangular bay of such windows under the eastern dormers).

The roof has been recently reclad in fine-gauge corrugated metal.

The house is in good condition.

Condition Good

Integrity Intact

Threats None apparent

Key elements Building

Designer

Builder

HISTORY [HISTORY OF EMERALD]

Emerald was first surveyed as a new township in May 1859, and was originally named Main Ridge. Gold had been discovered in the area the year prior, though not in any great quantity. There are conflicting stories in local histories and other sources of why the name of the township was changed to Emerald. The most convincing of them is that the name derives from the nearby Emerald Diggings (near Butterfield Park).[A, C] A contemporary newspaper report recorded that the Emerald gold diggings were named in March 1859 after Ireland (the Emerald Isle), as most of the discoverers hailed from there. That same year, there were numerous references to the locality simply as 'Emerald' in the Victoria Police letter books.[A]

Another popular theory, which is less likely though as frequently cited, is that Emerald Creek was named after an early prospector, Jack Emerald, who had his diggings in nearby Monbulk (and then the township named after the creek) [C, D]. Others are that the area was named Emerald after its resemblance to Ireland, or after emeralds discovered in the creek.[E]

After a peak of over one thousand diggers in the area in late 1858, the population of the diggings rapidly dropped off the next year to about 50 men, where it remained until at least 1868.[F] It was not until crown land was released in 1877 in 20-acre blocks did settlement begin in earnest [C]. Many of the settlers were attracted by the abundance of forest, and the rich soil favoured both the timber industry and small mixed farming. Carl Axel Nobelius, a Swedish émigré, began a nursery which he called Gembrook Nurseries, in 1892. The arrival of the narrow gauge Belgrave-Gembrook railway line in 1900 transformed Emerald's fortunes, allowing a much higher volume of agricultural, horticultural and forestry produce to be transported. Tourism became an important part of the economy, with several guesthouses established. By 1915 there were six, as well as a coffee palace and wine saloon. In the 1920s a country club and golf course was built [G].

HISTORY OF WEEKENDER

While the exact construction date of this house is not known, it appears to have been built as a weekender for James Brookes in the late 1930s.

The opening of Emerald station in 1900 brought tourism to the township, in the form of daytrippers, vacationers and weekenders. Local landowners took advantage of the latter phenomenon, subdividing their land to encourage out-of-town investment. Ogilvy Road is named after Major Ogilvy, who settled in the area after serving in the First World War[1].

The Barnes' Weekender is Lot 3, part of crown allotment 24 section A. Thomas Collis, a local farmer, bought 16 acres in 1909 and subdivided it into ten lots which he sold off in the ensuing decade[2]. James Harris Brooke of Auburn, a manager, bought lot 3 in 1913 [3] and kept it until his death in 1942, when it passed to Jean Isabel Garratt Brooke, spinster, who sold it to Margaret Eleanor Harvey in 1949. The plot of land had not been built upon by 1935, the last available rate records, pointing to a late 1930s construction date[4]. Its current name derives from its subsequent ownership by the Barnes family, well-known throughout Australia as honey merchants[5].

Sources:

[A] McGuire, Frank (2009), 'Origin of the name "Emerald"', unpublished report for Emerald Village Township Committee.

[B] Melbourne Leader, 10/03/1859, np.

[C] Purdham, Ken & Marjorie Speck (2008), A Jewel-Set in Gold, pp 84-85.

[D] Emerald Museum (2006), Emerald in Focus: A Photographic History, p 37.

[E] Saxton's Victorian Place Names and Watson, Angus (2003), Lost and Almost Forgotten Towns of Colonial Victoria, both as cited in McGuire (2009).

[F] Wizenreid, A & J (1988), The Hills of Home, p 52.

[G] Context PL, Cardinia Shire Local Heritage Study Review, 2011: Vol 3, p 244.

[1] Emerald A Photographic History, published by the Emerald Museum, 2006, p.37.

[2] Title Deed Vol 3364 Fol 692.

[3] Title Deed Vol 3734 Fol 636.

[4] Shire of Ferntree Gully 1935 (number in rate 12494)

[5] Personal comment, Chris Britton, Emerald Museum.

Creation Date late 1930s

Change Dates

Associations

Local Themes

04.08-98 Tourist centres

STATEMENT OF SIGNIFICANCE

What is significant?

The former Barnes' Weekender at 11 Ogilvy Road, Emerald, built in the late 1930s for James Brookes of Auburn. It is a picturesque attic-style house of fibro sheeting with half-timbering in the Old English manner, which appears to have been built in two phases.

How is it significant?

The former Barnes' Weekender is of local historic and architectural significance to Cardinia Shire.

Why is it significant?

Historically, as an illustration of Emerald's growth as a tourist centre, following the coming of the railway in 1900, and as a fashionable weekend residence which was at its height in the 1920s and '30s, following the establishment of the Emerald Country Club and Estate by Arch Nobelius, among others. (RNE criterion A.4)

Architecturally, as a good example of the Interwar trend for the use of picturesque styles, which were particularly popular in hilly areas such as the Dandenong Ranges. (RNE criterion D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 of buildings or trees may have changed.

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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

CASCADES GUESTHOUSE (FORMER) & EMERALD TOURIST TRACK

Place No. 312

ADDRESS 10 Telopea Road
Emerald

Last Update 30/01/2007

HO No.

Lot (unknown) Plan (unknown) & Allot 22A Sec A Township of Emerald



DESCRIPTION The Cascades is a primarily turn-of-the-century weatherboard house with subsequent wings of

differing ages set above a creek valley at the top of a steep access track. The main building is 'I' shaped in plan, with a narrow central section fronted by a deep verandah overlooking the creek valley, flanked by projecting gable-fronted pavilions at either end. The roof is covered in corrugated iron. There is a later skillion addition at the rear (near the road), and another at the north end of the house, and the south end of the front verandah has been enclosed. The windows looking onto the verandah are 2-over-2 sashes, appearing to date from the late 19th century (those at the north side appear to be more recent in origin). The doors opening onto the verandah appear to date from the 1920s.

The Cascades is set relatively high on a steeply graded lot and oriented towards the creek valley. It is surrounded by a mature garden containing exotic trees and shrubs typical of early to mid-twentieth century garden plantings such as camellias, rhododendrons, hydrangeas, fuchsia, oaks (Pin Oak), maples, and elms. A small, level, semi-formal garden area with lawn, specimen planting (Weeping Elm), shrubs and vines is situated below the main deep verandah. The Weeping Elm (*Ulmus glabra*) is estimated to be around 80 years old [Bill Pell, pers. comm., 2006]. The garden also includes a number of mature native tree ferns (*Dicksonia antarctica*), which also occur naturally on the site, with mature Blackwoods (*Acacia melanoxylon*), on the lower slopes below the building closer to the creek. A number of the mature Blackwoods are dying or appear to be suffering stress. A large area of the sloped garden below the house has recently undergone considerable revegetation, as part of replanting scheme of around 200 indigenous trees.

There is a small dairy standing just behind the house, on the west side. It is built of dark grey stone with buff-coloured roughcast render. It is a small, gable-fronted structure (with Masonite cladding in the front and rear gables), with a recent CGI roof. The door is vertically boarded and appears to be original, while the side window is a replacement. The dairy was probably constructed by the Jeffereys in the 1920s [Bill Pell, pers. comm., 2006].

A second outbuilding is found across the creek (at 8 Telopea Road). It is a three-bale milking shed clad in galvanised iron sheets, which may have also been built by the Jeffereys. It is in very poor condition.

Starting at the end of the drive leading into the Cascades Guest House (Telopea Road) is the Emerald Tourist Track, created in 1908, which follows the course of the Menzies Creek. Timber steps lead down the steep slope, installed in 1994. Today the track continues to be used as a walking track, traversing native forest with cultivated pasture and former orchards intermixed, including mature oaks, on its way to the A'Vard picnic area which is itself a cleared grassed area, fringed by native forest, and then on to Butterfield Reserve. Gold mining sites are said to be located along the path. A rustic shelter, pole framed with a conical roof, was once located at the picnic ground but this has been demolished and a replica of it now stands at the Nobelius Heritage Park (State Library of Victoria). Another early view shows a rustic bridge, presumably where the present bridge is at the base of the stairs leading down from the guest house driveway.

Condition	Good	Integrity	Evidence of stages
Threats		Key elements	Building Outbuilding Track, trail, road
Designer		Builder	

HISTORY

This complex is thought to be a former guesthouse set up by Alf Stuart; the Jeffereys and Pell were later proprietors [GR]. Tourists walked there from Clematis Station. In 1910 the Emerald district had Avonsleigh guesthouse run by Mrs. A Wright, Brookdale run by Mrs. E J Charman, the Emerald Coffee Palace, with Mrs. Sherriff, and Nottingham House, run by Mrs. EM Horswood. Unnamed boarding houses included one run by C Savary [D1910: 2282].

At Paradise Valley (Clematis) there were Mrs. Edgecombe and the hotelkeeper, M O'Connor [ibid.: 2239]. The 1916 town listing included E Brendenberg, J Edgecombe, and H Wendland all as boarding house proprietors [WWWW: 84]. The Misses Slee also ran Nottingham House as well as the kiosk at the Emerald Railway Station [GR].

This property is located in the Narree Worrان parish as part of CA30/A which was granted to William J 'Stewart', as 81 acres, 1886. Prior to that in 1878, Jonathan Meyer, a Briagolong labourer, had applied to occupy the land under the selection act [PROV]. It was stated to be hilly,

with fair chocolate soil and well watered. It grew white gum, mountain ash, hazel, musk and dogwood well. By 1881 Meyer had built a two room slab & paling hut measuring 26 x 13 feet but little else: it was too heavily timbered to make anything of the selection. However, it was William John Stuart of Richmond (not Meyer) who was granted the freehold in 1886, Meyer having transferred his lease to Stuart in May [ibid].

‘William J Stewart’ is listed in the earliest available shire rate book (1892-3) as a bricklayer (later also as a farmer) and the owner-occupier of this lot with a house, with an annual valuation of £24 [RB1 892-3,235]. His occupation was mainly that of fruit grower in the early 1900s, with occasional reference to bricklaying and farming. By about 1902 the farm was reduced in area from 81 to 71 acres with a Henry Hall, another fruit grower, as the apparent occupier of the other 10 acres and a house. Around 1904 there were 6 people residing at Stewart’s farm house. The spelling of Stewart’s name was changed in rate records to ‘Stuart’ in the 1906-7 rate book while a William Simpson now leased the ten acres adjoining.

In 1908-9 the annual valuation of Stuart’s home block rose 35%, as a possible indication of improvements; the annual valuation of the Simpson lot remained the same [RB 1908-9, 1397]. The proportion of the acreage changed around 1910 when the home block stood at 60 acres and the leased one at 22, meaning an increased annual valuation for the latter. In the 1912-13 listing Albert James Stuart had the 22 acres, with an adjoining ‘coach house’ on the 60 acre block which had increased in value over the period 1909-12 to £35 [RB 1912-13, 1635]. Around 1919 the name Percy Charman (see Brookdale guesthouse) is listed as holding 30 acres as part of CA30, value at £15, and in the next year, the locally prominent, George A’Vard, had a house on 30 acres of what had been Stuart’s and another 18 acres of land (both part CA30A) while Charman had erected a house on his lot [RB 1920-1, 4779-80, 4862, 4957]. A’Vard’s 30 acre property increased 33% in value 1924-6 to £40, annually [RB 1925-6, 10241].

William Stuart is known locally as the originator of this guesthouse. Winzenried describes him as a former horse breaker for the Victorian police and a champion buck jumper. He was one of the early gold seekers in the district and his son James was reputedly born on the diggings in 1861, as the second white child [Winzenried: 56]. William’s property, “The Cascades”, was the site of a split log selector’s house in the late 19th century. William (or by other reports, his son Alfred – see p37 of the Environmental History) worked on a replacement home in the 1890s, a new weatherboard house and kitchen which is thought to form the core of this building. Winzenried states that it was sold just before World War One to Stan Smith, a tourist track ranger from Belgrave. It was sold again in 1923 to Albert & Lily Jeffery who developed it for paying guests [ibid.]. In a short time "The Cascades" was a very fashionable and attractive guesthouse with well developed grounds and facilities [ibid. cites oral evidence from George A’Vard, 1988]. The Stuart son, James and his wife, established a store at Emerald in 1899 while William Stuart Jnr is thought to have acquired land north of Emerald, a part of which was sold to George A’Vard in the 1920s [ibid.]. This account of the land tenure does not concur with rate records.

A more recent owner of the property, Mrs RL Emden (nee Pell?) recalls how she and a Major Noel Simmonds purchased it from a Mrs Bechervaise around 1947 [Emden, 1998]. Mrs Emden carried on the guesthouse business until 1953 [Bill Pell, Pers Comm, 2006]. She believes that Stuart built the original house (since added to) with later owners being the Jeffereys.

TOURIST TRACK

In 1908 the state government gazetted a public purposes reserve from The Cascades Guesthouse, along the Menzies and Sassafras Creeks, to Sassafras (the reserve was redefined in 1921) and allowed funds for a ‘tourist track’ to be developed. A’Vard was a local carrier and the namesake of the picnic ground at Prospect Bend, midway along the tourist walking track which starts at Cascades. A 1928 tourist map (Cuffley) shows this walking track (connecting to Telopea Road also shown as a track) linking camping pavilions on the Menzies and Woori Yallock Creeks. Where halls and hotels are shown on the map there is no guesthouse shown on this site. The track and associated ‘cascades’ have been often pictured in tourist postcards of the area, showing it lined with native forest, with cascades in the creek and mining sites along its path [State Library of Victoria]. In the early 1990s Meander (a local group caring for the Menzies Creek and Emerald Tourist Track Inc volunteers with assistance from the Lions & Rotary Clubs of Emerald) rebuilt the steps next to The Cascades, replanted trees and generally restored the walk, which continues to be well used.

Note:

This is drawn largely from Graeme Butler’s 1996 Cardinia Shire Heritage Study and footnotes excluded can be viewed in the original study.

Creation Date 1890s

Change Dates 1908

Associations

Local Themes

STATEMENT OF SIGNIFICANCE

What is significant?

The Cascades Guesthouse in its mature garden setting, on the site of a selector’s log house of c1886, constructed in the 1890s and extended c1908 and 1923, at 10 Telopea Road, Emerald, with the adjacent stone dairy, and the (Emerald) Tourist Track, which has been in continuous use since 1908. It starts out from (modern) steps beside the guesthouse, then follows Menzies Creek north to Sassafras Creek (in Yarra Ranges Shire).

How is it significant?

The Cascades Guest House is of local historic significance and the Emerald Tourist Track is of local historic and aesthetic significance to Cardinia Shire.

Why is it significant?

The Cascades Guest House & Emerald Tourist Track, as popular early tourist destinations, are significant to the Cardinia Shire for their good representation of an important era in the development of the Emerald-Clematis district and this part of the Shire, paralleling the advent of the railway. The mature garden setting contributes to the overall historic significance of The Cascades Guest House. The garden setting and the track are also significant for their mature plant content and distinctive period character among an increasingly urbanised area.

The Cascades is significant for its associations with William J Stuart, one of the early gold seekers in the district, whose son was reputed to be the second white child born on the diggings (in 1861). After Stuart purchased ‘The Cascades’ in 1886 his occupation was that of an orchardist (RNE criterion H.1).

The guesthouse, built c1890s and extended c1908 and 1922, is significant in illustrating the rise of the tourist boom in the mountainous northern areas of Cardinia Shire following the opening of the narrow gauge railway in 1900. Guests at The Cascades could walk there from Clematis Station. The Walking Track is also significant for these reasons - the picturesque cascades (for which the guesthouse was named), Menzies Creek, ferns and other native flora attracted early 20th-century tourists for daytrips or longer stays in the area, and continue to do so today (RNE A.4, E1).

The Cascades is also significant for its associations with Albert and Lily Jeffery, who purchased the property in 1923, extended it and operated it as a very fashionable guesthouse (RNE H.1).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme Cascades Guesthouse only	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:	Yes	Incorporated Plan:	No	Incorporated Plan Details	
Description:	Stone dairy			None specified	

Conservation Management

CONSERVATION GUIDELINES - GENERAL

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- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
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4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

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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, (2006), Cardinia Local Heritage Study Review
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 134

EMERALD LAKE PARK & LANDSCAPE (PART NOBELIUS NURSERY)

		Place No. 298
ADDRESS	Emerald Lake Road Emerald	Last Update 14/10/2008 HO No. add to H0106



DESCRIPTION Emerald Lake Park and landscape is located adjacent (west) of the former Nobelius nursery (syn. Nobelius Heritage Park). Together these two sites once formed a part of the influential nursery operations of Carl Axel Nobelius and his Gembrook Nurseries, one of Victoria's major nurseries from 1886-1921. (Another part of the original site was developed as the Emerald Country Club in the 1920s.)

The Nobelius Heritage Park is listed on the Cardinia Shire Planning Scheme, Heritage Overlay (HO106). It formed the more functional nursery component where stock was grown (some in glasshouses, with only archaeological remnants extant), assembled, displayed, packed for transport by road or rail elsewhere in Melbourne, or sold directly.

Emerald Lake Park was formerly the CA Nobelius Gembrook Nursery display garden for current and imported lines (Winzenried: 94). (See History for more on the historical background).

The park comprises extensive ornamental and primarily exotic planting as specimen trees on sloping lawns of the valley landscape, many which date from the Nobelius Gembrook Nursery phase, with others planted later during the place's use as a public park from 1939. The Park is surrounded by native forest. Ornamental trees include conifers, mature oaks, perimeter rows of Monterey pines, the central Lake Treganowen, early stone and timber picnic shelters (c.1940s-50s) named Lakeside Shelter, Poolside Shelter, and Boatshed shelter. As well, the Park contains dry stone retaining walls, paths, and roads. Together these elements which date from the park's use as a display garden associated with the nursery, and public park, provide the core historic

character of the park.

The Lake Railway Station, built on the Gembrook light railway, overlooks the park and lake.

Trees from the National Trust of Australia (Vic) Register of Significant Trees include: Japanese cedar 'Cryptomeria japonica' at the lake edge near the lake-side carpark and a popular tourist photographic spot because of its unusual form, classified by National Trust of Australia and estimated to have been planted c1923; Colorado white fir 'Abies concolor' east of post office & by car park beyond lake, (several c.30m tall) recorded by the National Trust of Australia for rarity, estimated planted c1940; Weeping Himalayan cypress 'Cupressus himalaica', J.Silba sp.nova., classified for rarity, estimated planting c1930; Norway (or common) spruce 'Picea abies' in the conifer group above the car park, 25m tall, recorded, estimated planting c1910; Japanese umbrella pine 'Sciadopitys verticillata' recorded for its rarity, planted c1960.

Note:

Some of the specimens have been noted by Spencer [R Spencer (1995) in 'Horticultural Flora of South-Eastern Australia', volume 1, p181] discussing the unknown taxonomic status of Emerald Lake Park cypress, possibly 'Cupressus cashmeriana' or 'C. torulosa'. The Western Himalayan cypress is probably a Kashmir cypress ('Cupressus cashmertana'). Most of these major tree specimens (generally mature conifers) are grouped just above the lake-side carpark and on the hill overlooking the carpark as part of a greater group of conifers which are notable on a State or regional basis for their variety within the genus, the formation and the rarity of individual specimens. Many of these trees are shown as semi-mature in postcards of the park produced soon after WW2 (State Library of Victoria Pictures collection). A large oak located near the pump house close to the water slide, appears to date from prior to the 1940s-50s.

More recent additions include the foot bridge, Gus Ryberg, Carl Stemp & Bunurong amphitheatres and 1990 Earthday memorial wall, also treated pine fences, poles, water slide, staff accommodation, tea rooms, and kiosks, and landscaping works, including traffic islands and plantings within the car park. There is also Prices amphitheatre and nearby mature chestnut ('Aesculus sp'.), and 'Quercus' [Macedon].

Tourist walks extend from the lake to the south-west, including the Southern Firebreak and Wishing Well Creek tracks. The following is an extract of a guide written by the former park ranger (?) for these two walking tracks, accompanying a sketch map (note that botanical names may need revision). It provides some idea of the planting in the park and the value given to some of the elements by local people.

"FIREBREAK TRACK (Numbered pegs)

PEG I. On the left trees are Green Japanese Cedar, Spruce, Larch and Huon Pine. On the right is Wishing Well Creek .From (1) proceed 100 paces to (2). Trees on the left are Laburnum Norway Maple, Variegated Thuja and Larch (deciduous conifer).

Carry on 85 paces to (5). At (5) on the right is a single row of trees including Oriental Planes, an English Oak, and one Linden Tree if unter den Linden (a famous avenue in Germany). As you left uphill to Peg (4) on the right are 5 rows of Chestnuts. These trees produce edible nuts, usually maturing during the months of April to May. From (3) to (4) - a distance of 100 paces - you turn right and on your left is a naturally regenerated stand of Radiata Pine used for timber, furniture, paper pulp, and chipboard. During the 80 paces travelled to (5) on the right are stands of Chestnut and English Elm. On the left are Blackwoods and Heather Scrub. Having arrived at (5) proceed 50 paces to (6) during which time you will have passed English Laurel and Veronica Hedge plants on the right and on the left Native Olive and Blackwoods. You now have 120 paces to reach (7), and on the way stands of English Elm on the right and on the left are many natives, including Dogwood, Native Ash, Musk Shrub, and Blackwoods, Native Olive, Pittosporum, Tree Ferns, Apple Berry and Clematis climbers.

The dead trees in this wilderness area are mostly Black Wattles which have reached their allotted life span which rarely exceeds 30 years. Early morning and late evening, this area is the scene and sound of indigenous animal and bird life. Having reached (7) which is identified by a King Fern framed in a mass of Vulgaris Privet Hedge, you now turn left uphill some 90 paces to (8) which is at a Japanese Bamboo Plant (Lycesteria). Both left and right for 150 paces to (9) on either side of the track are Cork Elms (a propagation stock for Weeping, Golden and Variegated Elm). Also there is a clump of Cherry Plum stock. At (9) on the right are stands of English Oak and also more English Elm. On the left are Silver Poplar and white Robinia. Proceed 80 paces to (10) - Turn left and now you are on the South Fire break Track boundary of the Park and the Puffing Billy line.

Proceed 260 paces to (11) and from here 130 paces to (12). You will have passed clumps of Hill Ti-tree, Sword Grass and Black Wattle. From (12) to (13) is a distance of 160 paces, you will pass on the left stands of naturally regenerated Radiata Pine. Continue to (14) 150 paces turning left from the main track through Radiata Pine and Black Wattle and Victorian Christmas Bush. Continue for another 100 paces to point (15) on the edge of open plantation from where the Car Park can be seen.

WISHING WELL TRACK

(D) starts from the bottom of the 5 rows of Chestnut Trees, turning left through Sycamores on either side for 185 paces to (E). Here turn right over spring-fed creek containing Tree Ferns as well as Fishbone and King Ferns along its banks. From the bridge, some 90 paces to (F) at which vicinity you will note Victorian Christmas Bush, Native Olive, Common Bracken Fern, and Musk Shrub. The tall trees, both dead and alive, are BLACK WATTLE whose life span rarely exceeds 30 years. Proceed 60 paces to (G), turn left and on your left are Norway Maples and English Ash, On the right is the fern lined Wishing Well Creek with two specimens of Blackwoods which when milled produce much sought after furniture timber.

Another 90 paces to (H) and you are confronted on the left by English Laurel and Chestnut Trees and Huon Pine. On your right is a tall Hybrid Gum. 150 paces to (I) and on the way on your left you pass many specimens of Elm, Silver Poplar, Chestnut and Common Beech Trees. Arriving at (I) you gaze at some of the finest specimens of Tulip Trees in the State. These and the Common Beech backing on to them are much prized as veneer and furniture timber in Europe.

On to (J) some 145 paces away, sited at the Wishing Well and prior to arriving, the trees you have passed are Cordyline Palms, Japonica Camellia and Rhodo Ponticum often planted along English lanes. Uphill from (J) you cross a bridge and on the left of the bridge is the spring-fed source of Wishing Well Creek. Proceed to (K) some 65 paces and on the left a Giant Plane Tree is found, together with a large Blackwood and more Cordyline Palms. Keeping the creek on your right, travel 185 paces to (L). Continue downhill (beware this area is very slippery) At 30 paces on the left is a giant Evergreen Oak (Hodjinsii) and a further 60 paces on the right are 3 Black Walnut trees (used for timber) and close by a number of Hydrangeas.

Continuing to (M) you will pass on your left a giant Holly Tree, rows of Monilifera, Poplar, Chestnut and extensive areas of King Fern. From (L) to (M) you covered 185 paces. Proceed 47 paces to a large specimen of Parrys Giant Chestnut on the right. This Chestnut produces the largest nut of this species. This is at peg (N) and from here 184 paces to (O) which is identified by a Medlar Tree (one of the Quince family). Another 60 paces and you are at (P) identified by two Holly Trees backed by an avenue of Coccinea Scarlet Oaks. Another 110 paces takes you across the stream on the right and almost at Peg (B). All that remains to be said is that had you travelled this No.2 Track in the early morning or late evening you would have enjoyed the bonus of seeing and hearing the abundant bird and native animal life of this wilderness area which so effectively protects them.

The above walking track pegs or markers have been largely destroyed although the specimens are generally still evident.

Condition	Good	Integrity	Evidence of stages
Threats		Key elements	Landscape Tree(s)
Designer		Builder	

HISTORY

Background from the Environmental History:

In the late 1970s nurseries were rated as the major land users in the Dandenongs. (Winzenried:261). In the Emerald area this important land use extends back to the 1880s when Carl Axel Nobelius realised that the soil in the Dandenongs was perfect for producing fruit trees. He purchased land from an original selector (Koenig) in 1886 and, still working for Taylor and Sangster in Melbourne, worked on weekends to clear and plant his land with trees. Eventually Nobelius moved his family to Emerald, where they lived at Carramar. Nobelius' nursery originally extended across the area now covered by the Emerald Lake Park and the Nobelius Heritage Nursery. By 1914, at his peak, he had two million fruit and ornamental trees covering 450 acres of land, which he sold not only to the domestic market, but to customers in several overseas countries as well. While Nobelius' business connections stretched across the globe, he had an enormous

influence on the Emerald area. His vast nursery complex provided work for approximately 50 workers, many of them local small landowners who could not have survived on their own resources.

Nobelius was also an active campaigner to have the narrow gauge railway built between Ferntree Gully and Gembrook and the Gembrook Nurseries (as his company was called) had its own siding with a packing shed built alongside. Nobelius established his own flax plantation and experimented with a lavender farm, which, though not successful, was a forerunner to other lavender farms in the district. (Ryberg: 58).

When Nobelius died in 1921 the nursery was sold to a syndicate which then sold the nursery business to A.M. Nicholas who resold it to Nobelius' sons, Cliff and Arch. They retained the nursery business until 1955. Part of the property was developed as the Emerald Country Club in the 1920s. Carramar, Nobelius' home, served as the club house until the permanent club house was completed in 1929. This area was later expanded by the Shire Council. The Nobelius Heritage Nursery is also situated on the original nursery site and features many exotic trees that date back to its days as an important nursery. Nobelius's packing shed, by the narrow gauge line, is also still located in this park.

Emerald Lake Park:

Emerald Lake Park was formerly the CA Nobelius Gembrook Nursery display garden for current and imported lines (Winzenried: 94). Included in the garden was a 'music pavilion' erected for a performance by Nellie Melba. At a later stage Nobelius planted flax to produce rope and twine, setting up his processing mill on the current park site but reputedly never at the expense of the ecology. Many of today's tree ferns are a result of his care in development of the site. Nobelius died in c1921 and his estate was sold, one large portion forming the Emerald Country Club & estate (q.v.). One of the ownership syndicates was the Nobelius Station Estates which included WH Treganowen as a partner, carrying on nursery production on part of the estate until they sold in the late 1940s {ASH}. Reputedly AV Nobelius, (son of CA) and a surveyor called Webb, persuaded the syndicate to develop the area as a park. Their attempts to construct a lake in the area failed and they sold (ibid.).

The Shire of Ferntree Gully (under Shire engineer, Heany) developed this section of his estate as a public park after acquisition when it was thought to be almost a wilderness after years of neglect (Winzenried: 94). Dates cited for this transformation are 1939-40 when a new lake of 3-1/2 acres was created by the Shire after pressure from local progress associations convinced the Shire to acquire the land in 1939 with a completion date reached in 1941 {ASH}. Periodic planting of imported trees commenced in 1942.

In the period c1960-1976 a small nursery was set up in the park to grow new trees and shrubs for planting in the park which included conifers, maples, elms, poplars, oaks, chestnuts, hybrid hawthorns, wattles, cornus and camellias {ASH}. Emerald riding councillor of the new Sherbrooke Shire (created in 1966), John Knorr, took over the development of the park as part of the committee of management which had been set up by the Shire in 1978. One result was a water slide opened in December 1981, a second slide in 1982 and plans for a giant model railway display on a former caravan park site [Winzenried: 272]. The park has been the venue for numerous public gatherings, one of the more recent being part of the Australian bicentennial celebrations in 1988 and a naturalisation ceremony in the newly erected Gus Ryberg Amphitheatre [Winzenried: 319].

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and references excluded in this extract can be viewed in the original study.

Creation Date 1910s

Change Dates 1940s

Associations

Local Themes

STATEMENT OF SIGNIFICANCE What is significant?
 The Emerald Lake Park and landscape, which originally formed the display garden for imported plants associated with the adjacent CA Nobelius Gembrook Nursery site (1886–1939). Later it was acquired by Council (1939-) at which time a picturesque lake was created (c.1939-40) and, from the 1940s onwards, periodic plantings of exotic trees occurred. Evidence of other improvements to the site for public purposes comprise the rustic rubble stone and log shelters, remnants of earlier structures. The plantings of exotic trees and landscape elements planted for the park’s use and enjoyment by the public as both a display garden (1886–1939) and later Council-owned public park (from 1939) are significant. The association of the place with CA Nobelius and the CA Nobelius Gembrook Nurseries is also significant.

How is it significant?
 Emerald Lake Park is of historic, aesthetic, and scientific (horticultural) significance to Emerald and the Shire of Cardinia.

Why is it significant?
 Emerald Lake Park is has historic significance as important surviving evidence of the CA Nobelius Gembrook Nurseries’ display garden and later the flax field and processing works, which formed part of the original holdings of Carl Axel Nobelius on which he established his nursery operations in Emerald. Although its use as a display garden and flax field and processing works ended when the land was acquired by Council for use as a public park, it continued to have exotic trees planted, periodically from 1940, retaining both its parkland character of a sloping grassed valley with exotic specimen trees and its accessibility to the public. It is an excellent example of an ornamental public recreation area, with planting largely from 1940 onwards, set in a native forest context and surrounding a picturesque lake, with associated rustic rubble stone and log shelters typical of this era and earlier. (RNE Criteria A.4, F.1, H.1)
 Emerald Lake Park has scientific (horticultural) significance for the rarity and uncommon formation of individual, mainly conifer, specimens within the park as well as the superior conifer grouping on the hillside overlooking the lake and lakeside car park (RNE Criterion B.1, F.1).; Historically it is also significant for its direct associations with Carl Axel Nobelius (RNE criterion H.1), and his originally larger holdings on which he established his nursery operations in Emerald, and which included the adjacent Nobelius Heritage Park, the former nursery’s packing shed and siding, and on another nearby part of which was established the Emerald Country Club in the 1920s. It contributes to an understanding of the former nursery operations of CA Nobelius, and the extent of Nobelius's original holdings.

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO106		Recommended
Add to extent of HO106			
Register of the National Estate	100546		Indicative Place (Nominated)
Name of place: Nobelius Nursery, Crichton Rd, Emerald, VIC			
Place ID: 100546			
Australian Heritage Commission File Number: 2/16/048/0016			

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:	Yes	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

SPECIFIC CONSERVATION GUIDELINES - TREES

In order to conserve the heritage significance of the identified significant trees, it is recommended that the following guidelines are used in the future management or development of the place:

1. Ensure that the tree/s survives in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.
4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.

Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2006), Cardinia Local Heritage Study Review
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 36

STOKES CROFT PLANTING

Place No. 327

ADDRESS 4 Edenmont Road
Emerald
Lot 1 TP414345

Last Update 10/06/2008
HO No.



DESCRIPTION The Stokes Croft planting comprises a mature garden laid out in the c.1890s-1900s. While no original buildings are extant, the garden remains. It includes an impressive avenue planting of mature chestnut trees defining its driveway entrance, from the southwest corner of the Edenmont Road boundary, oriented to the northwest. A pair of mature Golden Cypress (*Cupressus glabra*) define the entry to the property. The garden also includes an impressive collection of mature exotic trees, and large expanses of lawn which, over the garden’s long history, has been sown and self sown with many species of bulbs.

Mature exotic trees include Pin Oak (*Quercus palustris*) x 2, Lillypilly (*Acmena smittii*) x 1, Copper Beech (*Fagus sylvatica* ‘*Riversii*’) x 1, Horse Chestnut (*Aesculus hippocastanum*) x 1, Lawson Cypress (*Camaecyparis lawsoniana*) x 6, Norfolk Island Pine (*Araucaria heterophylla*) x 2, Tulip Tree (*Liriodendron tulipifera*) x 1, Spruce (*Picea abies*) x 5, Radiata Pine (*Pinus radiata*) x 3, Hinoki Cypress (*Camaecyparis obtusa*) x 2, English Oak (*Quercus robur*) x 1, Sawara Cypress (*Camaecyparis pisifera*) x 1, Japanese Cedar (*Cryptomeria japonica*) x 2, Tricolor Beech (*Fagus sylvatica* ‘*Purpurea Tricolor*’) x 2, Blue Spruce (*Picea pungens*) x 1, Liquidambar (*Liquidambar styraciflua*) x 1, Golden Elm (*Ulmus glabra*) x 1, Persian Ironwood (*Parrotia persica*) x 1, Camphor Laurel (*Cinnamomum camphora*) x 1, Silver Linden (*Tilia tomentosa*) x 1, Claret Ash (*Fraxinus oxycarpa* ‘*Raywood*’) x 1, and Narrow Leaf Peppermint (*Eucalyptus nicholii*) x 1. Bulbs include muscari, ixia, nerines, belladonna, crocus, and many varieties of daffodil. [1]

The north side of the garden includes a remnant orchard (in two sections), with a variety of fruit and nut trees, including persimmon, grapefruit, apple, and hazelnut trees. A laurel hedge separates the orchard from the adjacent and more formal section of the garden.

The south side of garden comprises a collection of conifers, tree ferns, rhododendrons. Some remnants of mudstone edging to pathways and garden beds remain within the garden, some obscured by overgrown vegetation at the time the site was inspected. The pathways throughout the site are otherwise undefined and unsurfaced.

Some native trees within the garden are indigenous to the area, Messmate (*Eucalyptus obliqua*) x 2 (pers. comm., property owner, 2006).

[1] Plant lists provided by property owner, 2006.

Condition	Good	Integrity	Substantially intact
Threats	Natural decline	Key elements	Garden Plantings Tree(s)

HISTORY

HISTORY OF CLEMATIS

While the Stokes Croft planting is now within the boundaries of Emerald, it is quite close to the Clematis station site. Originally known as Paradise, the Clematis township began when Michael O'Connor, and early selector, established a store with a wine license in his cottage, Eden House, in about 1882. The store, on the crossroads of roads to Dandenong and to Ferntree Gully, became a regular stopping point and in time (1926) became the Paradise Hotel. The opening of Clematis station on the narrow gauge railway at Paradise at the turn of the century gave the township its new name, chosen due to the abundance of wild clematis growing on local fences.

An abundance of timber attracted forest workers and the soil favoured small-scale mixed agriculture. Fruit growing flourished here as well; in the early 20th century the Australasian Jam Company (Henry Jones & Co) bought land near Clematis, for berry growing. Prior to the coming of the railway, Clematis had attracted several gentlemen seeking country retreats. The railway brought a far greater volume of trippers and holiday-makers and tourism was an important mainstay of the local economy during the first decades of the century.

HISTORY OF STOKES CROFT

The plantings at Stokes Croft are well over 100 years old and include a chestnut-lined driveway and other mature trees including beech, lilly-pillies, flowering gums, magnolias, liquidambars, conifers, coloured maples, variegated hollies, viburnum and a horse chestnut and an oak. There are also orchards[1]. The stone gate posts are, according to personal comment, made of Emerald stone from a local quarry[2]. Research undertaken by the Open Garden Scheme indicates that the five-acre site which comprises Stokes Croft today is the only part of the former 96-acre site that has plantings of a similar age, pointing to the original homestead having been established here [3]. Given the age of some of the trees (conifers cut down in the mid-1990s had 133 growth rings) it seems likely that the land was squatted on before a crown grant in the 1880s. In May 1883 a Crown Grant of Crown Allotment 28, 96 acres, of which Stokes Croft forms a part, was granted to Joseph Ford, farmer, of Springvale[4]. His ownership was short-lived however, as was that of James Bishop Perrins, a brewer, who bought it in July of the same year[5]. In April 1885 he had sold it to Samuel Wilson of Kew, warder (possibly at the lunatic asylum in the same suburb), who held on to the land until 1903 when he died[6]. His widow Bridget subdivided the land[7]. The name Stokes Croft may derive from the neighbourhood of the same name in the city of Bristol, England.

Sources:

- [1] Research fact sheet, Australia's Open Garden Scheme, ABC Radio, (c.2000).
- [2] Pers. comm., Graeme Legge, 2006.
- [3] Research fact sheet, Australia's Open Garden Scheme.
- [4] Title Deed Vol. 1471 Fol.134.
- [5] Title Deed Vol. 1478 Fol. 499.
- [6] Title Deed Vol. 2919 Fol.791
- [7] Title Deed Vol 2919 Fol. 791.

Creation Date c1890-1900s

Change Dates

Associations

Local Themes

13.0-96 Cultural landscape

STATEMENT OF SIGNIFICANCE

What is significant?

The turn of the century Stokes Croft planting at 4 Edenmont Road, Emerald. Important elements include the Chestnut avenue planting along driveway entry, Spanish Chestnut (*Castanea sativa*), indigenous trees, Messmate (*Eucalyptus obliqua*), Pin Oak (*Quercus palustris*) x 2, Lillypilly (*Acmena smittii*) x 1, Copper Beech (*Fagus sylvatica 'Riversii'*) x 1, Horse Chestnut (*Aesculus hippocastanum*) x 1, Lawson Cypress (*Camaecyparis lawsoniana*) x 6, Norfolk Island Pine (*Araucaria heterophylla*) x 2, Tulip Tree (*Liriodendron tulipifera*) x 1, Spruce (*Picea abies*) x 5, Radiata Pine (*Pinus radiata*) x 3, Hinoki Cypress (*Camaecyparis obtusa*) x 2, English Oak (*Quercus robur*) x 1, Sawara Cypress (*Camaecyparis pisifera*) x 1, Japanese Cedar (*Cryptomeria japonica*) x 2, Tricolor Beech (*Fagus sylvatica 'Purpurea Tricolor'*) x 2, Blue Spruce (*Picea pungens*) x 1, Liquidambar (*Liquidambar styraciflua*) x 1, Golden Elm (*Ulmus glabra*) x 1, Persian Ironwood (*Parrotia persica*) x 1, Camphor Laurel (*Cinnamomum camphora*) x 1, Silver Linden (*Tilia tomentosa*) x 1, Claret Ash (*Fraxinus oxycarpa 'Raywood'*) x 1, mature conifers, and Narrow Leaf Peppermint (*Eucalyptus nicholii*) x 1, the lawn and its collection of bulbs

(muscari, ixia, nerines, belladonna, crocus, and many varieties of daffodil), the remnant orchard with a variety of fruit and nut trees.

Smaller trees, shrubs, ferns not on the list, including magnolia, tree ferns, camellias, Cordyline australis, Weeping Elm, Bird of Paradise x 2 (Strelitzia reginae and Strelitzia juncea?), Laurel hedge, Rhododendron also contribute to the significance of the garden.

How is it significant?

The Stokes Croft planting is of local aesthetic significance to Cardinia Shire.

Why is it significant?

Aesthetically, as a largely intact, mature turn of the century garden containing an interesting collection of mature exotic trees and remnants of other original elements such as its orchard. The mature Chestnut avenue planting along the driveway entry is of particular note. As a whole, the garden and its collection of mature trees are unusual within the Shire. (RNE criteria E.1, D.2).

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	SLO		Recommended
Recommended for inclusion on Significant Landscape Overlay of PS			

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

Undertake regular maintenance including monitoring condition, pruning, pest and disease and weed management.

Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.

Maintain the integrity of the collection by:

- replacing trees 'like with like' species unless an alternative planting scheme has been devised in accordance with an approved management plan.
- removing inappropriate or historically inaccurate species.

Ensure that any future development or changes in immediate environmental conditions within the garden and adjacent to individual trees does not have a detrimental impact upon the integrity and condition of the garden as a whole, and in particular on the Chestnut avenue. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

Manage surrounding vegetation and landscape to maintain the integrity and condition of the garden. Remove weed vegetation species.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
 Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

PARADISE HOTEL & TREES

Place No. 349

ADDRESS 249 Belgrave-Gembrook Road
Emerald
Lot 1 TP208676

Last Update 4/06/2008
HO No.



DESCRIPTION The Paradise Hotel is an extensively altered hotel of 1926, built in the California Bungalow style. At the front, the only surviving original feature is a wide shingled gable. At the rear there is a series of hipped roofs visible and sections with a weatherboard dado and strapped fibro sheeting above with wide eaves (presumably 1920s or '30s). A large modern verandah has been added at the rear of the hotel. The public areas of the hotel's interiors have been entirely modernised.

The hotel is surrounded by a large garden with mature trees, which slopes down to the railway line

Condition	Good	Integrity	Major Alterations
Threats	Alterations over time	Key elements	Building Garden Tree(s)
Designer		Builder	

HISTORY Originally known as Paradise, the township began when Michael O'Connor, and early selector, established a store with a wine license in his cottage, Eden House, in about 1882. The store, on the crossroads of roads to Dandenong and to Ferntree Gully, became a regular stopping point and in time (1926) became the Paradise Hotel. The opening of Clematis Station on the narrow gauge railway at Paradise at the turn of the century gave the township its new name, chosen due to the abundance of wild clematis growing on local fences. An abundance of timber attracted forest workers and the soil favoured small-scale mixed agriculture. Fruit growing flourished here as well; in the early 20th century the Australasian Jam Company (Henry Jones & Co) bought land near Clematis, for berry growing. Prior to the coming of the railway, Clematis had attracted several gentlemen seeking country retreats. The railway brought a far greater volume of trippers and holiday-makers and tourism was an important mainstay of the local economy during the first decades of the century

Creation Date	1926	Change Dates	
Associations		Local Themes	04.04-98 Railway towns

STATEMENT OF SIGNIFICANCE The Paradise Hotel and trees are of local interest only as the building is too altered to meet thresholds for local significance. As a very important site in the history of Clematis, however, the site should be interpreted.

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	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

RECOMMENDATIONS

1. Interpret the history of the site and its role in the development of Clematis.

LOCAL INTEREST

A place of local interest does not meet the threshold for local significance and is not recommended for inclusion in the Heritage Overlay of the planning scheme. These are places that have some heritage values, however, for various reasons they are more limited when compared to places of local significance. Typically, they 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 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 social associations could be found.
- Trees that are common in cultivation and not outstanding in form or venerable in age, or hedgerows that are in poor condition or with low integrity. For example, many hedges were found to be poorly maintained and only intermittent.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
 Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

OLD GOLD ROUTE (PART)

Place No. 414

ADDRESS Westlands Road
Emerald

Last Update 21/12/2012

HO No.



DESCRIPTION Westlands Road is a hardened, unsealed road on the west side of Emerald, running south to Cardinia Reservoir. It has unlined open drains on either side which pass through pipes at driveway crossovers. There are no footpaths. The road is lined predominantly with native trees and evergreen exotics.

Condition No evidence survives

Integrity

Threats

Key elements Track, trail, road

Designer

Builder

HISTORY

HISTORY OF EMERALD

Emerald was first surveyed as a new township in May 1859, and was originally named Main Ridge. Gold had been discovered in the area the year prior, though not in any great quantity. There are conflicting stories in local histories and other sources of why the name of the township was changed to Emerald. The most convincing of them is that the name derives from the nearby Emerald Diggings (near Butterfield Park).[A, C] A contemporary newspaper report recorded that the Emerald gold diggings were named in March 1859 after Ireland (the Emerald Isle), as most of the discoverers hailed from there. That same year, there were numerous references to the locality simply as 'Emerald' in the Victoria Police letter books.[A] Another popular theory, which is less likely though as frequently cited, is that Emerald Creek was named after an early prospector, Jack Emerald, who had his diggings in nearby Monbulk (and then the township named after the creek) [C, D]. Others are that the area was named Emerald after its resemblance to Ireland, or after emeralds discovered in the creek.[E] After a peak of over one thousand diggers in the area in late 1858, the population of the diggings rapidly dropped off the next year to about 50 men, where it remained until at least 1868.[F] It was not until crown land was released in 1877 in 20-acre blocks did settlement begin in earnest [C]. Many of the settlers were attracted by the abundance of forest, and the rich soil favoured both the timber industry and small mixed farming. Carl Axel Nobelius, a Swedish émigré, began a nursery which he called Gembrook Nurseries, in 1892. The arrival of the narrow gauge Belgrave-Gembrook railway line in 1900 transformed Emerald's fortunes, allowing a much higher volume of agricultural, horticultural and forestry produce to be transported. Tourism became an important part of the economy, with several guesthouses established. By 1915 there were six, as well as a coffee palace and wine saloon. In the 1920s a country club and golf course was built [G].

HISTORY OF GOLD ROUTE

According to local sources, the earliest road used to Emerald was originally known as Narre Worran (sic!) Road.[1] It linked Narre Warren with the gold diggings of Menzies Creek and Woori Yallock Creek. It was a narrow walking track through dense bush and forest and Westlands Road, Emerald, follows its course for a short distance. Part of the track is now under Cardinia Reservoir (flooded in the 1970s). No physical markers or other material evidence remains[2].

Sources:

- [A] McGuire, Frank (2009), 'Origin of the name "Emerald"', unpublished report for Emerald Village Township Committee.
- [B] Melbourne Leader, 10/03/1859, np.
- [C] Purdham, Ken & Marjorie Speck (2008), A Jewel-Set in Gold, pp 84-85.
- [D] Emerald Museum (2006), Emerald in Focus: A Photographic History, p 37.
- [E] Saxton's Victorian Place Names and Watson, Angus (2003), Lost and Almost Forgotten Towns of Colonial Victoria, both as cited in McGuire (2009).
- [F] Wizenreid, A & J (1988), The Hills of Home, p 52.
- [G] Context PL, Cardinia Shire Local Heritage Study Review, 2011: Vol 3, p 244. [1] Pers. comm.. Gus Ryberg, as cited in G Butler 1998 history, p 107.
- [2] Personal communication, Chris Britton, Emerald Museum, Emerald, 2008.

Creation Date 1850s

Change Dates

Associations

Local Themes

03.5-98 Mining

STATEMENT OF SIGNIFICANCE As no physical evidence of the Old Gold Route survives, apart from its partial coincidence with the present Westlands Road, the site does not meet the threshold for local significance. However, the location of the Old Gold Route should be interpreted in the vicinity of the modern-day road to illustrate the early history of the area and the importance of gold mining.

LEVEL Local interest

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	Incorporated Plan Details	
Description:	None specified			Incorporated Plan Details	None specified

Conservation Management

Interpret the location of the Old gold route.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
 Graeme Butler & Assoc., (1998), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

PARISH FRUIT DEPOT

Place No. 209

ADDRESS 80 Railway Avenue
Garfield

Last Update 13/10/2008
HO No.



DESCRIPTION The Parish Fruit Depot is a corrugated iron clad gabled shed with a simple cream brick front with a centrally located roller door. There is a cement rendered band at the top of the parapet with the name of the building in faded painted writing. The building may have been built in two stages, with the corrugated gabled section being the first stage and the cream brick front a later addition, possibly after the Second World War.

Condition	Fair	Integrity	Intact
Threats	Neglect	Key elements	Building
Designer		Builder	

HISTORY

CONTEXTUAL HISTORY

The town of Garfield, formerly known as Cannibal Creek, was part of the Cannibal Creek cattle pastoral run, established in the 1840s. As roads were pushed through the swampy and heavily timbered Gippsland terrain, settlements grew up to service the passengers and horses travelling through, and Cannibal Creek's birth was as a staging post for coaches at the junction of the Old Telegraph and Old Sale roads, as settlers and prospectors pushed through the swamps and forests.

With the coming of the Gippsland railway in 1877 to the south, the population relocated and the new township grew up around the railway station. The railway opened up the area to exploitation of its extensive forest resources to the north and enabled fresh produce to be despatched for quick

transport to Melbourne. The town grew rapidly and in 1887 changed its name to Garfield in honour of the American president and American Civil War Major General, James Garfield, who had been assassinated in 1881.

A new period of settlement began in the area in 1889, with the start of the Koo Wee Rup Swamp drainage scheme, attracting a further influx of settlers into the region, followed shortly after by the village settlement scheme. Alongside timber, dairying, orchards, fruit and potatoes were the economic mainstays in the early part of the 20th century. Butler (1998:46) notes that:

"With the success of the Toomuc Valley and Nobelius orchards, and the Salvation Army colony, fruit growing was recognised as an important district industry along with grazing and dairying. From 1910, the leading industries of Berwick Shire (which included the former Pakenham Shire) was expanded in the Victorian Municipal Directory to include fruit growing. By 1912, Bunyip North was noted for its fruit growing. Between 1915 and 1922, there were numbers of orchards within Pakenham Shire, including areas around Pakenham, Pakenham Upper and Beaconsfield. By 1925, orchards at Tonimbuk and Garfield were recorded.

"A 1929 Army Survey map showed an extensive orchard district north of the Gippsland Railway Line, stretching from Pakenham to Bunyip. The major orchards were located around the district waterways of the Cannibal, Ararat and Toomuc Creeks and the Bunyip River. There were clusters close to district railway stations. Townships associated with orcharding at this time included Pakenham, Pakenham Upper, Nar Nar Goon North, Tynong and Tynong North and Gembrook."

HISTORY OF THE PARISH FRUIT DEPOT

The exact date of the present Parish Fruit Depot is not known, but rate book information shows that there has been a store on site since 1917, and that the site was used as a store and office at least until 1940.

In 1916 John Wylie Barker, orchardist, and Gordon Vincent Green, farmer, bought this land, described as part of CA20 Parish of Bunyip, comprising a little over one acre, on the corner of Railway Avenue and what is now Garfield Road [1]. It had previously been owned by prominent local grazier Joseph Archer who had died in 1908 [2]. A reference to a store on this property first appears in the 1916-17 rate book when John W. Barker, farmer, is listed as owner. The Net Annual Value is £20 [3]. In the following year Barker's name is crossed out and Gordon Green written in, but thereafter John Barker is listed as owner. The property is now more specifically described as 'Pt. CA 20 Bunyip' [4].

Over the next decade the description and value of the building remains constant. By 1921 it is valued at £25, which increases to £30 in the following year and then £35 by 1927 [5]. In 1921 Barker, described as a 'produce merchant' is listed as being in partnership with 'Reidy & Co.' and by 1923 Barker, now, styling himself agent, was in business and joint owner with agent Thomas Cole Green [6]. By 1933 the partnership had evolved into Barker Green and Parks Pty Ltd of 533 Collins Street Melbourne [7]. A store and office with a value of £35 owned by Barker was still listed on the site in 1940 [8]. The land was subdivided in the 1950s.

During the time that Barker was owner of the store, he was also listed in the rate books as owner of land in the surrounding districts, suggesting that he grew his own produce for sale.

SOURCES

- [1] Title Deed Vol.3995 Fol.954
- [2] Title Deed Vol.2617 Fol.275
- [3] Shire of Berwick Rate Book 1916-17 (No. in rate, 500)
- [4] Shire of Berwick Rate Book 1917-18 (2639)
- [5] Shire of Berwick Rate Books 1920-21 (551), 1921-22 (3301), 1926-27 (3801)
- [6] Shire of Berwick Rate Book 1920-21 (551), Title Deed Vol.4695 Fol.852
- [7] Title Deed Vol.5836 Fol.054
- [8] Shire of Berwick Rate Book 1939-40 (3434)

Graeme Butler & Associates, 'Cardinia Shire (Emerald & Cranbourne Districts) Heritage Study. Volume 1: Environmental History', 1998

Creation Date c.1920

Change Dates

Associations

Local Themes

John W. Barker

02.0-98 DEVELOPING LOCAL &

STATEMENT OF SIGNIFICANCE What is significant?
From 1910, the leading industries of Berwick Shire (which included the former Pakenham Shire) was expanded in the Victorian Municipal Directory to include fruit growing. By 1912, Bunyip North was noted for its fruit growing. Between 1915 and 1922, there were numbers of orchards within Pakenham Shire, including areas around Pakenham, Pakenham Upper and Beaconsfield. By 1925, orchards at Tonimbuk and Garfield were recorded. John W. Barker established a store on this site in 1917, which was still operating in 1940. The exact date of the present building is not known, but it appears to date from the interwar period. The former Parish Fruit Depot at 80 Railway Avenue, Garfield is a corrugated iron clad gabled shed with a simple cream brick front with a centrally located roller door. There is a cement rendered band at the top of the parapet with the name of the building in faded painted writing.

How is it significant?
The former Parish Fruit Depot is of local historic significance to Cardinia Shire.

Why is it significant?
The former Parish Fruit Depot is historically significant as tangible evidence of the development of Garfield as an important fruit producing district in the mid-twentieth century. This is one of few such coolstores or storage depots to survive from that era in any township along the railway (RNE criterion A.4, B.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the whole property as defined by the title boundary.

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

GARFIELD PRIMARY SCHOOL NO. 2724

Place No. 455

ADDRESS 84 Railway Avenue
Garfield

Last Update 20/03/2010

HO No.



DESCRIPTION The 1910 Garfield SS2724 building, situated close to the east boundary, is a gabled weatherboard one room school building. It expresses its relatively early date of construction by the small six-paned windows along the street elevation. The roof is clad with corrugated-iron. Otherwise the building is plain. A shelter shed at the rear is of post-World War Two construction as is the chain-wire fence.

The interwar school buildings are typical of the small rural schools erected during that period. They are gabled weatherboard buildings with a large bank of multi-paned windows in the southern elevation.

The remnant garden in front of the main building includes planting from the 1920s-50s, with Cotoneaster sp., Lilly pilly (*Acmena smithii*), Pittosporum sp., Pin oaks (*Quercus palustris*), Photinia sp., Robinia sp., and Cherry laurel (*Prunus laurocerasus*).

The teacher's residence, is situated to the west of the school (Refer to separate citation in this Study).

The pre-World War Two sections of the school appear to be externally near original, with the exception of the additions described above and are in good condition. The residence also has a high degree of external integrity and is in good condition.

Condition	Good	Integrity	Intact
Threats		Key elements	Buildings Tree(s)
Designer	Public Works Department	Builder	

HISTORY

HISTORY OF GARFIELD

The town of Garfield, formerly known as Cannibal Creek, was part of the Cannibal Creek cattle pastoral run, established in the 1840s. As roads were pushed through the swampy and heavily timbered Gippsland terrain, settlements grew up to service the passengers and horses travelling through, and Cannibal Creek's birth was as a staging post for coaches at the junction of the Old Telegraph and Old Sale roads, as settlers and prospectors pushed through the swamps and forests. With the coming of the Gippsland railway in 1877 to the south, the township's population relocated. The railway opened up the area to exploitation of its extensive forest resources to the north.

The town grew rapidly and in 1887 changed its name to Garfield in honour of the American

president and American Civil War Major General, James Garfield, who had been assassinated in 1881. A new period of settlement began in the area in 1889, with the start of the Koo Wee Rup Swamp drainage scheme, attracting a further influx of settlers into the region, followed shortly after by the village settlement scheme.

In the 1920s following the completion of the Swamp drainage scheme Garfield entered a 'boom era' when most of the shopping centre was re-built and farming properties improved. Garfield became the shopping and business centre of a prosperous farming and orcharding district. In the 1920s, many local people purchased their first motor cars and trucks. The radio arrived in the town. The reconstruction of the Princes Highway was commenced at this time, as was work on the State Rivers Channel, which soon supplied water to the town people. Electric power was supplied at the time, the first at Garfield, by the power plant at the Garfield Picture Theatre built in 1924. (Butler, 1996:290)

HISTORY OF GARFIELD PRIMARY SCHOOL NO.2724

The first school in the Garfield district, called Cannibal Creek State School, was opened in 1886. It was situated adjacent to what is now the Princes Highway, west of the Garfield North Road. In 1900, the school site was changed to Garfield Hill, approximately midway between the Princes Highway and Garfield Railway Station [1].

The location of the present school building relates to the growth of the Garfield township around the railway station in the early twentieth century. A new Garfield State School was opened on this site in August 1910, with shelter sheds and a 'rifle range' being moved from the old site, and a new five-room residence built five years later to house the head teacher T.J. Loutit [2]. The school and residence were sited on land fronting Railway Avenue opposite the railway station and close to the town centre; it was thought suitable because it was near the new railway crossing and a reasonable distance from the station [3].

The old school building was removed in 1914 to Garfield North and became Garfield North SS No.3849 and the old site was considered for use as a plantation in 1925 [4]. Meanwhile a strip of land beside the school site was acquired after 1915 for use as a swimming pool for swimming classes, doubling as a reservoir for garden and agricultural plot irrigation [5].

After overcrowding problems in the 1920s, and additions in 1923 for 30 pupils (this addition was used as a staff room in 1986), the local hall was rented to supply extra accommodation in 1931 pending additions to the school in 1932 which included an infant room holding 40 pupils [6]. Previously just two classrooms, 20x21 feet and 36x24 feet, held some 117 students. A portable classroom was added in 1979, more additions made in 1983 and the grounds upgraded a number of times.

Head Teachers at the new school have included John Daly (1897-1914, the first on this site and in part responsible for the new site and buildings), T.J. Loutit, H. George Fisher (1947-63), and H.T. Cadby in 1970-2 [7]. A museum was built beside the school in 1985.

SOURCES

- [1] F Whiting et al, 'Cannibal Creek to Garfield. The History of Garfield PS No.2724 1886-1986', p.4; see also Vision and Realisation, Vol.3, p124
- [2] Whiting et al., p.5
- [3] Whiting et al p.22, part CA 20, Bunyip parish 3.1/2 acres
- [4] ibid., part C.A. 20 half mile from school, felled 1955
- [5] ibid., p.26 not used until the 1930s?
- [6] ibid., p.7
- [7] Whiting et.al, p.22; Vision and Realisation. Vol. 3, p.1240.

Graeme Butler & Associates, 'Cardinia Shire (North) Heritage Study', 1996

Creation Date 1910, 1915, 1920-40

Change Dates

Associations

Local Themes

Education Department

08.0-98 EDUCATING

8.0-96 VILLAGE TOWNSHIPS

STATEMENT OF SIGNIFICANCE What is significant?
 Garfield Primary School No. 2724 at 84 Railway Avenue, Garfield. The following elements contribute to the significance of the place:

- The first school building on this site, erected in 1910, and additional classrooms were added in the interwar period. The 1910 and interwar classrooms are typical of small rural schools of the early twentieth century with gabled roofs, multi-paned windows and projecting porches.
- They mature exotic trees, planted by students on Arbour Day.

The post-World War Two school buildings and more recent landscaping are not significant.

How is it significant?

Garfield Primary School No. 2724 is of local historic, social and architectural significance to Cardinia Shire.

Why is it significant?

Historically, Garfield School is significant as an important early public building in the town and, in turn, illustrates the development and growth of Garfield in the twentieth century. The 1910 school is significant as an example of the new buildings constructed in the shire after town centres had moved away from the Sale Road (Princes Highway) with the advent and subsequent upgrading of the railway. The interwar classrooms are significant as an illustration of the growth of Garfield caused by more intensive farming around the town during that period. The mature trees have historic significance as evidence of the tradition of school plantings on Arbour Day and how the Education Department encouraged schools to improve their grounds. (RNE criteria A.4, D.2)

Garfield School has social significance for its strong associations with the Garfield community over a 100 year period. (RNE criterion G.1)

Garfield School has aesthetic significance for the picturesque setting of the school buildings within now mature trees planted by the students. The landscape qualities of the school make it a local landmark (RNE criterion E.1)

The 1910 school building has architectural significance as a representative example of an early twentieth century school building that remains relatively intact. (RNE criterion D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent The whole of the property as defined by the title boundaries - included in the same HO number as the residence at 86 Railway Ave.

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or

management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

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- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
- Graeme Butler & Associates, (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 372

TEACHER'S RESIDENCE & CANARY ISLAND PALM

Place No. 205

ADDRESS 86 Railway Avenue
Garfield
Allot. 20C PARISH OF BUNYIP

Last Update 29/10/2012

HO No.



DESCRIPTION The Teacher's Residence is a timber Federation villa of standard design. It has a high hipped roof, with a projecting front gable and a front verandah and front door to the left of the gable, in a configuration typical of Federation houses. Also typical of the style, the verandah roof is continuous with the main roof (though with a broken-back profile due to a change in slope), the rafter ends are exposed, and the jettied front gable has half-timbering in it. The gable rests on decorative timber brackets. The verandah retains scalloped palings at the end, and appears to have its original chamfered timber posts and half-posts. The panelled front door has a highlight window of three vertical panes.

More unusually, the windows are six-over-six double-hung sashes. By 1915, most residential windows had single-pane (one-over-one) sashes, or single-pane casements with a decorative highlight (sometimes with multiple panes). The windows of the Teacher's Residence, however, are in keeping with the six-pane windows used for the school constructed in 1910. The house is highly intact, with the only external changes noted being the addition of decorative timber brackets to the front verandah, the replacement of the original galvanised roofing iron with a grey Colorbond, the overpainting of the two corbelled brick chimneys, and the in-kind replacement of the timber front steps.

The dwelling is typical of the teacher's residences that were erected by the Education Department in the early decades of the twentieth century. This is the only known example in Cardinia Shire. Comparable examples elsewhere in Gippsland include the residences at Buln Buln and Nilma, both in Baw Baw Shire, and at Grassy Spur and Toora (both in South Gippsland Shire).

The house sits at the south-west corner of the Garfield Primary School site, fronting onto Railway Avenue, behind a generous front garden. The garden is dominated by a mature Canary Island Palm, a species that was very fashionable in the late Edwardian and interwar periods. The front fence is a simple capped picket fence which appears to date from c1930s. While not original to the house, it is sympathetic in design.

Condition	Good	Integrity	Intact
Threats	None apparent	Key elements	Building Tree(s)
Designer		Builder	

HISTORY HISTORY OF GARFIELD

The town of Garfield, formerly known as Cannibal Creek, was part of the Cannibal Creek cattle pastoral run, established in the 1840s. As roads were pushed through the swampy and heavily

timbered Gippsland terrain, settlements grew up to service the passengers and horses travelling through, and Cannibal Creek's birth was as a staging post for coaches at the junction of the Old Telegraph and Old Sale roads, as settlers and prospectors pushed through the swamps and forests. With the coming of the Gippsland railway in 1877 to the south, the township's population relocated. The railway opened up the area to exploitation of its extensive forest resources to the north.

The town grew rapidly and in 1887 changed its name to Garfield in honour of the American president and American Civil War Major General, James Garfield, who had been assassinated in 1881. A new period of settlement began in the area in 1889, with the start of the Koo Wee Rup Swamp drainage scheme, attracting a further influx of settlers into the region, followed shortly after by the village settlement scheme.

In the 1920s following the completion of the Swamp drainage scheme Garfield entered a 'boom era' when most of the shopping centre was re-built and farming properties improved. Garfield became the shopping and business centre of a prosperous farming and orcharding district. In the 1920s, many local people purchased their first motor cars and trucks. The radio arrived in the town. The reconstruction of the Princes Highway was commenced at this time, as was work on the State Rivers Channel, which soon supplied water to the town people. Electric power was supplied at the time, the first at Garfield, by the power plant at the Garfield Picture Theatre built in 1924. (Butler, 1996:290)

HISTORY OF THE TEACHER'S RESIDENCE

After the passing of the Education Act in 1872, which made education 'free, compulsory and secular, school attendance in Victoria increased by approximately 50% and the Government embarked on a building program that included the construction of over 240 single room schools of standard design from 1873-1890. By 1888 over 60% had attached residences, and these were only attached to one-room schools, in the country. After 1888 detached residences became policy [1].

The first school in the Garfield district, called Cannibal Creek State School, opened in 1886, was one of the schools built by the Department before 1890. It was situated adjacent to what is now the Princes Highway, west of Garfield North Road, and the original building did not have an attached residence. In 1900, the school site was changed to Garfield Hill, approximately midway between the Princes Highway and Garfield Railway Station [2]. (This schoolhouse was sold and moved to Garfield North in 1914 and became Garfield North SS No.3849.)[3]

The 3.5-acre site on Railway Avenue was purchased by the Department of Education in July 1909. The land fronted Railway Avenue opposite the railway station and close to the town centre; it was thought suitable because it was near the new railway crossing and a reasonable distance from the station [4].

A contract to construct a new schoolhouse was let in mid April 1910, and was completed by mid August. The new schoolhouse had a corrugated-iron-clad gabled roof and small six-paned windows (it was demolished 2011).

In March 1914 there were complaints about the existing lodgings for the Head Teacher, Mr Daly, which was described as 'damp and unhealthy and altogether a barn of a place inside'. The Department of Education agreed to construct a five-room teacher's residence in the south-west corner of the school site, at 86 Railway Avenue. It was completed in March 1915, at a cost of 432 pounds. TJ Loutit was the Head Teacher by July 1915, so he may have been the first to occupy the new house [5].

The Teacher's Residence served the school until 2 November 1994, when a Crown Grant was made to the Government Employee Housing Authority. The following year, it was sold to a private purchaser, John Neil Carlson, and remains in private ownership adjacent to the school site [6].

SOURCES

[1] Peterson, Richard, *Historic Government Schools: A comparative study*, pp.9-10.

[2] F Whiting et al, 'Cannibal Creek to Garfield. The History of Garfield PS No.2724 1886-1986', p.4; see also *Vision and Realisation*, Vol.3, p124

[3] *ibid.*, part C.A. 20 half mile from school.

[4] Whiting et al p.22, part CA 20, Bunyip parish 3.1/2 acres

[5] Whiting et al., pp. 25-6

[6] *Lands Victoria, Land Title Cert. Vol 10204 Fol 866.*

Creation Date 1915

Change Dates

Associations

Education Department

Local Themes

08.0-98 EDUCATING

STATEMENT OF SIGNIFICANCE The Garfield SS.2724 Head Teacher's residence, constructed 1914-15, and the Canary Island Palm (*Phoenix canariensis*) at 86 Railway Avenue, Garfield.

Later additions to the residence, other buildings and trees on the site and fencing are not significant.

How is it significant?

The Garfield SS.2724 residence and Canary Island Palm at 86 Railway Avenue, Garfield, are of local historic, aesthetic and architectural significance to Cardinia Shire.

Why is it significant?

Historically, the Garfield SS.2724 residence is significant as evidence of the practice of the Education Department in providing accommodation for teachers, particularly at schools in rural areas. It is also significant for its associations with the development of Garfield SS.2724. Following the demolition of the 1910 schoolhouse in 2011, the Teacher's Residence is the earliest surviving building at the Garfield school site and is now the only tangible evidence of the relocation of the school to its present site in the 1910s. (RNE criteria A.4)

The Garfield SS.2724 residence is architecturally significant as a representative example of a Federation era house with features typical of this style, including the high hip roof, projecting front gable with jettied half-timbering in its apex, continuous roof to the front verandah, and verandah details such as the stop-chamfered timber posts and scalloped palings to the end. Its six-over-six sash windows, while unusual for its 1915 date, matched those of the school built five years earlier (since demolished). The mature Canary Island Palm in the front garden provides an appropriate and picturesque setting for the house. (RNE criteria D.2, E.1)

LEVEL

Local significance

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent Whole of property as defined by 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**CONSERVATION GUIDELINES - SPECIFIC**

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

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- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

ST MARY'S CHURCH OF ENGLAND

Place No. 207

ADDRESS 90 Railway Avenue
Garfield

Last Update 16/06/2008

HO No.



DESCRIPTION St Mary's Church of England is a simple interwar modified Carpenter Gothic church with basic Gothic detailing. The church is sited with its long elevation facing the street to ensure the appropriate liturgical orientation. There is a gabled corrugated iron roof and a small projecting gable roof over the porch, which has a cross at its apex. At the eastern end, the vestry/chancel is expressed as a small canted bay with a small separate roof. The walls are clad in weatherboards that extend to enclose the lower part of the porch. The upper part of the wall is clad in fibrous cement. There are small lancet windows in each elevation.

The adjacent church hall is small gabled weatherboard building situated to the west of the church. Across the front of the property is a tubular steel and cyclone wire fence. The entrance gates are supported on cream brick pillars, on the left pillar is a plaque with the inscription: 'This fence was erected to the glory of God and in memory of R.V. Colliver by his wife & family. 27.3.1960'.

Condition	Good	Integrity	Intact
Threats	None apparent	Key elements	Buildings Fence/gate
Designer		Builder	Neil Warwick Sturzeker

HISTORY

HISTORY OF GARFIELD

The town of Garfield, formerly known as Cannibal Creek, was part of the Cannibal Creek cattle pastoral run, established in the 1840s. As roads were pushed through the swampy and heavily timbered Gippsland terrain, settlements grew up to service the passengers and horses travelling through, and Cannibal Creek's birth was as a staging post for coaches at the junction of the Old Telegraph and Old Sale roads, as settlers and prospectors pushed through the swamps and forests. With the coming of the Gippsland railway in 1877 to the south, the township's population relocated. The railway opened up the area to exploitation of its extensive forest resources to the north.

The town grew rapidly and in 1887 changed its name to Garfield in honour of the American president and American Civil War Major General, James Garfield, who had been assassinated in 1881. A new period of settlement began in the area in 1889, with the start of the Koo Wee Rup Swamp drainage scheme, attracting a further influx of settlers into the region, followed shortly after by the village settlement scheme.

In the 1920s following the completion of the Swamp drainage scheme Garfield entered a 'boom era' when most of the shopping centre was re-built and farming properties improved. Garfield became the shopping and business centre of a prosperous farming and orcharding district. In the

1920s, many local people purchased their first motor cars and trucks. The radio arrived in the town. The reconstruction of the Princes Highway was commenced at this time, as was work on the State Rivers Channel, which soon supplied water to the town people. Electric power was supplied at the time, the first at Garfield, by the power plant at the Garfield Picture Theatre built in 1924. (Butler, 1996:290)

HISTORY OF ST MARY'S CHURCH OF ENGLAND

Churches, as symbols of piety, civilization and of community pride play an important part in rural townships. Many religious gatherings were forced to meet in private houses or to share a general-purpose hall, until a dedicated church could be built.

St Mary's Church of England was dedicated on March 28th, 1935 [1] but an application for its construction was first submitted to the Department of Public Health in September 1925. This was followed by a further letter on 25th March 1926, stating that for financial reasons the work had not commenced. The planning application lapsed but finally, on 14th September 1934, an application was made by builder Neil Warwick Sturzecker, on behalf of the church committee, for a church measuring 648 square feet, including a raised platform for the altar. The vicar at the time was the Reverend Beyers, whose address was given as 'Chairmah', Garfield. In February 1954 an application was made for a Sunday school hall, which was completed in 1956. In 1960 an application was made for the addition of a kitchen to the hall [2].

SOURCES

- [1] Albert E Clark, 'The Church of Our Fathers, Being the History of the Church of England in Gippsland 1847-1947', Rialto Press, Melbourne 1947, p.288
 [2] Public Record Office of Victoria, VPRS 7882/P1 Unit 441

Creation Date 1935, 1956

Change Dates

Associations

Local Themes

Church of England

09.0-98 DEVELOPING CULTURAL INSTITUTIONS & WAYS OF LIFE
 09.11-98 Building and worshipping in local churches

STATEMENT OF SIGNIFICANCE

What is significant?

Garfield township developed around the railway station in the late nineteenth century, but entered its most significant period of growth in the 1920s as a result of closer settlement in the surrounding districts. St Mary's Church of England opened in 1935. It is an interwar modified Carpenter Gothic church with basic Gothic detailing. The Sunday School, constructed in 1956 is a gabled weatherboard building to the west of the church. The memorial gates and cyclone wire fence were erected in 1960 as a memorial to R.V. Colliver by his wife and family.

How is it significant?

St Mary's Church of England, 90 Railway Avenue, Garfield is of local historic, architectural and social significance to Cardinia Shire.

Why is it significant?

Historically, the church and Sunday school are significant as tangible evidence of the development of the township of Garfield in the 1920s and 30s. (RNE criterion A.4)

Architecturally, the church is significant as an intact representative example of an interwar Carpenter Gothic church with typical detailing. It illustrates how new building materials were incorporated in the construction of churches in rural areas (RNE criterion D.2)

Socially, it is significant for its associations with the local community as a church that has served the community for over 70 years. (RNE criterion G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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Planning Scheme	HO		Recommended
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Extent To the extent of the whole property 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:	Yes	Incorporated Plan:	No	Incorporated Plan Details	
Description:	Front fence			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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.

For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

GARFIELD NORTH STATE SCHOOL NO. 3849 (FORMER)

Place No. 456

ADDRESS 375 Garfield North Road
Garfield North

Last Update 30/04/2008

HO No.



DESCRIPTION This is a small nineteenth century weatherboard school with a gabled roof and skillion at one side. Windows are small multi-paned double hung sash. It retains a sign proclaiming 'Garfield North State School No. 3849'. The school is set within mature exotic and native trees on small rise overlooking the Garfield North Road. The building has been altered, but still retains its characteristic form.

There is a c.1970s weatherboard building to one side.

Condition	Fair	Integrity	Altered
Threats	Neglect	Key elements	Building Tree(s)
Designer	Public Works Department	Builder	

HISTORY

HISTORY OF GARFIELD

The town of Garfield, formerly known as Cannibal Creek, was part of the Cannibal Creek cattle pastoral run, established in the 1840s. As roads were pushed through the swampy and heavily timbered Gippsland terrain, settlements grew up to service the passengers and horses travelling through, and Cannibal Creek's birth was as a staging post for coaches at the junction of the Old Telegraph and Old Sale roads, as settlers and prospectors pushed through the swamps and forests. With the coming of the Gippsland railway in 1877 to the south, the township's population relocated. The railway opened up the area to exploitation of its extensive forest resources to the north.

The town grew rapidly and in 1887 changed its name to Garfield in honour of the American president and American Civil War Major General, James Garfield, who had been assassinated in 1881. A new period of settlement began in the area in 1889, with the start of the Koo Wee Rup Swamp drainage scheme, attracting a further influx of settlers into the region, followed shortly after by the village settlement scheme.

In the 1920s following the completion of the Swamp drainage scheme Garfield entered a 'boom era' when most of the shopping centre was re-built and farming properties improved. Garfield became the shopping and business centre of a prosperous farming and orcharding district. In the 1920s, many local people purchased their first motor cars and trucks. The radio arrived in the town. The reconstruction of the Princes Highway was commenced at this time, as was work on the State Rivers Channel, which soon supplied water to the town people. Electric power was supplied at the time, the first at Garfield, by the power plant at the Garfield Picture Theatre built in 1924. (Butler, 1996:290)

HISTORY OF SCHOOL

After the passing of the Education Act in 1872, which made education 'free, compulsory and secular, school attendance in Victoria increased by approximately 50% and the Government embarked on a building program that included the construction of over 240 single room schools of standard design from 1873-1890 [5]. The first school in the Garfield district, called Cannibal Creek State School, opened in 1886 was one of those schools. It was situated adjacent to what is now the Princes Highway, west of Garfield North Road. In 1900, the school site was changed to Garfield Hill, approximately midway between the Princes Highway and Garfield Railway Station [1].

A new Garfield State School was opened in August 1910 on a third site in the township, with shelter sheds and a 'rifle range' being moved from the old site. A new five-room residence was built on an adjoining site five years later to house the head teacher T.J. Loutit [2]. The school and residence were sited on land fronting Railway Avenue opposite the railway station and close to the town centre; it was thought suitable because it was near the new railway crossing and a reasonable distance from the station [3].

The old c.1886 Garfield school building was removed in 1914 to Garfield North and became Garfield North SS No.3849. The Garfield North School closed in 1963 or 1964 and later became a school camp for Yooralla and other schools for handicapped children [4].

SOURCES

- [1] F Whiting et al, 'Cannibal Creek to Garfield. The History of Garfield PS No.2724 1886-1986', p.4; see also Vision and Realisation, Vol.3, p124
- [2] Whiting et al., p.5
- [3] Whiting et al p.22, part CA 20, Bunyip parish 3.1/2 acres
- [4] Ian Forte. pers. comm.
- [5] Peterson, Richard, Historic Government Schools: A comparative study, pp.9-10

Creation Date c.1886 **Change Dates** 1914

Associations	Local Themes
Education Department	08.0-98 EDUCATING

STATEMENT OF SIGNIFICANCE

What is significant?
 The former Garfield North State School No.3849 at 375 Garfield North Road. The following features contribute to the significance of the place:

- The original school building constructed c.1886 in Garfield and moved here in 1914. It is a small weatherboard school building of a standard nineteenth century design with a gabled section and an attached skillion. The windows are multi-paned.
- The remnant mature exotic trees.

The other buildings and native trees on the site are not significant.

How is it significant?
 The former Garfield North State School No.3849 is of local historic and architectural significance to Cardinia Shire.

Why is it significant?
 The former Garfield North State School No.3849 is historically significant as one of the earliest surviving school buildings in Cardinia Shire. It is a rare surviving example of a late nineteenth century school building and illustrates the beginnings of education within the Garfield district. The relocation of the building over the years illustrates how school buildings were moved according to need as settlement patterns changed and developed. (RNE criteria A.4, D.2)

The former Garfield North State School has social significance for its strong associations with the Garfield North district. It is the only surviving public building in Garfield North and is an important element in local community identity. (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please

refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire

WATTLE BANK

Place No. 148

ADDRESS 18 Innes Road
Gembrook
Lot (unknown) Plan (unknown)c

Last Update 19/10/2006

HO No.



DESCRIPTION This large timber farm house shows a staged construction, with the centre transverse broad-gabled section flanked by differently sized gabled wings, the whole having a 1920-30s character. The corrugated iron roof is made more obvious by the siting of the house low on the hillside. Mature exotic trees and garden remnants remain close to the house, evidence of a former garden that would have been established either with or not long after the house was constructed. These include

an elm, a large Monterey cypress, a Monterey Pine, and camellias.

The roofing iron is rusting and will need replacement soon, and the supports of the gabled porch at the west end of the house are collapsing. The weatherboard cladding is in need of painting. Other than that, the house appears to be solid, though the north elevation could not be inspected.

Condition	Good	Integrity	Substantially intact
Threats	Neglect	Key elements	Building Tree(s)
Designer		Builder	

HISTORY

The land from which Wattle Bank was originally subdivided was a larger holding in the Parish of Gembrook, of over 696 acres and owned by Frederick Maitland Innes [1]. (Innes Road, which provides access to the property, is presumably named after Innes.)

This farm property had a long association with the Dyer family, pioneer sawmillers. It was reputedly associated with members of the family from about 1911 until 1971.

According to Beaconsfield Riding rate records, the Wattle Bank homestead was most probably built about 1908 on 107 acres in the Bromby Estate at Gembrook. The first owner was John Trangott Finger, a pioneer Doncaster orchardist. At that time it was valued at £53. Finger owned the site from 1903 or earlier. Bill Russell believes that the pines on the property may date from about 1900. There may have been extensions to the house in 1913 when the valuation rose to £75.

John T. Finger (1867-1942) was born at Doncaster, the seventh child of Carl Heinrick (Henry) Finger (1831-1884), one of the German Lutherans who founded the Waldau farming settlement at Doncaster. John Finger established a prosperous orchard at George Street, Doncaster. His substantial brick homestead, Heimat, still remains.

The Beaconsfield Riding rate records confirm the Dyer family associations with the Gembrook property from at least 1924, when the valuation rose to £80. Finger was listed as owner still, the Dyers presumably managing the property. By 1930, Maurice and Violet Dyer, farmers, were rated as owner/occupiers.

Earlier, at the turn of the century, Fred and Maurice Dyer were among the paling splitters operating in the Gembrook area. They supplied palings for the construction of trench supports for use in Melbourne's metropolitan sewerage system. In 1906, the Dyers purchased their first sawmill. Later, with district sawmill, Bill Russell, they were among the first to move into Shepherd Creek Valley, where there was a tract of good timber. A mill was opened in 1912 at Tomahawk Creek, which was temporarily closed in 1914 at the outbreak of war. The mill was re-opened in 1918 and, with Russell and Groom, a tramline was constructed to Gembrook Station. The Dyers' plant was idle in 1926-27, the years when Maurice managed the Wattle Bank property. In June 1928, the Dyer mill was moved to the terminus of Russell's Line down Black Snake Creek. The east side of the creek came to be known as Dyers Creek and the locality as Dyers Siding, situated west of the present-day Dyer Park. After 1929, the Dyer brothers, formed Dyer Bros. Timber Mills P/L and worked the Dyers Creek Mill under Maurice's management.

The siding and branch line were dismantled in 1939, the mill moving to Tanjil Bren. A number of photographs survive of the Dyer brothers, Dyers Mill and siding and the tramway to Gembrook.

A brief account of the later history of Wattle Bank was given in a May 1971 auction notice held in Cardinia Shire's Valuer's records. The article tells how Wattle Bank has been zealously held by the Dyer family for more than 60 years and is described as a 'comfortable weatherboard family homestead' with garage, hayshed and cattle yards.

The Valuer's records list the property's usage as potato growing and grazing. The homestead, an 'old weatherboard with a galvanised roof', as a four-bedroom house with a lounge, dining room and kitchen. The garage is 'of old timber', and the stockyards with bush poles and wooden trusses has a new galvanised iron roof. The later owners of Wattle Bank, following the auction, were P. and A. Granieri. A 1966 subdivision plan showed the two-acre homestead allotment (Lot 1) at the end of Innes Road. Lot 2 (34 acres) extended along beside the railway.

[1] Subdivided from Crown Allotment A.10 and part A.11 & A.17. vol. 27, fol. 285

Note:

This is an edited extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date c1908

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE

What is significant?

Wattle Bank, constructed c1908 with later alterations, at 18 Innes Road, Gembrook, including the weatherboard house, and remnant garden with mature exotic trees (elm, camellias, Monterey cypress, Monterey Pine).

How is it significant?

Wattle Bank is of local historic significance to Cardinia Shire.

Why is it significant?

Wattle Bank is of significance to the locality of Gembrook because of its associations with the Dyer family, pioneer district sawmillers, who owned the property from about 1924 (RNE criterion H.1). Prominent in the Shire's valuable and successful timber industry, Fred and Maurice Dyer supplied palings for the trench supports used during the construction of Melbourne's sewerage system. The extensions and alterations made to the house in the interwar period provide tangible evidence of the Dyer family's rising fortunes due to their success in the local timber industry. (RNE Criterion A.4)

The large timber farm house, which now has a 1920s-1930s character, may also contain elements of an earlier farmhouse built for the first owner of the property in 1903, John T. Finger. Born at Doncaster in 1867, Finger was the son of one of the founders of the historic Waldau German Lutheran farming settlement (RNE A.4)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register

Reference

Zoning

Status

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: Yes Aboriginal Heritage Place: No

Outbuildings or Fences: No Incorporated Plan: No Incorporated Plan Details

Description: None specified None specified

Conservation Management

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in

the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

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SPECIFIC CONSERVATION GUIDELINES - TREES

In order to conserve the heritage significance of the identified significant trees, it is recommended that the following guidelines are used in the future management or development of the place:

1. Ensure that the tree/s survives in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.

2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.
4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 163

HEATH HILL RAILWAY STATION RESIDENCE

Strzelecki Railway Line

Place No. 447

ADDRESS 1405 Westernport Road
Heath Hill
Lot 1 PS441984

Last Update 22/11/2013
HO No.



DESCRIPTION As noted in the History, this is a Class 4 Departmental residence. It is a small four or five roomed weatherboard house with a transverse gable roof clad in corrugated iron that extends to form a verandah across the front, which is supported on four square timber posts. There is a skillion roof extending to the rear. Windows are six-pane double hung sash. There is one brick chimney. The house appears to be in good condition and is externally intact, apart from the rear skillion, which has been altered. The roof cladding has been replaced.

This is identical to the railway houses at 22 Rosebery Street, Lang Lang, and 255 Rossiter Road, Koo Wee Rup (refer to separate citations in this Study).

Condition	Good	Integrity	Altered
Threats		Key elements	Building
Designer	Victorian Railways	Builder	

HISTORY

HISTORY OF THE KOO WEE RUP TO STRZELECKI RAILWAY

Construction of the Strzelecki Railway from Koo Wee Rup to Strzelecki commenced in 1915 and after the interruption of WWI the railway was finally opened in June 1922. Stations were also provided at Bayles, Catani, Yannathan, Heathhill, Athlone, Topiram, and Triholm. The station was closed in sections from 1930 and it was fully closed by 1959.

The following detailed history of the Strzelecki Railway is provided by Butler (1999: 116-8):

"Settlers in the hill country to the east of the study area, near Poowong, had desired a railway connection from the time the main Gippsland line had opened in 1879. Settlers within the study area also needed a rail link, though the problems for many farmers in the southern section of the area were alleviated when the Great Southern line was completed. From the late 1880s to 1909 several different proposed rail routes were surveyed throughout the study area and into the hills, but it was not until 1912 that the eventual route was accepted, branching off the main line at Koo-wee-rup to go north east to Bayles and Catani then south east to Yannathan and Heathhill, and heading into the hills through stations called Athlone, Topiram, Triholm and the terminus at Strzelecki. Although the line connected this remote hill country to city markets, it was proposed development on the swamp land that determined the route as much as anything else. By this time the former swampland was densely settled as an agricultural area, but lacked reliable transport routes across the still inadequately drained land, particularly for perishable dairy products. Cheap transport was also required for the sand that was being dredged from the drains. A Parliamentary Standing Committee on Railways predicted that a convenient railway line would stimulate efficient use of land in the Modella, Yannathan and Cora Lyn districts.

Parliamentary approval for the line was finally given in February 1914, just seven months before the First World War broke out. Exactly a year after the start of the war, the work of actually building the line commenced. The work proved less difficult than that on the Great Southern Line across the swamp, but between Bayles and Catani, where the line ran alongside the Number 6 drain, the clay for the railway embankment had to be scooped with shovels out of the drain and wheeled by barrow over the bank. The men camped in tents along the route of the line, the first camp being near the Rossiter's Road level crossing at Koo-wee-rup. Another camp, at Bayles, was said to be the site for the first development in the town. Only nineteen miles of the line had been cleared when work was suspended in early 1916, because of a shortage of funds and of available manpower on the railways. Work did not resume until 1919 and the line was opened on 29 June 1922. Along with station buildings at each of the stops, three railway employees residences were built at Koo-wee-rup and one each at the other stations along the line.

The line was a boon to many of the farmers along its route. Yannathan, Catani and Modella dairy farmers could easily use the railway line to transport produce to Bayles Butter Factory, which opened in 1924. Potatoes, onions and other vegetables were freighted to Melbourne via the line as well. Sheep, cattle, horses and pigs were also despatched from the stations, particularly Yannathan, along the line. During 1925 and 1926 sidings were built between Koo-wee-rup and Bayles to transport sand pumped from the Main Drain and carried along a tramway to the sidings. Sand was also loaded at Koo-wee-rup and Bayles stations.

Despite the brisk trade done by the line in the 1920s, the Railways were making losses on the line in the 1930s when the depression sent the prices of primary produce plummeting and road transport was beginning to become more popular. The first section of the line to be closed was that between Strzelecki and Triholm in November 1930. In 1941 Yannathan became the terminus. Bayles station was still busy in the 1940s, but in 1950 the line was cut back to three chains beyond Bayles station so that the McGrath Sand Company could continue loading sand at their siding. Unfortunately, new bridges needed for the railway line to cross the Yallock Outfall and Number 4 Drain were calculated to cost so much that the line was cut back to Bayles station itself in 1951. Finally, the whole line was closed in 1959."

HISTORY OF HEATH HILL RAILWAY STATION RESIDENCE

As noted above, the Heath Hill Railway Station Residence was one of several provided at each of the stations along the line. The first house, a Class 4 Employees Residence, was built in 1915 in Rossiter's Road, Koo Wee Rup. This was followed by two Class 3 houses on adjoining sites. In 1921 and 1922 eight Class 4 Employees residences were built at each of the stations along the line. The average cost was around £555 (Ramsay, 1991:42).

Initially a married couple was assigned to each station in the early years, the wife as station mistress or caretaker, the husband a member of one of three maintenance gangs along the line. The stationmasters at Heathhill from soon after its opening until its closure were Mr and Mrs Hayden. The Yannathan Heathhill/Athlone gang of McAleese, Hayden and McIntosh twice won the prize for the best kept length of line in Victoria (Ramsay, 1991:66-7)

Heathhill station had been expected to 'have business funnelled to it' by the Westernport Road, but returns show that its revenue usually to have been the lowest on the line with a peak of only £644/6/2 in 1927. As income generated by the railway declined the station buildings began to be removed well before its closure. The station buildings at Heathhill and Yannathan were removed in the 1930s to go to Burwood. As sections of the line were closed the land was sold off while farmers took sand ballast from the formation for concreting of milking sheds and farm tracks (Ramsay, 1991:105)

Today, the Heathhill station residence is one of only two surviving buildings associated with the line, the other being the 1915 residence in Rossiter's Road, Koo Wee Rup.

SOURCES

Graeme Butler & Associates, 'Cardinia Shire (Emerald and Cranbourne districts) Heritage Study Environmental History', 1998
Ramsay, Merilyn, 'Steam to Strzelecki. The Koo Wee Rup to McDonald's Track railway'. ARHC, Melbourne, 1991

Creation Date 1922

Change Dates

Associations

Mr and Mrs Hayden

Local Themes

06.0-98 ESTABLISHING
COMMUNICATIONS MOVING
GOODS
06.5-98 The rail network development

STATEMENT OF SIGNIFICANCE

What is significant?

The Koo Wee Rup to Strzelecki Railway line was constructed between 1915 and 1922 and the Heathhill Railway Station Residence was one of eleven employee residences provided for stations along the line. It is a Class 4 Departmental residence - this is a small four or five roomed weatherboard house with a transverse gable roof clad in corrugated iron that extends to form a verandah across the front, which is supported on four square timber posts. There is a skillion roof extending to the rear. Windows are six-pane double hung sash. There is one brick chimney. The house appears to be in good condition and is externally intact, apart from the rear skillion, which has been altered. The roof cladding has been replaced. The line was fully closed by 1959 and most of the buildings and infrastructure were removed. This house is now one of just two surviving buildings associated with the line still on their original site.

How is it significant?

The former Heathhill railway station residence is of local historic significance to Cardinia Shire.

Why is it significant?

The former Heathhill railway station residence is historically significant as one of the few tangible reminders of the Koo Wee Rup to Strzelecki Railway, which supported the closer settlement of the swamp country east of Koo Wee Rup. It is also significant as a representative example of the standard type of residences provided to employees by the Victorian Railways in the first half of the twentieth century. (RNE criterion A.4, B.2, D.2)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the house and surrounding land 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council

TEHENNEPE

Place No. 146

ADDRESS 495 Little Road
Iona

Last Update 26/09/2006

HO No.

Allot. 101 Sec. O PARISH OF KOO-WEE-RUP EAST



DESCRIPTION Sited on the west side of Little Road, south of Parish Road, this 1920s weatherboard farm house has unusual verandah gables (custom designed). The main roof is Dutch-hipped and clad with corrugated-iron, with gabled bays extending at either end of the return verandah which has itself a gabled roof bay set on the diagonal. Another gabled bay appears to have been added to the side of the house. Details include the slatted verandah balustrade, with the brick piers, and the propped window hoods.

The house is set back from the road within native tree that date from the post-WWII era. When compared with other interwar farmhouses in the Shire this example is made notable because of the detailing to the verandah and roof, which is rare.

Condition Good

Integrity Intact

Threats

Key elements Building
Tree(s)

Designer

Builder

HISTORY

The first owner of the 1920s buildings in this farm complex was Oswald A Leithborg, farmer, who was rated in 1924 for a 20 acre property in Crown Allotment 101 of Parish of Koo Wee Rup East. This is the site of Tehennepe. Leithborg owned and occupied the property still in the 1950s.

This followed the excision of Allotment 101 from a 40 acre property in a subdivision of Crown Allotments 95-101 owned during the First World War period by Joseph W. Lawless, farmer, and district pioneer. Lawless, who migrated from County Galway in Ireland, had a dairy farm and grew potatoes on his 40 acres. His wife Mary ran this farm while Joseph worked on other farms.

The site of Tehennepe had a long association with district farming families and in 1900 was leased with the adjacent Allotment 102 by George Jolliffe, farmer. Although Jolliffe did not have a dwelling on Allotment 101, he secured a Crown Grant for it in 1914, because he owned a homestead on a nearby allotment. This was separated from Allotments 101 and 102 by 'only an unused road.'

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date c.1924

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE What is significant?
 Teheneppe, comprising the house constructed c.1924 for Oswald Leithborg, at 495 Little Road, Iona.

How is it significant?
 The house at Teheneppe is of local historic and aesthetic significance to Cardinia Shire.

Why is it significant?
 Historically, the house at Tehennepe is significant as an example of closer settlement in the area during the interwar period. The property itself has significance for its long association with district farming families such as that of Joseph W. Lawless, from County Galway who had a dairy farm and grew potatoes there. (RNE criteria A.4, D.2 and H.1)

Aesthetically, the house at Teheneppe is significant as a fine and intact example of an interwar farmhouse, which is notable for the elaborate gabled roof and verandah details. (RNE criteria F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

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- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the

significance of the place, or

- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 190

ST JOHN'S PRESBYTERIAN CHURCH (FORMER)

Place No. 211

ADDRESS 580 Little Road
Iona
CP 166785

Last Update 29/10/2012

HO No.



DESCRIPTION St John's Presbyterian Church, Iona, is a Carpenter Gothic church with simple Gothic details. There is a gabled porch at the front. There are three lancet windows in each side elevation.

The church is now used as a residence and there a large single storey extension at the rear and other buildings at the rear. There is a large Oak tree on the north side.

Condition	Good	Integrity	Altered
Threats	None apparent	Key elements	Building
Designer		Builder	Mr Gunnelson

HISTORY

HISTORY OF IONA

A product of the draining of the swamp, Iona was founded in the 1890s. Farming and dairying have been the economic mainstays, with a creamery operating at Iona between 1897 and 1921. A cheese factory also operated at Iona from c.1907 until 1928. By the 1920s the district was turning from dairying to potatoes.

HISTORY OF ST JOHN'S PRESBYTERIAN CHURCH

Churches, as symbols of piety, civilization and of community pride, play an important part in rural townships. Many religious gatherings were forced to meet in private houses or to share a general-purpose hall, until a dedicated church could be built.

According to local histories, St John's Presbyterian Church for Iona was completed in 1908. Prior to its construction, services had been held at the Pioneers' Hall [1]. The builder was Mr Gunnelson of Garfield [1][2], and an organ for the church was purchased in July 1915 from Allan's and Co, Melbourne music merchants [3]. An adjacent block of land had been bought to build a manse but this didn't eventuate, due to the greater efficiency of the minister living in Bunyip, as, alongside Iona, he also had to preach at Bunyip, Longwarry, Garfield and Cora Lynn. In 1911 the minister for Iona was the Reverend Harris [4]. The purchase of land, for the manse, if not the church itself, is recorded in a title deed for William Torrens McLaughlin, a local Iona farmer, dated 23 March 1914. He sold part of a 19 acre lot he had bought in December of 1913 (part of CA 46 section O) to the Presbyterian Church of Victoria Trusts Corporation [5].

SOURCES

[1] Denise Nest, "Call of the Bunyip", Drouin 1990, p.35

[2] 'From Bullock Tracks to Bitumen. A Brief History of the Shire of Berwick', Berwick: Berwick Shire Council, 1962, p.81

[3] Denis Nest, p.35

[4] Denise Nest, p.50
 [5] Title Deed Vol. 3705 Fol. 872.

Creation Date 1908

Change Dates

Associations

Local Themes

Presbyterian Church

09.0-98 DEVELOPING CULTURAL INSTITUTIONS & WAYS OF LIFE
 09.11-98 Building and worshipping in local churches

STATEMENT OF SIGNIFICANCE

What is significant?

St John's Presbyterian Church for Iona was completed in 1908. Prior to its construction, services had been held at the Pioneers' Hall. The builder was Mr Gunnelson of Garfield, and an organ for the church was purchased in July 1915 from Allan's and Co, Melbourne music merchants. It is a Carpenter Gothic church. There is a gabled porch at the front. There are three lancet windows in each side elevation.

The additions at the rear of the church and other buildings on the site are not significant.

How is it significant?

The former St John's Presbyterian Church at Iona is of local historic and social significance to Cardinia Shire.

Why is it significant?

Historically, the church is significant as tangible evidence of the formation of the community of Iona, which developed around the railway station opened in 1922 that encouraged closer settlement in this area in the early twentieth century. (RNE criterion A.4)

Socially, it is significant for its associations with the local community as a church that once served the Iona community. (RNE criterion G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

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3. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

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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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

HOUSE & OAKS

Place No. 187

ADDRESS 935 Murray Road
Iona
CA43 Sec. O Parish of Koo Wee Rup East

Last Update 18/06/2008

HO No.





DESCRIPTION

This farm complex comprises a house, outbuilding, trees and other features. The house is a Federation era weatherboard farmhouse situated at the end of a driveway. The house, which has no verandah and a M-hip corrugated iron roof is very intact, but is in poor condition. Windows are double hung sash divided into two panes and there is one brick chimney.

There is one corrugated iron-clad shed of indeterminate age, but likely from the interwar or early post-war era. Between the house and road is a circular brick water trough.

The house is set in an overgrown garden, which includes a mature buxus hedge along the driveway boundary. Notable landscape features are the three mature Oaks - two adjacent to the driveway entry, and one just to the north-east of the house, which are associated with the early development of the property.

Condition	Poor	Integrity	Intact
Threats	Neglect	Key elements	Building Tree(s)
Designer		Builder	

HISTORY

HISTORY OF IONA

A product of the draining of the swamp, Iona was founded in the 1890s. By 1900 when the drainage works at the Koo-wee-rup Swamp were well advanced, large blocks of land were sold in the Iona and Cora Lynn areas, and a prosperous farming community developed. A school, originally known as Koo Wee Rup North, opened in 1894 and moved into a new building in 1914. Farming and dairying have been the economic mainstays, with a creamery operating at Iona between 1897 and 1921. A cheese factory also operated at Iona from c.1907 until 1928. By the 1920s the district was turning from dairying to potatoes.

HISTORY OF 935 MURRAY ROAD, IONA

The exact date of the house at 935 Murray Road, Iona is not known but title and rate records suggest that this house was built c.1905 for William Schmutter Senior, in about 1904-5. In 1906 a crown grant valued at £80 was issued to Mr Schmutter, a farmer of Iona, for 20 acres, CA 43 Section O, Koo-wee-rup [1].

Rate records show that Mr Schmutter was leasing CA 43 and 138, 40 acres, in 1903. It was valued at £14 [2]. In 1905 he is recorded as occupying 20 acres, CA 43, lot O (the rates don't record his status but presumably he is still a lessee). Although no house is recorded, the lot, now only half the acreage, is now valued at £26 [3]. By 1909 Mr Schmutter was also renting lot 41, 18 acres, but the rateable value had only risen to £30, strongly suggesting that, when he knew he would be able to buy CA 43 section O, he built the house that now stands at 935 Murray Road [4]. He presumably planted the oak trees at about the same time, if not earlier.

The land remained in his possession until 1914 and then passed into the possession of Henry Hannington Schmutter who died in 1952. Several Schmutters are recorded in the rate lists including William Schmutter Junior. A William Frederick Schmutter is recorded in the burial records of Bunyip Cemetery. He was born in New South Wales in 1882 and died in Warragul in

1952 [5].

Sources:

[1] Title Deed Vol.3153 Fol.427.

[2] Shire of Berwick, Iona Riding 1903 (number in rate 2014).

[3] Shire of Berwick, Iona Riding 1905 (number in rate 2135).

[4] Shire of Berwick, Iona Riding 1909 (number in rate 1697).

[5] www.interment.net/data/aus/vic/cardinia/bunyip/index.htm accessed 16.6.2008.

Creation Date c1904-05

Change Dates

Associations

Local Themes

Schmutter family

01.0-98 PEOPLING THE CONTINENT
01.7-98 Promoting settlement on the land
05.0-98 ALTERING THE ENVIRONMENT FOR ECONOMIC DEVELOPMENT
05.1-98 Draining of swamps

STATEMENT OF SIGNIFICANCE

What is significant?

Closer Settlement in the Iona district was enabled by swamp drainage works in the late nineteenth century and by 1900 blocks of land were offered for sale. William Schmutter Senior obtained the crown grant, valued at £80, for this property CA 43 Section O, Koo-wee-rup comprising 20 acres in 1906. The house likely is from this date. It is a Federation era weatherboard farmhouse situated at the end of a driveway. The house, which has no verandah and a M-hip corrugated iron roof is very intact, but in poor condition. Windows are double hung sash divided into two panes and there is one brick chimney. There is one corrugated iron-clad shed of indeterminate age, but likely from the interwar or early post-war era. Between the house and road is a circular brick water trough and three mature Oaks are notable landscape features associated with early development of the property.

How is it significant?

The farm complex at 935 Murray Road, Iona is of local historic significance to Cardinia Shire.

Why is it significant?

The farm complex at 935 Murray Road, Iona is historically significance as a rare surviving representative example that is associated with the closer settlement of the Iona district in the first decade of the twentieth century. The complex is notable for its state of intactness and range of surviving features that provide an evocative illustration of the era (RNE criteria A.4, B.2, D.2).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the whole property as defined by the title boundary (CA43 Sec. O Parish of Koo Wee Rup East)

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

Whilst conservation of this house is encouraged it is acknowledged that it is in poor condition and is unoccupied and will likely to continue to deteriorate. Active demolition should however be avoided wherever possible.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

DUNLOP'S CHEESE FACTORY, COTTAGE & TREE

Homewood, Holmwood

Place No. 338

ADDRESS 150 Koo Wee Rup-Longwarry Road
 Koo Wee Rup
 Lot 2 PS422925

Last Update 4/06/2008
HO No.



DESCRIPTION The former cheese factory is a corrugated iron-clad gabled building with a skillion extension on the east side. The walls are partly brick (large soft bricks) and partly CGI. It contains two rooms and part of the west wall has been removed to create a garage. There is a circular brick well at one end.

To the north of the factory and sited at right angles is the old dairy, also clad in CGI with a low-pitched roof. The interior retains the old timber bails, and there is an engine room that contains the remnants of the pumping equipment.

To the east of these buildings is the old worker's cottage. This is a brick building with a new gabled roof and verandah - the construction of this roof also resulted in the removal of the two chimneys at the rear, although the lower parts survive. The original windows are 6-over-6 multi-paned and there are three doors in the front elevation that once led to the separate rooms. Internally, the rooms are now connected by doors - two have large fireplaces with timber surrounds. The wall between two of the rooms has been removed and the smaller room converted to a bathroom.

Condition	Poor	Integrity	Evidence of stages
Threats	Natural decline Neglect	Key elements	Buildings
Designer		Builder	

HISTORY**HISTORY OF KOO WEE RUP**

Thirty-five acres were reserved for Koo Wee Rup township in 1889, just prior to the opening of the station there. However most of the development of the town came about through private subdivision. Christopher Moody was a major land owner in the area and his subdivision took place in 1890. Alongside railway workers, the town's population was enlarged by swamp labourers and the establishment of a village settlement here in 1893.

Cheese making was an important economic activity for the farmers of the district, especially before the arrival of the railway made the transportation of milk and cream easier. Large quantities of cheese were shipped to Melbourne and beyond. There were several prominent local manufacturers; historian D J Mickle, whose ancestors farmed land at Koo Wee Rup from the 1860s, mentions the first cheese-making venture being started by his maternal great uncle Andrew Hudson in 1865. By the 1870s his produce was being sold at Dandenong market and by 1885, four weekly loads of cheese were sent to Melbourne, totalling 9,100 lbs at 9 pence a pound. Competitors in the neighbourhood included the Woodman family, the Koo Wee Rup dairies run by cousins John Mickle and James Hudson, and champion cheese maker Jack Matthews. By 1913 Hudson cheese was being exported to London where it fetched premium prices[1].

HISTORY OF DUNLOP'S CHEESE FACTORY

Alexander Dunlop bought 660 acres of Crown Section 5 and part of Crown Section 4 on 25 November 1886. The piece of land stretched from the Koo Wee Rup – Longwarry Road down to the Yallock Creek, which formed its southern boundary[2].

A rate entry for 1886 records a house and the owner as Lyall Williams[3]. By 1893 when Dunlop had divided his land into two lots, of 208 acres and 452 acres, the smaller lot records a part-brick house valued at £83, and Dunlop is listed as owner[4].

Dunlop's Cheese won first prize at the Melbourne show in 1905[5]. It had gained a favourable reputation before this, Alex Dunlop's 'Homewood' cheese being mentioned in the Melbourne Leader in January 1898 as one of the best on the market (NB: in later titles, the house is listed as 'Holmwood')[6]. Mickle states that in 1920 Dunlop's stopped manufacturing and had a clearing sale of it dairy fittings[7].

Sources:

[1] David J Mickle, 'Mickle Memories' Vol 1, 1983, pp. 25,26,28,31. 38, 74.

[2] Title Deed Vol. 1879 Fol. 631

[3] Shire of Cranbourne, Yallock Riding 1886 (number in rate 401).

[4] Shire of Cranbourne, Yallock Riding 1893 (536).

[5] David J Mickle, 'Koo Wee Rup. A Brief History of 130 Years 1839-1969'. Koo Wee Rup. Sun Printers 1969, p.7.

[6] David J Mickle, 'Mickle Memories' Vol 1(1983) pp. 38.

[7] *ibid.* p.74.

Creation Date c.1890

Change Dates

Associations

Local Themes

Alexander Dunlop

3.3-96 Dairying

STATEMENT OF SIGNIFICANCE

What is Significant?

The farm on which the dairy and cheese factory is established was owned in 1886 by Alexander Dunlop and known as Homewood or Holmwood. Dunlop's ownership and operation of the factory ceased in 1920 when a clearing sale was held. By the 1880s cheesemaking had been well established in the district and several factories were producing high quality cheese. A date for the construction of the buildings has not been established but it is likely that at least some of them may predate Dunlop's ownership. The cheese factory is an extensive complex of brick, corrugated iron and timber construction that includes a dairy, external cow stalls, machinery room, cheese-making room, storage shed, loft and brick underground well. A separate brick building was designed as cottage accommodation for farm workers. The main house is not of significance but a mulberry tree near the house is of considerable age.

How is it significant?

Dunlop's cheese factory is of local historical and architectural significance to the Shire of Cardinia.

Why is it significant?

Historically, as one of a number of private cheese factories that operated prior to the co-operative dairy industry, Dunlop's demonstrates the importance of early cheesemaking in South Gippsland. It has associations with Alexander Dunlop, landowner and one of several prize winning cheesemakers in the district. (RNE criteria A.4, H.1)

Architecturally, Dunlop's cheese factory and dairy provide a record of the dairy and cheesemaking industry through the evolution of the buildings and its collection of machinery and objects including the wire shelving in the cheese room. The orange red bricks of the cheese room are an example of a rare building technology and the red brown bricks of the cottage are unusual in the district but are also used to construct an early residence in Lang Lang (4-6 Whitstable Street of c1913, HO131). Dunlop's cheese factory is a rare survivor of a private cheese factory (one formerly at Mickle's Grange farm complex has been demolished), and others at Cora Lynn and Iona are later examples of co-operative cheese making. The cottage and mulberry tree are included in the primary significance of the place. (RNE Criteria B2, C2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent Refer to extent of registration plan showing curtilage around significant buildings and including mulberry tree, and cottages. Note that the house and garage are non-contributory.

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:	dairy, stalls, machinery room, cheese making room, well, workers' cottages			Incorporated Plan Details	None specified

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

1. Remove large tree limbs from vicinity of cheese factory as they are contributing to the decline of the structure.
2. Consideration should be given to preparation of a Conservation Management Plan for the cheese factory. The owners may wish to seek financial assistance for this and for conservation works.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 of buildings or trees may have changed.

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Extra Research May rate higher than local significance if comparison with other dairying districts is done.

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

SHEPTON MALLET

Moody Farm

Place No. 377

ADDRESS 145 Rossiter Road
Koo Wee Rup
Lot 2 PS321029

Last Update 2/09/2015

HO No.



DESCRIPTION

The house at 145 Rossiter Road, Koo Wee Rup, known as 'Shepton Mallet' is an altered Federation era weatherboard bungalow. It has a hip iron roof with small gablets and a projecting gable to the north-west. There is a separate, straight return verandah supported by turned timber posts. The centrally placed front door with side lights and highlights survives as do some early or original double hung windows. Other windows have been replaced in the late interwar or post war era with horizontal timber framed windows.

The house is set back from Rossiter Road and concealed amongst mature trees including pines and cypresses. The garden surrounding the house includes some mature exotic trees including a Norfolk Island Pine (in poor condition) and a Canary Island Palm (*Phoenix canariensis*). There are some old outbuildings including a concrete block shed/dairy.

Condition Fair **Integrity** Altered

Threats Alterations over time **Key elements** Building
Tree(s)

Designer **Builder**

HISTORY

HISTORY OF KOO WEE RUP

Koo Wee Rup, originally known as Yallock, was one of the towns that developed after the construction of the Great Southern (South Gippsland) railway in 1890. The Great Swamp was

surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold for £11,740. A site of just over 35 acres, on land purchased by Christopher Moody, was reserved for the township in June 1889, just before the Koo Wee Rup railway station was opened. Christopher Moody began selling town blocks in 1890, although few blocks were sold at that stage. The township grew up around the railway station, with early commercial development in Rossiter Road and Station Street where in 1890 John O’Riordan erected Koo Wee Rup’s first general store. Among the early residents were workers on the various schemes to drain the Great Swamp and railway workers constructing the Great Southern Line in the late 1880s (Mickle 1983:4; Gunson, 1968:166).

A Village Settlement - one of several established on the Koo Wee Rup Swamp as part of the Victorian government initiative to settle the urban poor during the disastrous depression of the 1890s - stimulated township growth from 1893, however it would be some years before many of the farms became viable. Gunson (1968:149) notes that ‘the period 1899-1911 marked the establishment of the Koo Wee Rup Swamp as an important farming district’ and by 1914 it was said to be one of the most important potato growing districts in the State.

In the twentieth century Koo Wee Rup grew to become one of the largest centres in Cranbourne Shire. Such was the development of Koo Wee Rup at that time that an attempt was made to shift the headquarters of the Shire of Cranbourne from Cranbourne to Koo Wee Rup. However, the move did not succeed partly because of concerns about floods that occurred in October 1923 and August 1924 (Gunson, 1968:197). More devastating floods in 1934 and 1937 led to an ‘exodus of settlers’ after 1937 and for a time Koo Wee Rup was a ‘sadly depleted town’. However, Italian migration in the post-war era saw Koo Wee Rup once again become the largest business centre in the Shire and led to ‘a period of continued prosperity’ (Gunson, 1968:218).

HISTORY OF SHEPTON MALLET

Christopher Moody came to Victoria in 1854 from Shepton Mallet in Somersetshire, England on the ship 'Morning Star'. He came first to Tooradin after running a flour mill in Rokeby where he had been a councillor in Leigh Shire for six years (Gunson, 1968:92). As noted above the Great Swamp was surveyed in 1874 by John Lardner and the first Government land sales were held in 1875. Moody, one of six successful buyers at the first sale, purchased 1686 acres of swamp land, part of which was sold and subdivided to form the town of Koo Wee Rup (Mickle, 1983:31-2; Gunson, 1968:125).

Moody originally settled on the southern end of the swamp at a property known as 'Invermead' on the Coast Road (now the South Gippsland Highway) just west of the main drain (Gunson, 1968:38). There he lived with his family including his son Chris Jnr, and daughters Celia, Isabella, Edith and Jessie. His wife died in 1885. Later he sold ‘Invermead’ and went to a property at Monomeith before 1900. In 1902 he built this house on part of his original purchase in Rossiter’s Road, which he named after his English birthplace (Mickle, 1983:31-2).

Christopher Moody Snr. was a Shire of Cranbourne councillor for ten years from 1884-94 and was regarded as an ‘astute’ councillor and a man of ‘inflexible principle’ (Gunson, 1968:93). He was active in community life and donated the site of the Presbyterian Church in Koo Wee Rup (Gunson, 1968:166).

SOURCES

Gunson, Niel, ‘The Good Country. Cranbourne Shire’, Frankston City Press Holdings Pty Ltd, Cranbourne, 1968

Mickle, D.J., 'Koo Wee Rup: a brief history of 130 years; 1839-1969, Kooweerup & District War Memorial Swimming Pool Committee, Koo Wee Rup, 1969

Mickle, D.J., ‘Mickle Memories of Koo Wee Rup: for young and old. Volume 1 to 1927’, Dandenong, 1983

Mickle, D.J., 'More Mickle Memories of Koo Wee Rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940', Vol II, Pakenham, 1987

Creation Date 1902

Change Dates

Associations

Local Themes

Christopher Moody

01.0-98 PEOPLING THE CONTINENT

01.6-98 Pastoralists and farmers

STATEMENT OF SIGNIFICANCE What is significant?

The house at 145 Rossiter's Road, Koo Wee Rup was erected in 1902 as the final home of

Christopher Moody who named it 'Shepton Mallet' after his English birthplace. Christopher Moody was one of six successful buyers at the first land sales in Koo Wee Rup. In 1875 when he purchased 1686 acres of swamp land, part of which was sold and subdivided to form the town of Koo Wee Rup Moody originally settled on the southern end of the swamp at a property known as 'Invermead' on the Coast Road (now the South Gippsland Highway) just west of the main drain. Later he sold 'Invermead' and went to a property at Monomeith before 1900. In 1902 he built this house on part of his original purchase in Rossiter's Road. Moody was a Shire of Cranbourne councillor for ten years from 1884-94 and donated the site of the Presbyterian Church in Koo Wee Rup. The house is an altered Federation era weatherboard bungalow with a hip corrugated iron roof.

How is it significant?

The house, 'Shepton Mallet', at 145 Rossiter Road, Koo Wee Rup is of local historic significance to Cardinia Shire.

Why is it significant?

Historically, it is significant for its associations with Christopher Moody, a person who played an important role in the establishment of Koo Wee Rup and its early development. It is the only known building associated with Moody to survive and provides important tangible evidence of his connection with Koo wee rup. (RNE criterion H.1).

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the 1902 house and surrounding cultivated garden area as shown on 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:	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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

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3. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
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8. Retain views of significant building(s) and plantings from the street.
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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

STRZELECKI RAILWAY HOUSE

Place No. 339

ADDRESS 255 Rossiter Road (originally; temporarily relocated to the Bayles Hall Precinct)
Koo Wee Rup
Lot 1 TP112419

Last Update 22/11/2013

HO No.



DESCRIPTION As noted in the History, this is a Class 4 Departmental residence. It is a small four or five roomed weatherboard house with a transverse gable roof clad in corrugated iron that extends to form a verandah across the front, which is supported on four square timber posts. There is a skillion roof extending to the rear. Windows are six-pane double hung sash. There is one brick chimney, which has been shortened and now ends underneath the eave. The house appears to be in good condition and is externally intact, apart from the alteration to the chimney. The roof cladding has been replaced.

Condition	Good	Integrity	Altered
Threats	None apparent	Key elements	Building
Designer	Victorian Railways	Builder	

HISTORY

HISTORY OF THE KOO WEE RUP TO STRZELECKI RAILWAY

Construction of the Strzelecki Railway from Koo Wee Rup to Strzelecki commenced in 1915 and after the interruption of WWI the railway was finally opened in June 1922. Stations were also provided at Bayles, Catani, Yannathan, Heathhill, Athlone, Topiram, and Triholm. The station was closed in sections from 1930 and it was fully closed by 1959.

The following detailed history of the Strzelecki Railway is provided by Butler (1999: 116-8):

"Settlers in the hill country to the east of the study area, near Poowong, had desired a railway connection from the time the main Gippsland line had opened in 1879. Settlers within the study area also needed a rail link, though the problems for many farmers in the southern section of the area were alleviated when the Great Southern line was completed. From the late 1880s to 1909 several different proposed rail routes were surveyed throughout the study area and into the hills, but it was not until 1912 that the eventual route was accepted, branching off the main line at Koo-wee-rup to go north east to Bayles and Catani then south east to Yannathan and Heathhill, and heading into the hills through stations called Athlone, Topiram, Triholm and the terminus at Strzelecki. Although the line connected this remote hill country to city markets, it was proposed development on the swamp land that determined the route as much as anything else. By this time the former swampland was densely settled as an agricultural area, but lacked reliable transport routes across the still inadequately drained land, particularly for perishable dairy products. Cheap transport was also required for the sand that was being dredged from the drains. A Parliamentary Standing Committee on Railways predicted that a convenient railway line would stimulate efficient use of land in the Modella, Yannathan and Cora Lyn districts.

Parliamentary approval for the line was finally given in February 1914, just seven months before the First World War broke out. Exactly a year after the start of the war, the work of actually building the line commenced. The work proved less difficult than that on the Great Southern Line across the swamp, but between Bayles and Catani, where the line ran alongside the Number 6 drain, the clay for the railway embankment had to be scooped with shovels out of the drain and wheeled by barrow over the bank. The men camped in tents along the route of the line, the first camp being near the Rossiter's Road level crossing at Koo-wee-rup. Another camp, at Bayles, was said to be the site for the first development in the town. Only nineteen miles of the line had been cleared when work was suspended in early 1916, because of a shortage of funds and of available manpower on the railways. Work did not resume until 1919 and the line was opened on 29 June 1922. Along with station buildings at each of the stops, three railway employees residences were built at Koo-wee-rup and one each at the other stations along the line.

The line was a boon to many of the farmers along its route. Yannathan, Catani and Modella dairy farmers could easily use the railway line to transport produce to Bayles Butter Factory, which opened in 1924. Potatoes, onions and other vegetables were freighted to Melbourne via the line as well. Sheep, cattle, horses and pigs were also despatched from the stations, particularly Yannathan, along the line. During 1925 and 1926 sidings were built between Koo-wee-rup and Bayles to transport sand pumped from the Main Drain and carried along a tramway to the sidings. Sand was also loaded at Koo-wee-rup and Bayles stations.

Despite the brisk trade done by the line in the 1920s, the Railways were making losses on the line in the 1930s when the depression sent the prices of primary produce plummeting and road transport was beginning to become more popular. The first section of the line to be closed was that between Strzelecki and Triholm in November 1930. In 1941 Yannathan became the terminus. Bayles station was still busy in the 1940s, but in 1950 the line was cut back to three chains beyond Bayles station so that the McGrath Sand Company could continue loading sand at their siding. Unfortunately, new bridges needed for the railway line to cross the Yallock Outfall and Number 4 Drain were calculated to cost so much that the line was cut back to Bayles station itself in 1951. Finally, the whole line was closed in 1959."

HISTORY OF KOO WEE RUP RAILWAY STATION RESIDENCE

This house, a Class 4 Employees Residence, was in 1915 the first to be constructed at the commencement of construction of the railway at a cost of £285. This was followed by two Class 3 houses on adjoining sites. In 1921 and 1922 eight Class 4 Employees residences were built at each of the stations along the line. The average cost was around £555 (Ramsay, 1991:42).

During the 1920s the line had its own Transportation staff at Koo Wee Rup station doing Strzelecki Railway line work only, with an office apart from the Koo Wee Rup station building and answerable only to the Station Master. In 1925/6 the three members of this staff were operating porter Bill Pollock, vanman Joe Robertson and lad porter John Freeland. Due to falling traffic John Freeland was not replaced when he was transferred to Leongatha in 1926 (Ramsay, 1991:66)

As income generated by the railway declined the station buildings began to be removed well before its closure. The station buildings at Heathhill and Yannathan were removed in the 1930s to go to Burwood. As sections of the line were closed the land was sold off while farmers took sand ballast from the formation for concreting of milking sheds and farm tracks (Ramsay, 1991:105). The two Class 3 residences, which stood to the left of this house, were also removed.

Today, this station residence is one of only two surviving buildings associated with the line, the other being the 1922 Heathhill residence at 1405 Westernport Road, Heathhill (refer to separate citation in this study).

SOURCES

Graeme Butler and Associates, 'Cardinia Shire (Emerald and Cranbourne districts) Heritage Study Environmental History', 1998

Ramsay, Merilyn, 'Steam to Strzelecki. The Koo Wee Rup to McDonald's Track railway'. ARHC, Melbourne, 1991

Creation Date 1915

Change Dates

Associations

Local Themes

Victorian Railways

06.0-98 ESTABLISHING
COMMUNICATIONS MOVING

STATEMENT OF SIGNIFICANCE What is significant?
 The Koo Wee Rup to Strzelecki Railway line was constructed between 1915 and 1922 and this station residence was in 1915 the first of eleven employee residences provided at stations along the line. The line was fully closed by 1959 and most of the buildings and infrastructure were removed. This house is now one of just two surviving buildings associated with the line still on their original site. It is Class 4 Departmental residence - this is a small four or five roomed weatherboard house with a transverse gable roof clad in corrugated iron that extends to form a verandah across the front, which is supported on four square timber posts. There is a skillion roof extending to the rear. Windows are six-pane double hung sash. There is one brick chimney, which has been shortened and now finishes underneath the eave. The house appears to be in good condition and is externally intact, apart from the chimney. The roof cladding has been replaced.

In 2013, the house was temporarily relocated to Bayles Hall Precinct at 660 Koo Wee Rup-Longwarry Road, Bayles.

How is it significant?

The former Strzelecki Railway residence is of local historic significance to Cardinia Shire.

Why is it significant?

The former Strzelecki Railway residence is historically significant as one of the few tangible reminders of the Koo Wee Rup to Strzelecki Railway, which supported the closer settlement of the swamp country east of Koo Wee Rup. It is also significant as a representative example of the standard type of residences provided to employees by the Victorian Railways in the first half of the twentieth century. (RNE criterion A.4, B.2, D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the whole property as defined by the title boundary.

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 of buildings or trees may have changed.

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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

ST GEORGE'S CHURCH OF ENGLAND

Place No. 379

ADDRESS 270 Rossiter Road
Koo Wee Rup

Last Update 11/08/2008
HO No.



DESCRIPTION St George's Church of England at Koo Wee Rup is a small brick Modern Gothic church. It has a tiled gable roof with a small cross at the apex. There are three trefoil lancet windows above the original central entrance doors, which are flanked by angled piers. There are three high-set lancet windows in each side elevation.

The interior of the church was not inspected.

The flat-roofed addition at the rear of the church is unsympathetic and detracts from the original building.

Condition	Good	Integrity	Altered unsympathetically
Threats	None apparent	Key elements	Building
Designer	North & Williams	Builder	

HISTORY

HISTORY OF KOO WEE RUP

Koo Wee Rup, originally known as Yallock, was one of the towns that developed after the construction of the Great Southern (South Gippsland) railway in 1890. The Great Swamp was surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold for £11,740. A site of just over 35 acres, on land purchased by Christopher Moody, was reserved for the township in June 1889, just before the Koo Wee Rup railway station was opened. Christopher Moody began selling town blocks in 1890, although few blocks were sold at that stage. The township grew up around the railway station, with early commercial development in Rossiter Road and Station Street where in 1890 John O'Riordan erected Koo Wee Rup's first general store. Among the early residents were workers on the various schemes to drain the Great Swamp and railway workers constructing the Great Southern Line in the late 1880s (Mickle 1983:4; Gunson, 1968:166).

A Village Settlement - one of several established on the Koo Wee Rup Swamp as part of the Victorian government initiative to settle the urban poor during the disastrous depression of the 1890s - stimulated township growth from 1893, however it would be some years before many of the farms became viable. Gunson (1968:149) notes that 'the period 1899-1911 marked the establishment of the Koo Wee Rup Swamp as an important farming district' and by 1914 it was said to be one of the most important potato growing districts in the State.

However much of the township's development appears to have taken place after the First World War, when a number of the larger surrounding properties were cut up for Soldier Settlers. As Gunson (1968:197) notes:

"The influx of new settlers, both soldiers and private farmers attracted by the post-war 'boom' brought considerable prosperity to the rising towns of Koo Wee Rup and Pakenham East, both of which increased the range and number of their services between 1916 and 1926."

In the 1920s potato growing became the most important industry in the district and by 1926-27 the Koo Wee Rup district was supplying 20 per cent of Victoria's potatoes. The focus of Koo Wee Rup was the railway yard where thousands of tons of produce were despatched to Melbourne markets on one of 48 passenger and mixed goods or 72 goods trains that passed through each week (Mickle, 1983:90). In 1926, a staff of eleven was employed at the station and annual revenue was £10,022.

Consequently Koo Wee Rup was growing fast while the older centres of Cranbourne (the Shire seat) and Lang Lang were declining in importance - the population of Koo Wee Rup grew by 500 in the first decades of the twentieth century while Cranbourne had added only 50 (Gunson, 1968:197). It was in the 1920s that the township boundaries of Koo Wee Rup began to expand beyond the township area laid first out in the 1890s. To the north of the railway line John Alexander Mickle subdivided his Lauriston Park estate first in 1920 creating lots fronting Rossiter Road and then in 1926 extending to the land behind creating Alexander Avenue and John Streets. To the south of the railway the Hudson estate 'The Grange' was sold in 1920 to the Witham, Woodman and Kavanagh Company. The estate was subdivided and Sybylla Avenue and Charles Street with building blocks were laid out in 1920s (Mickle, 1983:19).

Such was the development of Koo Wee Rup at that time that an attempt was made to shift the headquarters of the Shire of Cranbourne from Cranbourne to Koo Wee Rup. However, the move did not succeed partly because of concerns about floods that occurred in October 1923 and August 1924 (Gunson, 1968:197). More devastating floods in 1934 and 1937 led to an 'exodus of settlers' after 1937 and for a time Koo Wee Rup was a 'sadly depleted town'. However, Italian migration in the post-war era saw Koo Wee Rup once again become the largest business centre in the Shire and led to 'a period of continued prosperity' (Gunson, 1968:218).

HISTORY OF ST GEORGE'S CHURCH OF ENGLAND

Church services provided a vital social as well as religious function in small rural communities. Gunson (1968:134) records that Anglicans in the Cranbourne Shire moved with 'slow but steady progress'. The first church in Koo Wee Rup was the Presbyterian Church in Rossiter Road, where the first services were held in March 1896. This church was also used by the Anglicans and Methodists until they built their own places of worship (Gunson, 1968:166). Between 1898 and 1905 vicars and their readers travelled from Cranbourne to conduct services at Koo Wee Rup, Yallock and Five Mile (Gunson, 1968:134) and it was not until 1915 that a church was finally planned.

The foundation stone for St George's Church of England at Koo Wee Rup was laid by Arthur Wellesley, Bishop of Gippsland, on 1 May 1917 and the church was dedicated on 7 December 1917 (Clark, 1947:264). The Reverend Noel Danne was the inaugural vicar (Mickle, 1969:9). The architect was Louis Williams of North & Williams and Mickle (1987:16) records that the altar pulpit and other church furnishings were made by William Malcott. Williams also designed the Anglican Church (1959) and parsonage (1917) and the Presbyterian Church (1936), all at Lang Lang (q.v.).

NORTH & WILLIAMS

Alexander North, architect, was born in England in 1858 and studied at the Kendal and Lambeth schools of art. In 1876 he assisted James Cubitt in preparing drawings for the Islington Union Chapel. He then travelled to the Continent and won a gold medal in 1883 in the National Competition of Schools of Art for his cathedral drawings.

In 1884 he entered architectural practice in Launceston, Tasmania and became known as an outstanding ecclesiastical architect. His early churches there were in a French Gothic mode. 'The many church contracts North secured ... enabled him to develop an individual style akin to that of his English arts-and-crafts contemporaries ... His churches are notable for their fine proportions and detailing.'

In 1912, after serving his articles with North, Louis Williams became a junior partner and they relocated to Melbourne, practising as North & Williams until 1920. At that point, North returned to Tasmania, where he continued to practise until the 1930s.[1]

The following outline of Louis Williams' career is drawn from J Trimble's article 'Louis R. Williams: A Lifetime of Contribution':

'Louis Williams practised architecture in Melbourne from 1912 until his retirement in 1976, during which time he designed more than 130 churches. Born in Hobart in 1890, Williams developed a keen interest in the old colonial churches of Tasmania. Because of his interest in churches, Williams finished his articles in Launceston under the supervision of Alexander North, a respected ecclesiastical architect. In 1912 he joined North's firm as a junior partner and they moved to Melbourne. Among their first commissions in Melbourne were Trinity College Chapel at the University of Melbourne, and St. Peter's parish hall, Eastern Hill.

'By 1921, Alexander North had retired and Williams established his own practice. Williams designed churches for a number of different denominations, but his commissions were mainly for Anglican churches.

'Williams believed the Gothic to be mandatory in church design, but rejected the reproduction of established styles and sought instead, to use the idea of the Gothic, and Gothic motifs, in a manner appropriate to the particular requirements of each commission. The early churches also contain some splendid open timber roofs after the traditional medieval manner. Williams's churches were inevitably built in brick. Williams introduced clinker bricks into local ecclesiastical architecture in 1925. At that time clinker bricks were maligned as a reject from the kiln.

'The architect's humanism is apparent in his attention to the ladder [gradation] of sizes in the small scale of such details as doors, steps, materials, ceiling heights and levels of sills and dados. The well-crafted quality of his churches is also evident in the care given to fine finish in the details of brickwork and in timber furnishings.

'His integration of contemporary with traditional methods of construction, his interpretation of form, and the evolution of his own style illustrate Williams's capacity for innovation [in contrast to his conservative image]. The reproduction of established styles was rejected in favour of a more imaginative and personal approach.' [2]

SOURCES

Clark, Albert E, 'The Church of Our Fathers, Being the History of the Church of England in Gippsland 1847-1947', Rialto Press, Melbourne 1947

Gunson, N. 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968

Mickle, D.J., 'Koo Wee Rup: a brief history of 130 years; 1839-1969, Kooweerup & District War Memorial Swimming Pool Committee, Koo Wee Rup, 1969

Mickle, D.J., 'Mickle Memories of Koo Wee Rup: for young and old. Volume 1 to 1927', Dandenong, 1983

Mickle, D.J., 'More Mickle Memories of Koo Wee Rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940', Vol II, Pakenham, 1987

[1] J Maidment, 'North, Alexander (1858-1945)', 'Australian Dictionary of Biography – On-Line Edition', www.adb.online.anu.edu.au accessed 03/06/08.

[2] Judith Trimble, 'Louis R. Williams: A Lifetime of Contribution', in 'Victorian Historical Journal', May-Aug 1982, Vol 53, Nos. 2 & 3, pp 152-158.

Creation Date 1917

Change Dates

Associations

Local Themes

Church of England

09.0-98 DEVELOPING CULTURAL INSTITUTIONS & WAYS OF LIFE

09.11-98 Building and worshipping in local churches

STATEMENT OF SIGNIFICANCE

What is significant?

The foundation stone for St George's Church of England at Koo Wee Rup was laid by Arthur Wellesley, Bishop of Gippsland, on 1 May 1917 and the church was dedicated on 7 December 1917. The Reverend Noel Danne was the inaugural vicar. The architect was Louis Williams of North & Williams and the altar, pulpit and other church furnishings were made by William Malcott. Williams designed many churches, predominantly for the Anglican church, over a career spanning more than 50 years. In Cardinia Shire he also designed the Anglican Church (1959) and parsonage (1917) and the Presbyterian Church (1936), all at Lang Lang. St George's Church of England at Koo Wee Rup is a small brick Modern Gothic church. It has a tiled gable roof with a

small cross at the apex. There are three trefoil lancet windows above the original central entrance doors, which are flanked by angled piers. There are three high-set lancet windows in each side elevation.

The post-war addition at the rear of the church is not significant.

How is it significant?

St George's Anglican Church, Koo Wee Rup is of local historic, architectural and social significance to Cardinia Shire.

Why is it significant?

Historically, the 1917 church is associated with a period of growth in Koo Wee Rup during the early twentieth century. It is also significant as an early commission of the important church architect, Louis Williams. (RNE criteria A.4, H.1)

The church has architectural significance as a representative example of an early Modern Gothic church. (RNE criterion D.2).

Socially, it is significant for its associations with the local community as a church that has served the Anglican community for over 90 years. (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

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- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
 Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 12

ST ANDREW'S PRESBYTERIAN CHURCH

Place No. 378

ADDRESS 319 Rossiter Road
Koo Wee Rup

Last Update 16/06/2008

HO No.



DESCRIPTION St Andrew's at Koo Wee Rup is a Carpenter Gothic Church. It has a projecting gabled front porch while the vestry is contained under a skillion roof at the rear. There are two lancet windows on either side of the porch and three in each side elevation.

The church hall and Sunday school is a brick post-war building at the rear.

Condition Fair **Integrity** Altered

Threats **Key elements** Building

Designer Alfred Dunn **Builder**

HISTORY

HISTORY OF KOO WEE RUP

Koo Wee Rup, originally known as Yallock, was one of the towns that developed after the construction of the Great Southern (South Gippsland) railway in 1890. The Great Swamp was surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold for £11,740. A site of just over 35 acres, on land purchased by Christopher Moody, was reserved for the township in June 1889, just before the Koo Wee Rup railway station was opened. Christopher Moody began selling town blocks in 1890, although few blocks were sold at that stage. The township grew up around the railway station, with early commercial development in Rossiter Road and Station Street where in 1890 John O'Riordan erected Koo Wee Rup's first general store. Among the early residents were workers on the various schemes to drain the Great Swamp and railway workers constructing the Great Southern Line in the late 1880s (Mickle 1983:4; Gunson, 1968:166).

A Village Settlement - one of several established on the Koo Wee Rup Swamp as part of the Victorian government initiative to settle the urban poor during the disastrous depression of the 1890s - stimulated township growth from 1893, however it would be some years before many of the farms became viable. Gunson (1968:149) notes that 'the period 1899-1911 marked the establishment of the Koo Wee Rup Swamp as an important farming district' and by 1914 it was said to be one of the most important potato growing districts in the State.

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"The influx of new settlers, both soldiers and private farmers attracted by the post-war 'boom' brought considerable prosperity to the rising towns of Koo Wee Rup and Pakenham East, both of which increased the range and number of their services between 1916 and 1926."

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Such was the development of Koo Wee Rup at that time that an attempt was made to shift the headquarters of the Shire of Cranbourne from Cranbourne to Koo Wee Rup. However, the move did not succeed partly because of concerns about floods that occurred in October 1923 and August 1924 (Gunson, 1968:197). More devastating floods in 1934 and 1937 led to an 'exodus of settlers' after 1937 and for a time Koo Wee Rup was a 'sadly depleted town'. However, Italian migration in the post-war era saw Koo Wee Rup once again become the largest business centre in the Shire and led to 'a period of continued prosperity' (Gunson, 1968:218).

HISTORY OF PRESBYTERIAN CHURCH

Churches, as symbols of piety, civilization and of community pride, play an important part in rural townships. Many religious gatherings were forced to meet in private houses or to share a general-purpose hall, until a dedicated church could be built.

Early Presbyterian services in Koo Wee Rup were held in at 'The Grange', the home of the Hudson family. On January 1896 a meeting at 'The Grange' chaired by the Rev. Colin Robertson of Cranbourne empowered Messrs. Robertson and Mickle to 'canvass the district for subscriptions toward a church building'. The Wesleyan church building at Cranbourne was purchased for £70. The church had been erected in 1888 and the architect was Alfred Dunn, of 10 Collins Street East, Melbourne. It was moved to Koo Wee Rup by a horse team and re-erected on land donated by Christopher Moody in Rossiter Road (Gunson, 1968:166). On 19 February 1896 the Argus newspaper reported an 'uncommon spectacle' which had occurred the previous day, the transplantation of the church to Koo Wee Rup. The building, which measured 34 x 22 feet and weighed 14 tons, was lifted on a large trolley drawn by 13 horses, and pulled through the streets. Title records show that the land was officially transferred to the Trustees on 22 October 1896 (Land Victoria).

The first service was held on 20 March 1896 and weekly services were commenced in September. The building was also used by the Anglican and Methodist congregations until their own churches were built in the first decades of the twentieth century. In 1908 a vestry was added, recorded in correspondence between the Board of Health and the church secretary, Alex Dunlop, a prominent local landowner and cheese-maker [4]. A hall and Sunday school was constructed at the rear of the site in 1963 (Mickle, 1969).

SOURCES

Argus

Gunson, N. 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968

Mickle, D.J., 'Koo Wee Rup: a brief history of 130 years; 1839-1969, Kooweerup & District War Memorial Swimming Pool Committee, Koo Wee Rup, 1969

Mickle, D.J., 'Mickle Memories of Koo Wee Rup: for young and old. Volume 1 to 1927', Dandenong, 1983

Mickle, D.J., 'More Mickle Memories of Koo Wee Rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940', Vol II, Pakenham, 1987

[1] Mickle, D.J., 1969:7

[2] Title Deed Vol.2629 Fol.668

[3] Mickle, *ibid*, p.8

[4] Victorian Public Record Office, VPRS no 7882/P1 Unit 689

Creation Date 1888, 1896

Change Dates 1909, 1963

Associations

Presbyterian Church

Local Themes

09.0-98 DEVELOPING CULTURAL INSTITUTIONS & WAYS OF LIFE
09.11-98 Building and worshipping in local churches

STATEMENT OF SIGNIFICANCE

What is significant?

St Andrew's Presbyterian Church was designed by Alfred Dunn and erected in 1888, originally in Cranbourne as a Wesleyan church. In 1896 it was moved to Koo Wee Rup where it has served the Presbyterian congregation ever since. In the late nineteenth and early twentieth century it also served the Anglican and Methodist congregations before they constructed their own places of worship. It is a Carpenter Gothic Church, which has a projecting gabled front porch while the vestry is contained under a skillion roof at the rear . There are two lancet windows on either side of the porch and three in each side elevation.

The church hall and Sunday school is a brick post-war building at the rear, and is not significant.

How is it significant?

St Andrew's Presbyterian Church, Koo Wee Rup is of local historic, architectural and social significance to Cardinia Shire.

Why is it significant?

Historically, the 1888 church is significant as the oldest building in Koo Wee Rup and illustrates the earliest phase of development of the township. It has important associations with local pioneer families and provides evidence of the strength of Presbyterian faith amongst the early settlers in Koo Wee Rup. (RNE criteria A.4, B.2, H.1)

The 1888 church has architectural significance as a representative example of an early Carpenter Gothic church with original detailing (RNE criterion D.2).

Socially, it is significant for its associations with the local community as a church that has served the community for over 110 years. (RNE criterion G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

KOO WEE RUP POLICE LOCKUP (FORMER)

Koo Wee Rup Swamp Historical Society Headquarters

Place No. 309

ADDRESS 325 Rossiter Road
Koo Wee Rup
Lot 55 LP4209

Last Update 24/10/2006
HO No.



DESCRIPTION This gabled one-cell timber lockup has been moved from the rear of the police site at 260 Rossiter Road to the side of the Koo Wee Rup Historical Society museum. Like other lockups of its era (see Emerald), it is a simple 3m square structure with bar-reinforced chamfer board cladding, a galvanised iron clad roof, a vented gable end, a small barred window and stout corner beads and a solid boarded door, complete with hardware and inspection opening.

Condition	Good	Integrity	Intact
Threats		Key elements	Building
Designer	Public Works Department	Builder	

HISTORY

The 'Victoria Police Gazette' of March 1919 announced the formation of a temporary police station at Koo Wee Rup as part of the Bourke District. By 1930 the police station included a seven room weatherboard house at Sybella Road (then Avenue), with an iron roof on half an acre of land surrounded by a paling fence. It had the electric light and was supplied with tank water. Part of the house was the police office, in a room measuring 12x12'. There was a garage and of course the lockup [VPG 1930].

The nearest police stations were at Lang Lang (7 miles) and Pakenham (9 miles) and for emergencies the town was equipped with 'all medical facilities' with a dentist visiting Wednesdays and Thursdays from Melbourne. As far as local officials were concerned, there was no shortage: they included a Wharf manager (paid at £8 per annum), an Inspector of Factories, an Electoral Registrar and the Shire Prosecuting Officer. The station had one First Constable (motor cycle) to serve the population catchment of 3000. Twenty six years later nothing appeared to have changed in the Gazette report except for the installation of a septic tank, the claimed loss of the garage and the population served, now only a little more than half of the 1930 figure, with one Senior Constable in charge.

However, a new station had been built on a new site. It was pictured in 1956 as a typical Public Works Department gabled Modernist design, complete with the officially absent garage on the left under the hedge, all at 260 Rossiter Road. The cell is pictured then under a Monterey cypress hedge close to the rear of the garage.

The cell was moved to its present site after it was bequeathed to the Koo Wee Rup Swamp Historical Society in 1993. Then it was described as having a toilet and wash basin but had not been used for five or six years ['Cranbourne Sun' 4.5.93].

REFERENCES

STATEMENT OF SIGNIFICANCE What is significant?
 The former Koo Wee Rup police lockup, constructed c.1920 and relocated to the present site c.1993, at 325 Rossiter Road.

How is it significant?
 The former Koo Wee Rup police lockup is of local historic significance to Cardinia Shire.

Why is it significant?
 The former Koo Wee Rup lockup (although it has been relocated) is historically significant for its representation of early policing in the district. It is the only structure remaining in the district from the establishment of the force at Koo Wee Rup in 1919. (RNE criteria A.4 & B.2)

LEVEL Contributory (Local)

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

The lockup should be added to the HO as part of this site, which also contains the Koo Wee Rup Swamp Historical Society headquarters.

Extent The lockup should be added to the HO along with the house on this site, which is now used by the Koo Wee Rup Swamp Historical Society.

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only

of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2006), Cardinia Local Heritage Study Review
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 106

MALLOW HOUSE

Koo Wee Rup Swamp Historical Society Museum

Place No. 381

ADDRESS 325 Rossiter Road
Koo Wee Rup

Last Update 16/06/2008
HO No.



DESCRIPTION 'Mallow House' at 325 Rossiter Road, Koo Wee Rup is an asymmetrical Edwardian brick house. It has a terracotta tile hip and gable roof that extends to form a verandah. The verandah has a stepped ladder frieze with decorative brackets supported on carved timber posts. The front door has sidelights and highlights. Windows are timber double hung sash.

The house is now occupied by the Koo Wee Swamp Historical Society and signs associated with the society are affixed to the building. The site also contains an example of a Bills' concrete horse trough and the former Koo Wee Rup police lock up (refer to separate citation in this Study).

Condition	Good	Integrity	Intact
Threats	None apparent	Key elements	Building
Designer		Builder	John Colvin and Sons

HISTORY

HISTORY OF KOO-WEE-RUP TOWNSHIP

Koo-wee-rup, originally known as Yallock, was one of the towns that developed after the construction of the Great Southern (South Gippsland) railway in 1890. The Great Swamp was surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold for £11,740. A site of just over 35 acres, on land purchased by Christopher Moody, was reserved for the township in June 1889, just before the Koo-wee-rup railway station was opened. Christopher Moody began selling town blocks in 1890, although few blocks were sold at that stage. The township grew up around the railway station, with early commercial development in Rossiter Road and Station where in 1890 John O'Riordan erected Koo-wee-rup's first general store. Among the early residents were workers on the various schemes to drain the Great Swamp and railway workers constructing the Great Southern Line in the late 1880s (Mickle 1983:4; Gunson, 1968:166).

A Village Settlement - one of several established on the Koo-wee-rup Swamp as part of the Victorian government initiative to settle the urban poor during the disastrous depress of the 1890s - stimulated township growth from 1893, however it would be some years before many of the farms became viable. Gunson (1968:149) notes that 'the period 1899-1911 marked the establishment of the Koo-wee-rup Swamp as an important farming district' and by 1914 it was said to be one of the most important potato growing districts in the State.

However much of the township's development appears to have taken place after the First World War, when a number of the larger surrounding properties were cut up for Soldier Settlers. As Gunson (1968:197) notes:

‘The influx of new settlers, both soldiers and private farmers attracted by the post-war ‘boom’ brought considerable prosperity to the rising towns of Koo Wee Rup and Pakenham East, both of which increased the range and number of their services between 1916 and 1926.’

In the 1920s the potato growing industry was booming and by 1926-27 the Koo-wee-rup district was supplying 20 per cent of Victoria’s potatoes. The focus of Koo-wee-rup was the railway yard where thousands of tons of produce were despatched to Melbourne markets on one of 48 passenger and mixed good or 72 goods trains that passed through each week (Mickle, 1983:90). In 1926, eleven staff were employed at the station and annual revenue was £10,022.

Consequently Koo-wee-rup was growing fast while the older centres of Cranbourne (the Shire seat) and Lang Lang were declining in importance – the population of Koo-wee-rup grew by 500 in the first decades of the twentieth century while Cranbourne had added only 50 (Gunson, 1968:197). It was in the 1920s that the township boundaries of Koo Wee Rup began to expand beyond the township area laid first out in the 1890s. To the north of the railway line John Alexander Mickle subdivided his Lauriston Park estate first in 1920 creating lots fronting Rossiter Road and then in 1926 extending to the land behind creating Alexander Avenue and John Street. To the south of the railway the Hudson estate ‘The Grange’ was sold in 1920 to the Witham, Woodman and Kavanagh Company. The estate was subdivided and Sybylla Avenue and Charles Street with building blocks were laid out in 1920s (Mickle, 1983:19).

Such was the development of Koo-wee-rup at that time that an attempt was made in 1923 to shift the headquarters of the Shire of Cranbourne from Cranbourne to Koo-wee-rup. However, the move did not succeed partly because of concerns about floods that occurred in October 1923 and August 1924 (Gunson, 1968:197). More devastating floods in 1934 and 1937 led to an ‘exodus of settlers’ after 1937 and for a time Koo-wee-rup was a ‘sadly depleted town’. However, Italian migration in the post-war era saw Koo-wee-rup once again become the largest business centre in the Shire and led to ‘a period of continued prosperity’ (Gunson, 1968:218).

HISTORY OF MALLOW HOUSE, 325 ROSSITER ROAD

The exact date of the house at 325 Rossiter Road, Koo Wee Rup is not known, but title and rate information suggest that it was built c.1920 for John O’Riordan and Margaret O’Riordan (nee Colvin). It is likely that the house was constructed by local builders John Colvin and Sons.

Title records show that this property, described as lot 55 on plan of subdivision 4209 was purchased in June 1917 by Albert Woodman, an agent of Koo Wee Rup. In February 1918 it was sold to John O’Riordan, a grocer of Koo Wee Rup who owned the property until his death in 1978 (Land Victoria). John O’Riordan married Margaret Colvin in August 1918 and Mickle (1987:25) says that they ‘spent the rest of their married lives at Mallow House’. J.L. ‘ORiorden’ (all of the O’Riordan family have their names misspelt) was first listed as the owner of a building valued at £25 at Lot 55 of Section 3A by 1920 (RB).

As noted above the O’Riordan family built the first store in Koo Wee Rup c.1891. The store was situated on two adjoining lots (Nos. 21 & 24) in Station Street. A new store and coffee palace was erected in 1897 and in 1902 the O’Riordan family purchased three more lots extending their land holding to the corner of Moody Street. The land at the corner of Moody Street (part of lot 29) remained in O’Riordan family ownership until 1969. Part of that property is now occupied by an old brick shop building at No.86 Station Street. It is not known when this building was built, although possibly it was after 1931 when the O’Riordan’s coffee palace was destroyed by fire (Mickle 1987:55).

The house is now used by the Koo Wee Rup Swamp Historical Society as a Museum.

SOURCES

Land Victoria, Certificate of title, Vol. 4049 Fol. 630
Cranbourne Rate Book (RB), 1919-20 (No. in rate 2084)

Gunson, N. ‘The Good Country. Cranbourne Shire’, Frankston City Press Holdings Pty Ltd, Cranbourne, 1968

Mickle, D.J., ‘Koo Wee Rup: a brief history of 130 year’s; 1839-1969, Kooweerup & District War Memorial Swimming Pool Committee, Koo Wee Rup, 1969

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Mickle, D.J., ‘More Mickle Memories of Koo-wee-rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940’, Vol II, Pakenham, 1987

Creation Date c.1920

Change Dates

Associations

Local Themes

John and Margaret O'Riordan

04.04-98 Railway towns

04.0-98 MAKING TOWNS TO SERVE
RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

'Mallow House' was constructed c.1920 for John and Margaret O'Riordan who had married in 1918. It is likely that the house was built by John Colvin & Sons. The house is now used by the Koo Wee Rup Swamp Historical Society as a Museum. It is an asymmetrical Edwardian brick house with a terracotta tile hip and gable roof that extends to form a verandah. The verandah has a stepped ladder frieze with decorative brackets supported on carved timber posts. The front door has sidelights and highlights. Windows are timber double hung sash.

How is it significant?

'Mallow House' is of local historic significance to Cardinia Shire.

Why is it significant?

'Mallow House' is historically significant as an example of a house that illustrates the significant development that occurred in Koo Wee Rup during the interwar period. It is also significant for its strong associations with the locally O'Riordan and Colvin families and for its associations with the Koo Wee Rup Swamp Historical Society. (RNE criteria A.4 & H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Nominated

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			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

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4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

EASON MEMORIAL GATES AND TREES

Koo Wee Rup Secondary College

Place No. 376

ADDRESS 345 Rossiter Road
Koo Wee Rup

Last Update 18/06/2008
HO No.



DESCRIPTION Two granite gate posts erected to the memory of a Mr William Eason, head teacher from 1914-36. The inscription reads 'Erected by the residents of Koo Wee Rup and district to the memory of William Eason, head teacher of the school 1914-36'. The posts are missing the wrought iron gates shown in early photos, and the posts may have been relocated.

Early photos show a rockery and privet hedge along with trees flanking the entrance - these appear to have been removed although there are some semi-mature trees just to north of the gates around a vehicle entrance.

Condition	Fair	Integrity	Altered
Threats		Key elements	Fence/gate
Designer		Builder	

HISTORY

HISTORY OF KOO WEE RUP

Koo Wee Rup, originally known as Yallock, was one of the towns that developed after the construction of the Great Southern (South Gippsland) railway in 1890. The Great Swamp was surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold for £11,740. A site of just over 35 acres, on land purchased by Christopher Moody, was reserved for the township in June 1889, just before the Koo Wee Rup railway station was opened. Christopher Moody began selling town blocks in 1890, although few blocks were sold at that stage. The township grew up around the railway station, with early commercial development in Rossiter Road and Station Street where in 1890 John O'Riordan erected Koo Wee Rup's first general store. Among the early residents were workers on the various schemes to drain the Great Swamp and railway workers constructing the Great Southern Line in the late 1880s (Mickle 1983:4; Gunson, 1968:166).

A Village Settlement - one of several established on the Koo Wee Rup Swamp as part of the Victorian government initiative to settle the urban poor during the disastrous depression of the 1890s - stimulated township growth from 1893, however it would be some years before many of the farms became viable. Gunson (1968:149) notes that 'the period 1899-1911 marked the establishment of the Koo Wee Rup Swamp as an important farming district' and by 1914 it was said to be one of the most important potato growing districts in the State.

However much of the township's development appears to have taken place after the First World War, when a number of the larger surrounding properties were cut up for Soldier Settlers. As Gunson (1968:197) notes:

"The influx of new settlers, both soldiers and private farmers attracted by the post-war 'boom' brought considerable prosperity to the rising towns of Koo Wee Rup and Pakenham East, both of which increased the range and number of their services between 1916 and 1926."

In the 1920s potato growing became the most important industry in the district and by 1926-27 the Koo Wee Rup district was supplying 20 per cent of Victoria's potatoes. The focus of Koo Wee Rup was the railway yard where thousands of tons of produce were despatched to Melbourne markets on one of 48 passenger and mixed goods or 72 goods trains that passed through each week (Mickle, 1983:90). In 1926, a staff of eleven was employed at the station and annual revenue was £10,022.

Consequently Koo Wee Rup was growing fast while the older centres of Cranbourne (the Shire seat) and Lang Lang were declining in importance - the population of Koo Wee Rup grew by 500 in the first decades of the twentieth century while Cranbourne had added only 50 (Gunson, 1968:197). It was in the 1920s that the township boundaries of Koo Wee Rup began to expand beyond the township area laid first out in the 1890s. To the north of the railway line John Alexander Mickle subdivided his Lauriston Park estate first in 1920 creating lots fronting Rossiter Road and then in 1926 extending to the land behind creating Alexander Avenue and John Streets. To the south of the railway the Hudson estate 'The Grange' was sold in 1920 to the Witham, Woodman and Kavanagh Company. The estate was subdivided and Sybylla Avenue and Charles Street with building blocks were laid out in 1920s (Mickle, 1983:19).

Such was the development of Koo Wee Rup at that time that an attempt was made to shift the headquarters of the Shire of Cranbourne from Cranbourne to Koo Wee Rup. However, the move did not succeed partly because of concerns about floods that occurred in October 1923 and August 1924 (Gunson, 1968:197). More devastating floods in 1934 and 1937 led to an 'exodus of settlers' after 1937 and for a time Koo Wee Rup was a 'sadly depleted town'. However, Italian migration in the post-war era saw Koo Wee Rup once again become the largest business centre in the Shire and led to 'a period of continued prosperity' (Gunson, 1968:218).

HISTORY OF EASON MEMORIAL GATES

The William Eason Memorial Gates were unveiled at the entrance to Koo Wee Rup Primary School No.2629 in December 1936 after Mr Eason had died on 29 May of that year. Mr Eason had been head teacher at Koo Wee Rup State School for 22 years from 1914 to 1936 and was an 'admired and trusted citizen'. Mickle (1987:126) recalls that a 'good number' present at the unveiling of the memorial gates erected by residents to the memory of the late Mr W. Eason, who had died on 29 May of that year. Mr J.A. Seitz, Director of Education, unveiled the monument and read the inscription. Mr Seitz said the Department of Education had most favourable reports of Mr Eason's ability as a teacher and organiser and during his 22 years he had secured 50 scholarships.

Mickle (1987:126) notes that 'The suddenness of his illness and his untimely death cast quite a gloom over the township, he being a man respected by everyone ... The cortege, a record in the district at the time, comprised over 60 motor cars extending a mile in length that followed his remains from his home where the service was conducted to the Pakenham cemetery'.

The gates have been removed and the posts now stand at the entrance to what is now the site of the Koo Wee Rup Secondary College. The Primary School was destroyed by fire in 1950 and in 1953 a Higher Elementary School commenced in new building originally intended for the State School. By 1957 the HES became a high school and the primary school moved to a new site in Moody Street by 1959.

SOURCES

Gunson, N. 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968

Mickle, D.J., 'Koo Wee Rup: a brief history of 130 years; 1839-1969, Kooweerup & District War Memorial Swimming Pool Committee, Koo Wee Rup, 1969

Mickle, D.J., 'Mickle Memories of Koo Wee Rup: for young and old. Volume 1 to 1927', Dandenong, 1983

Mickle, D.J., 'More Mickle Memories of Koo Wee Rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940', Vol II, Pakenham, 1987

Creation Date 1936

Change Dates

Associations

William Eason

Local Themes

09.0-98 DEVELOPING CULTURAL INSTITUTIONS & WAYS OF LIFE
 09.12-98 Commemorating the dead and honouring the fallen

STATEMENT OF SIGNIFICANCE What is significant?
 The William Eason memorial gates, comprising the surviving granite posts erected in 1936 as a memorial to William Eason, head teacher of Koo Wee Rup Primary School from 1914-36.

How is it significant?
 The William Eason Memorial Gates are of local historic significance to Cardinia Shire.

Why is it significant?
 The William Eason Memorial Gates are historically significant for their associations with William Eason, who was a greatly admired and esteemed head teacher at Koo Wee Rup Primary School. The gates provide a tangible reminder of the history of the school on this site in the early twentieth century. (RNE criteria A.4, H.1).

LEVEL Local significance

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the posts and land between the posts and the frontage as shown on the extent of registration 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**CONSERVATION GUIDELINES - SPECIFIC**

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

ROYAL HOTEL

Place No. 311

ADDRESS 96 - 102 Station Street
Koo Wee Rup

Last Update 29/10/2012
HO No.



DESCRIPTION The Royal Hotel at Koo Wee Rup is a two storey parapeted Edwardian Freestyle red brick and stuccoed hotel, strategically set at the corner of Moody Street opposite the Koo Wee Rup railway station. Distinctive aspects of the design include the large upper level arched porch, facing the railway, with the cement lettering wrapped around the architrave, and the domed caps to the main parapet piers. A Norman tower motif has been angled across the corner of the building but otherwise the upper level is plain with rectangular openings and cemented string moulds.

A verandah has been added at the ground level. Otherwise the building is externally very intact.

Condition	Good	Integrity	Intact
Threats		Key elements	Building
Designer		Builder	A. Oliver

HISTORY

HISTORY OF KOO WEE RUP

Koo Wee Rup, originally known as Yallock, was one of the towns that developed after the construction of the Great Southern (South Gippsland) railway in 1890. The Great Swamp was surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold for £11,740. A site of just over 35 acres, on land purchased by Christopher Moody, was reserved for the township in June 1889, just before the Koo Wee Rup railway station was opened. Christopher Moody began selling town blocks in 1890, although few blocks were sold at that stage. The township grew up around the railway station, with early commercial development in Rossiter Road and Station Street where in 1890 John O'Riordan erected Koo Wee Rup's first general store. Among the early residents were workers on the various schemes to drain the Great Swamp and railway workers constructing the Great Southern Line in the late 1880s (Mickle 1983:4; Gunson, 1968:166).

A Village Settlement - one of several established on the Koo Wee Rup Swamp as part of the Victorian government initiative to settle the urban poor during the disastrous depression of the 1890s - stimulated township growth from 1893, however it would be some years before many of the farms became viable. Gunson (1968:149) notes that 'the period 1899-1911 marked the establishment of the Koo Wee Rup Swamp as an important farming district' and by 1914 it was said to be one of the most important potato growing districts in the State.

However much of the township's development appears to have taken place after the First World War, when a number of the larger surrounding properties were cut up for Soldier Settlers. As Gunson (1968:197) notes:

"The influx of new settlers, both soldiers and private farmers attracted by the post-war 'boom' brought considerable prosperity to the rising towns of Koo Wee Rup and Pakenham East, both of which increased the range and number of their services between 1916 and 1926."

In the 1920s potato growing became the most important industry in the district and by 1926-27 the Koo Wee Rup district was supplying 20 per cent of Victoria's potatoes. The focus of Koo Wee Rup was the railway yard where thousands of tons of produce were despatched to Melbourne markets on one of 48 passenger and mixed good or 72 goods trains that passed through each week (Mickle, 1983:90). In 1926, a staff of eleven was employed at the station and annual revenue was £10,022.

Consequently Koo Wee Rup was growing fast while the older centres of Cranbourne (the Shire seat) and Lang Lang were declining in importance - the population of Koo Wee Rup grew by 500 in the first decades of the twentieth century while Cranbourne had added only 50 (Gunson, 1968:197). It was in the 1920s that the township boundaries of Koo Wee Rup began to expand beyond the township area laid first out in the 1890s. To the north of the railway line John Alexander Mickle subdivided his Lauriston Park estate first in 1920 creating lots fronting Rossiter Road and then in 1926 extending to the land behind creating Alexander Avenue and John Streets. To the south of the railway the Hudson estate 'The Grange' was sold in 1920 to the Witham, Woodman and Kavanagh Company. The estate was subdivided and Sybylla Avenue and Charles Street with building blocks were laid out in 1920s (Mickle, 1983:19).

Such was the development of Koo Wee Rup at that time that an attempt was made to shift the headquarters of the Shire of Cranbourne from Cranbourne to Koo Wee Rup. However, the move did not succeed partly because of concerns about floods that occurred in October 1923 and August 1924 (Gunson, 1968:197). More devastating floods in 1934 and 1937 led to an 'exodus of settlers' after 1937 and for a time Koo Wee Rup was a 'sadly depleted town'. However, Italian migration in the post-war era saw Koo Wee Rup once again become the largest business centre in the Shire and led to 'a period of continued prosperity' (Gunson, 1968:218).

HISTORY OF ROYAL HOTEL

This grand hotel was opened in September 1915, built on allotment CA 1/2 from the Koo Wee Rup town subdivision of 1891 [Mickle, 1987:42]. The hotel was built by A. Oliver, at a massive contract price of £3,305 [Mickle, 1983:42]. Dennis McNamara was the proud owner, having transferred his business from a nearby store which was kept on by Miss O'Riordan [RB, 1915-16:1749; 1916-17:1811]. McNamara went on to announce his intention, in 1917, to build a row of 'up to date shops' in Rossiter's Road, a project which was eventually realised by Ernie Mills [Mickle, 1983:61].

Rate records show that it was Alice McNamara (his widow), who sold the Royal to John Danaher in c1926 [RB, 1926-7:1845]. However Mickle records that the McNamaras left the district at the end of 1918 having sold the hotel to a J. O'Brien (this was possibly only the business) [Mickle, 1983:63]. Mickle goes on to tell how Mrs D. McNamara & J O'Brien catered for the first working bee held to build the bush nursing hospital at Koo Wee Rup in 1921 [Mickle, 1983:77]. He also recounts that 'Denis McNamara, the popular licensee of the Royal Hotel died today, July 27' (1925), aged 62, leaving his widow Alice, and five children. He had come to the colony from County Clare, Ireland, in 1888, and married Bridget Meany in Melbourne, 1901 .He purchased John O'Riordan's Koo Wee Rup store in 1904 and later built the Royal. He is reputed to have sold it to O'Brien but returned to continue as licensee, after a brief holiday, until his death.

Another variation from the rate record is Mickle's account of O'Brien selling the hotel to Danaher, his son-in-law, in 1927 [Mickle, 1987:94]. Mrs McNamara went on to purchase the Palace Hotel at Lang Lang in 1927 and 'returned to the busy life she knew so well' [Mickle, 1983:94].

REFERENCES

- Cranbourne Shire Rate Books [RB]
Gunson, Niel, 'The Good Country. Cranbourne Shire', 1968
Mickle, D.J., 'Mickle Memories of Koo Wee Rup: for young and old. Volume 1. To 1927', 1983
Mickle, D.J., 'More Mickle Memories of Koo Wee Rup: chronicles of a prosperous district once known as the great swamp, 1928-40. Vol. 2', 1987

Creation Date 1915

Change Dates

Associations

Local Themes

Dennis & Alice McNamara

04.04-98 Railway towns

STATEMENT OF SIGNIFICANCE What is significant?
The Royal Hotel, constructed by A Oliver in 1915, at 96-102 Station Street, Koo Wee Rup.

How is it significant?
The Royal Hotel is of local historic and aesthetic significance to Cardinia Shire.

Why is it significant?
Historically, the Royal Hotel is significant as an illustration of the growth of Koo Wee Rup in the early decades of the twentieth century. It has been one of the major social centres in Koo Wee Rup since 1915 and associated with popular figures in the town, Denis & Alice McNamara. Its location, opposite the railway station is evocative of the dependence of train travel in this town and the hotel is the most prominent within this early commercial centre which stretches from the station to the south. (RNE criteria A.4, D.2 and H.1)

Aesthetically, the Royal Hotel is significant as one of the finest examples of Edwardian hotel design in the Gippsland Region. It is notable for its high degree of external intactness and fine detailing. It is a prominent local landmark within Koo Wee Rup and an important element within the historic Station Street precinct (RNE criteria E1 & F1).

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended
Whole of property, as defined by the title boundaries			

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			Description:	None specified

Conservation Management

CONSERVATION GUIDELINES - GENERAL

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significance of the place, or

- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review, Cardinia Shire
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne &
Sherbrooke), Cardinia Shire Council, 129

HOUSE

Place No. 387

ADDRESS 140 - 146 Station Street
Koo Wee Rup
Lot 44, LP4209

Last Update 18/06/2008
HO No.



DESCRIPTION The house at 146 Station Street, Koo Wee Rup is a double fronted Edwardian weatherboard bungalow. The hip iron roof has small gables and there is a projecting gable to one side with a bay window. The return bullnose verandah has turned timber posts and has been partly enclosed at the side. There are two brick chimneys. The centrally located front door has sidelights and highlights and is flanked by paired double-hung sash windows.

The house is set back from the street behind a delightful cottage garden, which contains a semi-mature liquidambar.

Condition Excellent

Integrity Minor Modifications

Threats

Key elements Building
Tree(s)

Designer

Builder

HISTORY

HISTORY OF KOO WEE RUP

Koo Wee Rup, originally known as Yallock, was one of the towns that developed after the construction of the Great Southern (South Gippsland) railway in 1890. The Great Swamp was surveyed in 1874 by John Lardner and at the first Government land sales in 1875 8,879 acres were sold for £11,740. A site of just over 35 acres, on land purchased by Christopher Moody, was reserved for the township in June 1889, just before the Koo Wee Rup railway station was opened.

Christopher Moody began selling town blocks in 1890, although few blocks were sold at that stage. The township grew up around the railway station, with early commercial development in Rossiter Road and Station Street where in 1890 John O'Riordan erected Koo Wee Rup's first general store. Among the early residents were workers on the various schemes to drain the Great Swamp and railway workers constructing the Great Southern Line in the late 1880s (Mickle 1983:4; Gunson, 1968:166).

A Village Settlement - one of several established on the Koo Wee Rup Swamp as part of the Victorian government initiative to settle the urban poor during the disastrous depression of the 1890s - stimulated township growth from 1893, however it would be some years before many of the farms became viable. Gunson (1968:149) notes that 'the period 1899-1911 marked the establishment of the Koo Wee Rup Swamp as an important farming district' and by 1914 it was said to be one of the most important potato growing districts in the State.

However much of the township's development appears to have taken place after the First World War, when a number of the larger surrounding properties were cut up for Soldier Settlers. As Gunson (1968:197) notes:

"The influx of new settlers, both soldiers and private farmers attracted by the post-war 'boom' brought considerable prosperity to the rising towns of Koo Wee Rup and Pakenham East, both of which increased the range and number of their services between 1916 and 1926."

In the 1920s potato growing became the most important industry in the district and by 1926-27 the Koo Wee Rup district was supplying 20 per cent of Victoria's potatoes. The focus of Koo Wee Rup was the railway yard where thousands of tons of produce were despatched to Melbourne markets on one of 48 passenger and mixed goods or 72 goods trains that passed through each week (Mickle, 1983:90). In 1926, a staff of eleven was employed at the station and annual revenue was £10,022.

Consequently Koo Wee Rup was growing fast while the older centres of Cranbourne (the Shire seat) and Lang Lang were declining in importance - the population of Koo Wee Rup grew by 500 in the first decades of the twentieth century while Cranbourne had added only 50 (Gunson, 1968:197). It was in the 1920s that the township boundaries of Koo Wee Rup began to expand beyond the township area laid first out in the 1890s. To the north of the railway line John Alexander Mickle subdivided his Lauriston Park estate first in 1920 creating lots fronting Rossiter Road and then in 1926 extending to the land behind creating Alexander Avenue and John Streets. To the south of the railway the Hudson estate 'The Grange' was sold in 1920 to the Witham, Woodman and Kavanagh Company. The estate was subdivided and Sybylla Avenue and Charles Street with building blocks were laid out in 1920s (Mickle, 1983:19).

Such was the development of Koo Wee Rup at that time that an attempt was made to shift the headquarters of the Shire of Cranbourne from Cranbourne to Koo Wee Rup. However, the move did not succeed partly because of concerns about floods that occurred in October 1923 and August 1924 (Gunson, 1968:197). More devastating floods in 1934 and 1937 led to an 'exodus of settlers' after 1937 and for a time Koo Wee Rup was a 'sadly depleted town'. However, Italian migration in the post-war era saw Koo Wee Rup once again become the largest business centre in the Shire and led to 'a period of continued prosperity' (Gunson, 1968:218).

HISTORY OF 146 STATION STREET

The exact date of the house at 146 Station Street, Koo Wee Rup is not known but rate and title records indicate it was built c.1920 for Thomas Burhop or Mary Bowman.

As noted above the site of Koo Wee Rup township was originally owned by the prominent local farmer Christopher Moody. The portion on which number 146 Station Street stands was bought and subdivided in 1908 by the grazier William Frederick Salmon of Woodlands Road, Essendon [3]. The many lots were sold off piecemeal over the next few years. The rate books verify this with Salmon still rated as owning the undivided property in September 1917 [4]. What is now 146 Station Street was Lot 44 in the subdivision [8]. Thomas James Burhop, a local farmer bought lots 44 and 45 in December 1916 [1]. By September 1918 the rate book has caught up, with Thomas Burhop and his Martha owners of, respectively, lots 44 and 45, each valued at £6 [5]. Both record a house but it may be that the same house, at the same value is recorded twice, as the blocks were combined (Vacant lots at that time were valued at £2). Burhop kept hold of the property until 1921, whereupon the lots were sold separately, lot 44 going to Mrs Mary Bowman, widow [6] in April 1921 and lot 45 going to Francois Galtier, storekeeper in May 1921 [7].

SOURCES

- Gunson, Niel, 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968
Mickle, D.J., 'Koo Wee Rup: a brief history of 130 years; 1839-1969', Kooweerup & District War Memorial Swimming Pool Committee, Koo Wee Rup, 1969
Mickle, D.J., 'Mickle Memories of Koo Wee Rup: for young and old. Volume 1 to 1927', Dandenong, 1983
Mickle, D.J., 'More Mickle Memories of Koo Wee Rup: Chronicles of a Prosperous District Once Known as the Great Swamp 1928-1940', Vol II, Pakenham, 1987

- [1] Title Deed Vol.4012 Fol.307.
[2] Title Deed Vol.2413 Fol.407.
[3] Title Deed Vol.3314 Fol.673
[4] Shire of Cranbourne Rate Book, 1917 (No. in rate 1919)
[5] Shire of Cranbourne Rate Book, 1918 (2067 & 2068)
[6] Title Deed Vol.4438 Fol.440
[7] Title Deed Vol.4449 Fol.706
[8] Land Victoria, LP420

Creation Date c.1920

Change Dates

Associations

Local Themes

04.04-98 Railway towns
04.0-98 MAKING TOWNS TO SERVE
RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

The house at 140-46 Station Street, Koo Wee Rup was constructed c.1920. It is a double fronted Edwardian weatherboard bungalow. The hip iron roof has small gables and there is a projecting gable to one side with a bay window. The return bullnose verandah has turned timber posts and has been partly enclosed at the side. There are two brick chimneys. The centrally located front door has sidelights and highlights and is flanked by paired double-hung sash windows. The house is set back from the street behind a delightful cottage garden, which contains a semi-mature liquidambar.

How is it significant?

The house at 140-46 Station Street, Koo Wee Rup is of local historic, architectural and aesthetic significance to Cardinia Shire.

Why is it significant?

The house at 140-46 Station Street is historically significant as an example of a house that illustrates the significant development that occurred in Koo Wee Rup during the interwar period. (RNE criteria A.4 & H.1)

The house at 140-46 Station Street is of architectural significance as a representative example of an Edwardian era bungalow. It has aesthetic qualities for its siting within a mature garden setting (RNE criteria D.2, E.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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
Description:	None specified	Incorporated Plan Details	None specified

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

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- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research Requires further research.

-
- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

AIR RAID SHELTER (FORMER)

Place No. 391

ADDRESS 30 (rear) Station Street
Koo Wee Rup

Last Update 24/04/2008
HO No.



DESCRIPTION The former air raid shelter is a small building, which has double brick walls with bricks laid in alternating soldier and stretcher courses. It has a flat concrete roof, which has a small opening connected to what appears to have been a siren or speaker.

The building is located in the yard behind Manes & Tails Hairdresser's.

Condition	Fair	Integrity	Altered
Threats		Key elements	Building
Designer		Builder	

HISTORY The Air Raid Shelter was built in the 1940s for SEC workers.

The nearby corrugated-iron engine room supplied power for the Koo Wee Rup electricity supply during the interwar period prior to the connection of mains power by the SEC in the post-war period.

Creation Date	1940s	Change Dates	
Associations		Local Themes	

STATEMENT OF SIGNIFICANCE What is significant?
The former air raid shelter situated at the rear of 30 Station Street, Koo Wee Rup is a small building that has double brick walls with bricks laid in alternating soldier and stretcher courses. It has a flat concrete roof, which has a small opening connected to what appears to have been a siren or speaker.

How is it significant?
The former air raid shelter at the rear of 30 Station Street, Koo Wee Rup is of local historic significance to Cardinia Shire.

Why is it significant?
The former Air Raid shelter is historically significant as a rare surviving example of this type of building, which provides tangible evidence of the measures that were taken in the possible event of enemy attack during World War II. (RNE criteria A.4, B.2)

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	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

LANG LANG CEMETERY & TREES

Place No. 305

ADDRESS McDonalds Track
Lang Lang
Allotment 78E, Parish of Lang Lang

Last Update 24/10/2006

HO No.





DESCRIPTION This cemetery has five mature and one semi-mature flowering gum groups (*Corymbia ficifolia*) as an avenue and boundary planting, respectively. This type of planting relates to the World War One flowering gum avenue of honour at Tooradin. Notable memorials include:

- Edwin Crosse late AIF who died 2.1923 from an accident on a drain dredging project, and shares a grave with mother Mary;
- Chris Moody, pioneering grazier, who owned large tracts of land around Koo Wee Rup (d 17.11.21 aged 88), an unusual grave uncut granite on basalt; and
- the Boxshall memorial, pioneers of the Yallock Village Settlement.

The cemetery is one of four in the Cardinia Shire (others are Bunyip, Pakenham and N Macclesfield). Set in a semi-bushland area on the fringe of urban development in the town, its isolated setting allows a greater concentration of its character.

Condition	Integrity
Threats	Key elements Cemetery Tree(s)
Designer	Builder

HISTORY James Baker sent a petition to seek a cemetery reservation to serve the McDonalds Track or Lang Lang people. As a result a generously sized cemetery reserve was gazetted 7 December 1887. Baker is thought to have also dug the first grave and given the first burial service [Coghlan: 20]. John B Heward was the Lang Lang Cemetery Trust secretary in 1889. The Trustees included E McGrath, T Poole, W McGrath, Alex McMillan jnr., William Norquay and PHV Le Roux in 1890, all well known district figures. Burial fees were £2 for a single grave, 8x4 feet and £4 for a double [Human Services].

A report on the cemetery in 1895 noted that it was about 3/4 mile from town, the soil was three

feet of sand bedded on sandstone, and the drainage went directly into the bay, providing no hazard in the mind of the writer and perfect conditions for burials. In 1912, a report noted that four acres of the fifteen had been fenced with a two rail fence with netting. There were 280 grave sites, 122 burials identified by timber pegs with a cover bearing a number, and a skillion roof shed, measuring 12 x 10 feet, had been erected. The cemetery served a 14 square mile area and was thought to be well kept. About that time the Trustees included William C Greaves snr., Thomas McAleese, John Blair, Ernest Cogle, David Cochrane, Edward Misson and Alfred Blake. Men like Greaves and Misson, were also well known figures [ibid].

Fourteen years on, the Trust sought to refence the reserve after damage by fire and termites. They were intending concrete posts and wire to obviate the same sort of destruction. New Trustees were A Stafford, B Pickett, J Cardell and Edward Keighery was the honorary secretary. A suggestion was also made for tree planting which probably included the more mature flowering gums on the site. Secretary, Keighery was the pioneering bootmaker in Lang Lang and his son followed him, being among the longest running commercial businesses in the town [Gunson, 1968:169].

During the 1930s Depression, the local Swastika Club organised work for the unemployed in clearing the reserve. WT Misson was the secretary in this era. In 1973 the Trustees resolved to purchase 100 flowering gums to plant on the perimeter of the reserve: the plan was to: 'develop the cemetery into a memorial park cemetery. At present there are nearly 60 flowering gums quite well established'. The estimated cost of the new gums was \$100.

A 1980 plan of the reserve showed the defunct government road surrounding it, and the land on the north half, both used as a market garden since the 1970s and apparently to help pay for the upkeep. The southern half held the cemetery proper, centrally located on about 1/4 of the area, with a fenced perimeter which covered 7/8 of this section. Outside of the reserve, on the east, was another market garden area, with a stock yard in the north-west corner. The owner of this property, one Ian D McLeod of Clayton (one of the Trustees), wanted the road and the northern section of the reserve for his farm and was willing to exchange it for the eastern block which was shown on the survey to be in part swampy ground. He used, this swamp to irrigate his crops. McLeod had also applied for an Extractive Licence for sand mining on his land and it was believed that a line of some of the best concrete in sand in the State ran across his land under the north-western part of the cemetery. The sand in his land on the east of the reserve was inferior. Unfortunately for McLeod, the Health Department saw no advantage in this deal to the Trustees who still needed room for expansion with a new lawn cemetery planned.

Cr. Bill Thwaites, was the secretary of the Trust at that time and is said to have been the motivating force for the additional planting. Other names associated with the cemetery then included Conrad C Reiger, Pat Howard, Russel J Gardiner, Bernard Cardell, Edward Howlett, James Brown, Herbert Glover, and (the adjoining owner) Ian D McLeod who had been added recently 'to keep equal representation' given the uniting of the Presbyterian and Methodist churches. Each representing a Christian denomination (Anglican, Uniting or Catholic).

Other Trustees from the late 1980s included Pat Howard, Russell Gardiner, Charles Reiger, Rod MacGregor, Burnie Cardell, J Brown [ibid.].

The members of the Lang Lang Cemetery Trust as at 15 Nov 2006 were: Chairman Russel Gardiner and Secretary Nancy Brown, as well as Rod McGregor, Jim Brown, Don Horsburgh, Simon Horsburgh, Ken Mynard, Warren Wealands, Mandy Hardy, Brian Varnia, and John Thwaites.

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date 1887

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE	What is significant? The Lang Lang Cemetery, established 1887, at McDonalds Track (Allotment 78E, Parish of Lang Lang).
	How is it significant?

The Lang Lang Cemetery is of local historic and aesthetic significance to Cardinia Shire.

Why is it significant?

Historically, the Lang Lang cemetery was one of only two major burial grounds in the former Shire Cranbourne district, and provides a significant repository of district history and an illustration of past mason and ironworker's crafts. The cemetery is also of interest for its early use of Australian native trees instead of exotic trees such as Conifer species that are usually associated with pre-WWII cemetery plantings (RNE criteria A.4, D.2).

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the whole of the cemetery including the entrance avenue of trees and land within 5m of the canopy edge of those 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			None specified	

Conservation Management

SPECIFIC CONSERVATION GUIDELINES - TREES

In order to conserve the heritage significance of the identified significant trees, it is recommended that the following guidelines are used in the future management or development of the place:

1. Ensure that the tree/s survives in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.
4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review
 Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 86

PALACE HOTEL

Lang Lang Hotel

Place No. 404

ADDRESS 140 McDonalds Track (Cnr Westernport Road)
Lang Lang
Lot 1, LP50212

Last Update 4/06/2008
HO No.



DESCRIPTION This is a two-storey interwar hotel, built in brick with a hip tile roof and plain brick chimneys. The ground and first floor are separated by a rendered concrete band painted white, which has the name of the hotel painted within it. Windows are double hung sash with a six pane upper sash. There is a corner entrance with two large picture windows.

Externally, the building is relatively intact. What appear to have been two arched balcony openings in the upper north elevation have been enclosed with windows. The verandah over the entrance to the lounge is likely to be a later addition.

Condition	Good	Integrity	Minor Modifications
Threats	None apparent	Key elements	Building
Designer		Builder	Mr Machin

HISTORY

HISTORY OF LANG LANG TOWNSHIP

The township of Lang Lang illustrates the influence of the Great Southern Railway (South Gippsland railway) upon the pattern of settlement in Cardinia. It replaced an earlier settlement locally known as Tobin Yallock (officially called Lang Lang), which grew up around a store erected in 1876 by William Lyall near the corner of the Grantville Road and McDonalds Track (West of the present township). By 1877 a hotel was erected and public buildings including a Mechanics' Institute soon followed (Gunson, 1968:111-2).

The site of the present township just to the east of old Tobin Yallock came about as a result of the construction of the section of the Great Southern railway from Cranbourne to Loch, which was completed in 1890. One by one the public and commercial buildings that had been erected at Tobin Yallock were moved to the new township, which grew up on either side of the railway station. Gunson (1968:167) notes that 'For a few years, two towns existed within site of each other'. By 1891 'the nucleus of the town had been formed and already the population was larger than that of Tooradin' (Gunson, 1968:168). A school opened on 1 May 1891 and the Presbyterian Church was erected that same year. Gunson (1968:168) cites a visitor in October 1891 who gives the following impression of the town:

"Lang Lang East is absorbing - if it has not already absorbed - Lang Lang West. The old township of Tobin Yallock has sadly deteriorated, it has even lost its ancient name... Walking from the local station one gets a glimpse of the new Presbyterian Church, erected by Mr. John Flintoff, on the right hand or north-eastern side of the line and near to the new State School... On the west side settlement has been more rapid, as it always is in the business portion of a township. There are a couple of well stocked stores... while here and there a number of cosy cottages may be seen.."

The new town was officially known as 'Carrington' (and unofficially as Lang Lang East) until 1892 when the Post & Telegraph office was relocated there and it was officially known as Lang Lang from then on. The remaining public buildings were moved to the town by 1894 and the old town of Tobin Yallock ceased to exist.

Lang Lang 'fast developed into an agriculture centre' serving the surrounding district in the late nineteenth and early twentieth century although its importance declined in the interwar period as neighbouring Koo Wee Rup grew in importance and influence. A butter factory was erected in the 1890s - it closed but reopened as a co-operative in 1893 and flourished in the first decades of the 20th century. The Lang Lang market was opened in August 1896 and large cattle yards were built on the north-east side of the station to hold the many head of cattle consigned to and from the town (Gunson, 1968:169). Lang Lang was also the home of many railway employees, employed in the maintenance of the line.

HISTORY OF PALACE HOTEL

The Palace Hotel was preceded by the Lang Lang Coffee Palace, built in 1893 by Mary and James Flintoft on the east side of the railway line (Coghlan, 1988:12). Coffee palaces were popular in the early part of the 20th century and linked with the temperance movement. They offered salubrious accommodation to families as well as commercial travellers. By 1918, however, the premises had acquired a license and was being advertised in the Lang Lang Guardian by publican H. Lawrence as having "splendid dining rooms, billiards and good beds" (Quoted in Coghlan, 1988:12). When the hotel burnt down in 1930 it was rebuilt in brick by the licensee Alex Stewart on the present site at the corner of McDonald's Track and Westernport Road. The builder was Mr Machin from Loch (Gunson, 1968:217; Coghlan, 1988:12).

SOURCES

- Coghlan, Barbara, 'Protector's Plains: A history of Lang Lang Primary School no.2899, 1888-1988, and District', CBC Publishing, Yannathan, 1988
 Gunson, Niel, 'The Good Country Cranbourne Shire', Melbourne, FW Cheshire Publishing Pty Ltd, 1968
 Lynette Wealands, Lang Lang Historical Society, pers. comm., 2005 & 2008.

Creation Date c.1930

Change Dates

Associations

Local Themes

04.04-98 Railway towns

04.0-98 MAKING TOWNS TO SERVE RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

The Palace Hotel at Lang Lang was constructed in 1930 and replaced an earlier hotel on a nearby site, which had burnt down. Situated on the corner of two main roads, it is a two-storey interwar hotel, built in brick with a hip tile roof and plain brick chimneys. The ground and first floor are separated by a rendered concrete band painted white, which has the name of the hotel painted within it. Windows are double hung sash with a six pane upper sash. There is a corner entrance with two large picture windows.

How is it significant?

The Palace Hotel at Lang Lang is of local aesthetic and social significance to Cardinia Shire.

Why is it significant?

The Palace Hotel has aesthetic significance for its landmark qualities as a large building, which has occupied this prominent corner site at one of the main entrances to Lang Lang for over 70 years. It is one of the buildings that contributes to the character that defines the identity of Lang Lang. (RNE criterion E.1)

Socially, it is significant as a community meeting place that has served the Lang Lang district for over 70 years. (RNE criterion G.1).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please

refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 of buildings or trees may have changed.

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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

HOUSE

Place No. 406

ADDRESS 1 Westernport Road
Lang Lang

Last Update 16/06/2008
HO No.



DESCRIPTION The house at 1 Westernport Road, Lang Lang is a symmetrical Federation era weatherboard homestead. It has corrugated iron M-hip roof and a separate bullnose verandah that returns on two sides. There are two corbelled brick chimneys. The verandah has carved timber posts with capitals that suggest it once had a timber or cast iron frieze. The front door has sidelights and highlights and is flanked by tripartite windows. Other windows are double hung sash.

The house is in good condition has a relatively high degree of external integrity.

It is not known whether any evidence of the dairy survives.

Condition	Good	Integrity	Minor Modifications
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY

HISTORY OF LANG LANG TOWNSHIP

The township of Lang Lang illustrates the influence of the Great Southern Railway (South Gippsland railway) upon the pattern of settlement in Cardinia. It replaced an earlier settlement locally known as Tobin Yallock (officially called Lang Lang), which grew up around a store erected in 1876 by William Lyall near the corner of the Grantville Road and McDonalds Track (West of the present township). By 1877 a hotel was erected and public buildings including a Mechanics' Institute soon followed (Gunson, 1968:111-2).

The site of the present township just to the east of old Tobin Yallock came about as a result of the construction of the section of the Great Southern railway from Cranbourne to Loch, which was completed in 1890. One by one the public and commercial buildings that had been erected at Tobin Yallock were moved to the new township, which grew up on either side of the railway station. Gunson (1968:167) notes that 'For a few years, two towns existed within site of each other'. By 1891 'the nucleus of the town had been formed and already the population was larger than that of Tooradin' (Gunson, 1968:168). A school opened on 1 May 1891 and the Presbyterian Church was erected that same year. Gunson (1968:168) cites a visitor in October 1891 who gives the following impression of the town:

"Lang Lang East is absorbing - if it has not already absorbed - Lang Lang West. The old township of Tobin Yallock has sadly deteriorated, it has even lost its ancient name... Walking from the local station one gets a glimpse of the new Presbyterian Church, erected by Mr. John Flintoff, on the right hand or north-eastern side of the line and near to the new State School... On the west side settlement has been more rapid, as it always is in the business portion of a township. There are a

couple of well stocked stores... while here and there a number of cosy cottages may be seen.."

The new town was officially known as 'Carrington' (and unofficially as Lang Lang East) until 1892 when the Post & Telegraph office was relocated there and it was officially known as Lang Lang from then on. The remaining public buildings were moved to the town by 1894 and the old town of Tobin Yallock ceased to exist.

Lang Lang 'fast developed into an agriculture centre' serving the surrounding district in the late nineteenth and early twentieth century although its importance declined in the interwar period as neighbouring Koo Wee Rup grew in importance and influence. A butter factory was erected in the 1890s - it closed but reopened as a co-operative in 1893 and flourished in the first decades of the 20th century. The Lang Lang market was opened in August 1896 and large cattle yards were built on the north-east side of the station to hold the many head of cattle consigned to and from the town (Gunson, 1968:169). Lang Lang was also the home of many railway employees, employed in the maintenance of the line.

HISTORY OF 1 WESTERNPORT ROAD

Rate book and title records suggest that the house at number 1 Westernport Road was built between 1908 and 1910, and the dairy behind it c1914.

It sits on lots 61, 62, and 63 of Section 5, a plot of approximately two acres. These lots were bought by Susannah Poole of Lang Lang, married woman, in 1903 [1]. No house is recorded in 1906, when the rateable value is £6[2]. By 1908, although the column under 'buildings' records the word 'none', the value had increased to £13. In 1910, with the same rateable value, a weatherboard house is recorded on the land. According to rate records, at this stage it belonged to Alfred Blake, a grazier living at Poowong [3]. However, according to title deeds it only came into his possession on the death of Susannah Poole in 1912. It changed hands again in 1914, the title being transferred to Alice Mary Glover, in May of that year. This is borne out by the rate books which list it as the property of William Glover, the name locals associated with the property [4]. Glover's trade is listed as 'agent' though he was also a well-respected dairy farmer.

Local dairies, alongside butter and cheese factories, were common in rural areas in the late 19th and early 20th centuries. Before domestic refrigeration, storage of dairy products was a problem, and milk and cream were delivered to houses daily from local dairies. According to community recollections, after the Glover family moved to Lang Lang township in 1914 they established a garage and a dairy at the rear of the house, and sold 'Billy's milk' for many years, until at least the 1940s [5].

SOURCES

- [1] Title Deed Vol.2921 Fol.128.
- [2] Shire of Cranbourne, Yallock Riding 1906 (number in rate 873)
- [3] Shire of Cranbourne, Yallock Riding 1910 (1043).
- [4] Shire of Cranbourne, Yallock Riding 1915 (1256).
- [5] Personal comment, Lynette Wealands, Lang Lang Historical Society, 2006 & 2008.

Coghlan, Barbara, 'Protector's Plains: A history of Lang Lang Primary School no.2899, 1888-1988, and district', CBC Publishing, Yannathan, 1988
 Gunson, N., 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968.

Creation Date	House: c.1910; Dairy: c19	Change Dates	
Associations	Glover family	Local Themes	04.04-98 Railway towns 04.0-98 MAKING TOWNS TO SERVE RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE What is significant?
 The house at 1 Westernport Road, Lang Lang was constructed c.1910. After 1914 it became the home of Alice and William Glover who operated a dairy from the site supplying milk to Lang Lang. It is a symmetrical Federation era weatherboard homestead. It has corrugated iron M-hip roof and a separate bullnose verandah that returns on two sides. The verandah has carved timber posts with capitals that suggest it once had a timber or cast iron frieze. The front door has sidelights and highlights and is flanked by tripartite windows. Other windows are double hung sash.

How is it significant?

The house at 1 Westernport Road, Lang Lang is of local historic and architectural significance to Cardinia Shire.

Why is it significant?

Historically, it is significant for its strong associations with the locally well known Glover family who operated a dairy from the site. It is also significant as a house dating from the early twentieth century in Lang Lang. (RNE criteria A.4, H.1)

It has architectural significance as a representative and relatively intact example of a substantial late Federation homestead (RNE criterion D.2).

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

HOUSE

Place No. 410

ADDRESS 13 Westernport Road
Lang Lang

Last Update 20/03/2010

HO No.



DESCRIPTION The house at 13 Westernport Road, Lang Lang is an asymmetrical late Queen Anne weatherboard house. It has a hip corrugated iron roof (new cladding), which extends to form the return verandah, and a projecting front gable. There are two corbelled brick chimneys and the verandah has a stepped timber ladder frieze and turned posts with decorative brackets. The front panelled high-waisted door has sidelights and highlights. Windows are double hung sash, which extend to form a bay in the projecting gable. There are hoods over the bay window and side window, which may not be original. The front fence and gates are not original, but generally sympathetic. The house is in good condition.

Condition	Excellent	Integrity	Minor Modifications
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY

HISTORY OF LANG LANG TOWNSHIP

The township of Lang Lang illustrates the influence of the Great Southern Railway (South Gippsland railway) upon the pattern of settlement in Cardinia. It replaced an earlier settlement locally known as Tobin Yallock (officially called Lang Lang), which grew up around a store erected in 1876 by William Lyall near the corner of the Grantville Road and McDonalds Track (West of the present township). By 1877 a hotel was erected and public buildings including a Mechanics' Institute soon followed (Gunson, 1968:111-2).

The site of the present township just to the east of old Tobin Yallock came about as a result of the construction of the section of the Great Southern railway from Cranbourne to Loch, which was completed in 1890. One by one the public and commercial buildings that had been erected at Tobin Yallock were moved to the new township, which grew up on either side of the railway station. Gunson (1968:167) notes that 'For a few years, two towns existed within site of each other'. By 1891 'the nucleus of the town had been formed and already the population was larger than that of Tooradin' (Gunson, 1968:168). A school opened on 1 May 1891 and the Presbyterian Church was erected that same year. Gunson (1968:168) cites a visitor in October 1891 who gives the following impression of the town:

"Lang Lang East is absorbing - if it has not already absorbed - Lang Lang West. The old township of Tobin Yallock has sadly deteriorated, it has even lost its ancient name... Walking from the local station one gets a glimpse of the new Presbyterian Church, erected by Mr. John Flintoff, on the right hand or north-eastern side of the line and near to the new State School... On the west side settlement has been more rapid, as it always is in the business portion of a township. There are a couple of well stocked stores... while here and there a number of cosy cottages may be seen.."

The new town was officially known as 'Carrington' (and unofficially as Lang Lang East) until 1892 when the Post & Telegraph office was relocated there and it was officially known as Lang Lang from then on. The remaining public buildings were moved to the town by 1894 and the old town of Tobin Yallock ceased to exist.

Lang Lang 'fast developed into an agriculture centre' serving the surrounding district in the late nineteenth and early twentieth century although its importance declined in the interwar period as neighbouring Koo Wee Rup grew in importance and influence. A butter factory was erected in the 1890s - it closed but reopened as a co-operative in 1893 and flourished in the first decades of the 20th century. The Lang Lang market was opened in August 1896 and large cattle yards were built on the north-east side of the station to hold the many head of cattle consigned to and from the town (Gunson, 1968:169). Lang Lang was also the home of many railway employees, employed in the maintenance of the line.

HISTORY OF 13 WESTERNPORT ROAD

The exact date of the house at 13 Westernport Road, Lang Lang is not known but title and rate book information suggests that it was built for William Cole, storekeeper and retired constable, in 1922-3 when the Net Annual Value of the property rose from £5 to £25 [1]. Its value then remained the same for the next decade. Cole owned this land, lots 132, 133,134 and 135, approximately one acre, having bought it in 1912 [2]. The house sits on lots 134 and 135. A 'building' had been listed on this property from 1919, but the NAV was only £5, which suggests that it was not a substantial structure [3].

William Cole who was the first policeman in Lang Lang from 1910-23 and it is said that he built this house 'for his retirement' [6]. The property was transferred to Charlotte Cole in 1920. In 1932 she died and the property passed back to William Cole, who is described on the title as a 'Retired mounted policeman'. He died in 1948. Constable William Cole's role as a mounted policeman reflects an interesting aspect of rural history. When the Victoria Police was formed in 1853, various mounted police forces were amalgamated under the banner of the Mounted Branch. By the early 20th century the number of mounted units were at their peak, with 211 mounted stations in Victoria. As motor transport replaced horses, these declined. William Cole, constable number 4125, is mentioned in relation to an application for a Merit Badge in 1913, for an incident in Lang Lang in 1911. According to records, a petition from locals in support of the badge was included in the file, but the application was not granted [5].

The date of construction in the early 1920s is born out by local anecdote, which adds that at one time the house was in disrepair but has since been "renovated to former glory" [4].

SOURCES:

- [1] Shire of Cranbourne Rate Book, Yallock Riding 1922-3 (number in rate 1679).
- [2] Title Deed Vol.2881 Fol.030.
- [3] Shire of Cranbourne Rate Book 1919,1920 (1550,1647).
- [4] Communication from local resident, community consultation.
- [5] <http://members.ozemail.com.au/~hdharris/Police.htm> Police & Police Station Database (Australia) compiled by Helen D. Harris 2004-2008. Lang Lang application can be found in VPRS 807 Unit 419 File No. J1695
- [6] Lynette Wealands, Lang Lang Historical Society

Gunson, N., 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968

Coghlan, Barbara, 'Protector's Plains: A history of Lang Lang Primary School no.2899, 1888-1988, and district', CBC Publishing, Yannathan, 1988

Creation Date c.1922

Change Dates

Associations

Local Themes

Constable William Cole

04.04-98 Railway towns

04.0-98 MAKING TOWNS TO SERVE RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE What is significant?

The house at 13 Westernport Road, Lang Lang, was constructed c.1922 for William Cole. It is an asymmetrical late Queen Anne weatherboard house. It has a hip corrugated iron roof (new cladding), which extends to form the return verandah, and a projecting front gable. There are

corbelled brick chimneys and the verandah has a stepped timber ladder frieze and turned posts with decorative brackets. The front high-waisted door has sidelights and highlights. Windows are double hung sash, which extend to form a bay in the projecting gable. There are hoods over the bay window and side window, which may not be original. The front fence and gates are not original, but generally sympathetic.

How is it significant?

The house at 13 Westernport Road, Lang Lang is of local historic and architectural significance to Cardinia Shire.

Why is it significant?

Historically, it is significant for its strong associations with the locally notable William Cole (RNE criteria H.1)

It has architectural significance as a good and relatively intact representative example of a late Queen Anne house, which is more highly ornamented than other houses of its period in Lang Lang (RNE criterion D.2).

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the

significance of the place, or

- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 of buildings or trees may have changed.

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Extra Research None specified

-
- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

STAFFORD HOUSE & HEDGE

Appin, former

Place No. 407

ADDRESS Westernport Road
Lang Lang
Lot 1, TP109006

Last Update 16/06/2008

HO No.



DESCRIPTION

This is a transitional Federation weatherboard bungalow set behind a mature hedge. The house is symmetrical in layout. It has a hip roof with a central gablet with cross-bracing and three timber elements above it in a sunburst pattern. There are two symmetrically placed chimneys near the centre of the roof. The separate return bullnose verandah has carved timber posts with a finely detailed timber valance and curved timber brackets with Art Nouveau motifs. The centrally placed

front door is flanked by two canted bay windows under the verandah. Other windows are double hung sash. At the rear, a skillion section runs across the width of the house and has another external chimney.

There is a domed brick well at the rear of the house.

Condition	Good	Integrity	Intact
Threats	None apparent	Key elements	Building Tree(s) Well
Designer		Builder	

HISTORY

HISTORY OF LANG LANG TOWNSHIP

The township of Lang Lang illustrates the influence of the Great Southern Railway (South Gippsland railway) upon the pattern of settlement in Cardinia. It replaced an earlier settlement locally known as Tobin Yallock (officially called Lang Lang), which grew up around a store erected in 1876 by William Lyall near the corner of the Grantville Road and McDonalds Track (West of the present township). By 1877 a hotel was erected and public buildings including a Mechanics' Institute soon followed (Gunson, 1968:111-2).

The site of the present township just to the east of old Tobin Yallock came about as a result of the construction of the section of the Great Southern railway from Cranbourne to Loch, which was completed in 1890. One by one the public and commercial buildings that had been erected at Tobin Yallock were moved to the new township, which grew up on either side of the railway station. Gunson (1968:167) notes that 'For a few years, two towns existed within site of each other'. By 1891 'the nucleus of the town had been formed and already the population was larger than that of Tooradin' (Gunson, 1968:168). A school opened on 1 May 1891 and the Presbyterian Church was erected that same year. Gunson (1968:168) cites a visitor in October 1891 who gives the following impression of the town:

"Lang Lang East is absorbing - if it has not already absorbed - Lang Lang West. The old township of Tobin Yallock has sadly deteriorated, it has even lost its ancient name... Walking from the local station one gets a glimpse of the new Presbyterian Church, erected by Mr. John Flintoff, on the right hand or north-eastern side of the line and near to the new State School... On the west side settlement has been more rapid, as it always is in the business portion of a township. There are a couple of well stocked stores... while here and there a number of cosy cottages may be seen.."

The new town was officially known as 'Carrington' (and unofficially as Lang Lang East) until 1892 when the Post & Telegraph office was relocated there and it was officially known as Lang Lang from then on. The remaining public buildings were moved to the town by 1894 and the old town of Tobin Yallock ceased to exist.

Lang Lang 'fast developed into an agriculture centre' serving the surrounding district in the late nineteenth and early twentieth century although its importance declined in the interwar period as neighbouring Koo Wee Rup grew in importance and influence. A butter factory was erected in the 1890s - it closed but reopened as a co-operative in 1893 and flourished in the first decades of the 20th century. The Lang Lang market was opened in August 1896 and large cattle yards were built on the north-east side of the station to hold the many head of cattle consigned to and from the town (Gunson, 1968:169). Lang Lang was also the home of many railway employees, employed in the maintenance of the line.

HISTORY OF STAFFORD HOUSE

The exact date of the house at 130 Westernport Road, Lang Lang is not known, but title and rate information suggest that it was built c.1923 for Albert Stafford. It was originally known as 'Appin' and is now known as 'Stafford House' [5]. This property once formed part of 206 acres, described as part of CA12, at the corner of Westernport Road and McDonald's Track that was purchased in 1920 by William Clark [1]. He subdivided the land in the early 1920s and in 1923 Stafford bought four and a half acres of land, comprising this property, described as lot 2, and lots 1 and 3 in the subdivision [2]. Stafford is first listed as the owner of this property in the rate book in 1923-24 when it is described as containing a building and the Net Annual Value is £44, as it was four years later [3]. Stafford owned the property until 1949, when it was sold to Dorothy Frances Lucy Stevenson, of Lang Lang. Two years earlier he had sold a portion of land at the corner of Westernport and McDonald's Track, being the top half of lot 1, to Alan Hewitt in 1947 [4]. In

1985, Mrs Stevenson sold the property to Dr. William Orrock Stewart to use as medical consulting rooms [5].

A prominent local farmer, Stafford was also a Shire councillor and active on many local committees. Coghlan (1988:37) mentions that Dorrie Stevenson was a Stafford before marriage, and that she and her Scottish husband Peter Stevenson ran a boarding house at the Stafford house for many years, providing accommodation for single women teachers, as well as girls working at the telephone exchange, as bank clerks and at the Prestige Factory (formerly the Lang Lang Butter Factory). Dr William Orrock Stewart, who, until recently ran a general practice from his surgery next door, was awarded a Medal of the Order of Australia (OAM) in the 2008 Honours list for over 40 years service to the community [6].

SOURCES

- [1] Title Deed Vol.4360 Fol.878.
- [2] Title Deed Vol.4730 Fol.827, LP9375
- [3] Shire of Cranbourne Rate Book, Yallock Riding 1923-24 and 1927-28 (2026, 2391).
- [4] Title Deed Vol.7249 Fol. 714
- [5] Lynette Wealands, Lang Lang Historical Society, pers. comm..
- [6] [http://www.gg.gov.au/res/File/PDFs/honours/ad08/Media%20notes%20OAM%20\(S-Z\)%20\(final\)-web.pdf](http://www.gg.gov.au/res/File/PDFs/honours/ad08/Media%20notes%20OAM%20(S-Z)%20(final)-web.pdf) (Accessed 10.4.2008)

Coghlan, Barbara, 'Protector's Plains: A history of Lang Lang Primary School no.2899, 1888-1988, and district', CBC Publishing, Yannathan, 1988

Gunson, N., 'The Good Country. Cranbourne Shire', Frankston City Press Holdings Pty Ltd, Cranbourne, 1968

Creation Date c.1923

Change Dates

Associations

Local Themes

Cr Albert Stafford J.P., Dr O. Stewart

04.04-98 Railway towns

04.0-98 MAKING TOWNS TO SERVE
RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

'Stafford House' (former 'Appin') at 130 Westernport Road, Lang Lang was constructed c.1926 for Cr Stafford JP and sold to Dr O. Stewart to use as medical consulting rooms by Mrs Dorrie Stevenson (Stafford) in 1985. It is a finely detailed weatherboard late Federation bungalow, which is in a garden setting concealed behind a mature hedge. There is a domed brick well at the rear of the house

How is it significant?

'Stafford House' (former 'Appin') at 130 Westernport Road, Lang Lang is of local historic and architectural significance to Cardinia Shire.

Why is it significant?

Historically, it is significant for its associations with the Cr Stafford. The domed well is historically significant as a rare surviving example of this type of water storage in the Shire. (RNE criteria B.2, H.1)

The house has architectural significance as a representative and very intact and finely detailed example of a transitional Federation bungalow, which is one of the best examples of its type within the Shire. It also has aesthetic qualities as a fine example of an interwar house in a garden setting (RNE criteria B.2, D.2).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research Requires further research.

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

MISSONS BUTCHERS SHOP & RESIDENCE

Place No. 315

ADDRESS 34 - 36 Westernport Road
Lang Lang
Lot 97 LP2096

Last Update 19/10/2006
HO No.



DESCRIPTION This is a Moderne style, large red brick and cement parapeted complex, including a residence and a butcher's shop. The complex is set out with two rounded and protruding end bays, the shop in the eastern bay and the residence taking up both the west bay and the recessed wing between. Openings are set in a rendered band set below shallow but continuous concrete sun shades. The metal framed shopfront is surrounded by pale blue glazed tiles and sheltered by a cantilever canopy. The word 'Butcher' is painted on the parapet above the canopy.

The residence has an original chain wire fence and typical plantings of the era in the garden. It is well preserved and an unusual style for the Cardinia Shire. As implied by the style's name, it was associated with the latest forms of marketing and was hence unusual for use in what was then a small rural town. There is no other similar commercial building in the Cardinia Shire.

Condition	Good	Integrity	Intact
Threats	Redevelopment	Key elements	Building
Designer		Builder	

HISTORY Anthony Ridgeway's pioneering butchering business in Lang Lang was sold to Edward W Misson in c1910-11. It was later redeveloped for Lang Lang Riteway. This complex (butcher's shop & residence) was built for William Frank Misson in 1939-40 on an adjoining block [RB,1939-40:2714] . The rate entry for the new shop & residence valued it at £100 annually while the former

shop was noted as now altered for use as a dwelling house and still owned by EW Misson: its annual valuation was £30 [RB, 1939-40:2718].

Barbara Coghlan writes of the Misson family establishing abattoirs on a property later owned by the Glovers. Les Male eventually acquired the Misson business, with later owners or proprietors including Durro & Hardy, George Hayman, LK Jones, Bill Dalton, Doug Lambeth and Elaine & Peter Christensen. Coghlan notes that Clive Dubbererke was once the book keeper for the Misson business, recalling as many as 15 butchers employed there [Coghlan, 1988:13]. Members of the Misson family were long-term business proprietors in Lang Lang and active in local affairs. W Misson was the secretary to the Lang Lang Cemetery Trust for a number of years.

REFERENCES:

Shire of Cranbourne Rate Books [RB]
 Coghlan, Barbara ' Protector's plains: history of Lang Lang Primary School No. 2899, 1888-1988 and district', 1988.

Creation Date 1939

Change Dates

Associations

Local Themes

William Misson

STATEMENT OF SIGNIFICANCE What is significant?
 Misson's Butcher Shop & residence, constructed in 1939-40, at 34-36 Westernport Road, Lang Lang.

How is it significant?
 Misson's Butcher Shop & residence is of local historic and aesthetic significance to Cardinia Shire.

Why is it significant?
 Misson's Butcher Shop & residence is historically significant for its associations with the Misson family who were pioneers of commercial life in the town of Lang Lang. (RNE criteria H.1)

Misson's Butcher Shop & residence is architecturally significant to the Cardinia Shire for its advanced Modernistic styling, given the location and the date. (RNE criteria E.1 & F.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

The Lang Lang commercial centre is too disjointed to treat as a precinct, so places of local significance should be added to the HO individually.

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council, 157

ANZ BANK

English Scottish & Australian Bank (former)

Place No. 316

ADDRESS 47 Westernport Road
Lang Lang
Lot 1 TP343024

Last Update 24/10/2006

HO No. HO



DESCRIPTION

The ANZ Bank at 47 Westernport Road, Lang Lang is a two storey building in the Classical style, which forms a notable landmark within the commercial centre. The classical language is expressed in the implied pediment on the parapet wall, the giant order pilasters which frame the facade, and the moulded architraves which surround the openings. The side and rear walls are face red brick and the timber windows have multipaned glazing to the upper lights. The residential entry is via an original rendered masonry fence and wrought iron gate on the north side of the building. The building is in very good condition and is very intact externally, including the residential section.

This is one of the more architecturally sophisticated buildings for the district and the era. Its classically inspired rendered two storey parapeted form is unusual for commercial buildings in the Shire's townships but is paralleled in the Cardinia Shire by the ANZ banks at Garfield and at Koo Wee Rup.

Condition Good

Integrity Intact

Threats

Key elements Building

Designer Twentyman & Askew

Builder

HISTORY

The English Scottish & Australian Banking company was established in 1852 and ceased in 1970 when it was absorbed by the Australian & New Zealand banking company. The ES&A Bank first gained a presence in Lang Lang after Ernest Coyle sold a lot to the bank in 1921 for a daily agency under the control of the Yannathan branch manager; a Mr. KD Morris, former Bendigo teller, was in charge. The bank opened on 27 November 1921, the freehold purchased in 1930 and the present building erected during the financially troubled time of 1929- 30 [Coghlan, 1988]. Alex H Wilson was the first manager in the new building [RB 1929-30:2224]. Other long term managers included RN Thom (1939-50). The old architectural firm of Twentyman & Askew were the designers [Trethowan, 1976:15]. They had designed other ES&A banks about the same time in Balwyn and Caulfield [ibid.].

REFERENCES

Shire of Cranbourne Rate Books [RB]

Coghlan, Barbara 'Protector's plains: history of Lang Lang Primary School No. 2899, 1888-1988 and district', 1988

Trethowan, Bruce, 'A study of banks in Victoria 1851-1939, for the Historic Buildings Preservation Council [Banks in Victoria]', 1976

Creation Date 1929-30

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE

What is significant?

The ANZ Bank (former ES&A Bank), designed by Twentyman & Askew and constructed in 1929-30, at 47 Westernport Road, Lang Lang.

How is it significant?

The ANZ Bank at 47 Westernport Road, Lang Lang is of historic and aesthetic significance to Cardinia Shire.

Why is it significant?

Historically, the former ES&A Bank illustrates the growth of Lang Lang and the surrounding district during the interwar period, which was a consequence of the Koo Wee Rup Swamp drainage scheme. The building was the first custom designed bank branch in Lang Lang and has remained the only bank in the township over a long period. (RNE criteria A.4, D.2)

Aesthetically, the former ES&A Bank is architecturally significant for its relatively complex architectural stylism as compared among other commercial banks of the period in the towns of the Shire. It is a notable landmark within the Lang Lang commercial centre. (RNE criterion E.1 & F.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 of

buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review, Cardinia Shire
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne &
Sherbrooke), Cardinia Shire Council, 159

FINLAY MCQUEEN UNITING CHURCH COMPLEX

Place No. 412

ADDRESS 46 Westernport Road
Lang Lang
Lot 1 TP449667, Lot 1 TP684650, Lot 1 TP330464

Last Update 2/09/2015

HO No.





DESCRIPTION The complex comprises the 1936 brick church and the 1891 timber church, which is set back and to one side. A post-war flat-roofed brick building has been constructed across the front of the 1891 church.

The 1936 church is an interwar modern Gothic style. It has a domestic scale achieved by the low eaves level. The design of the apse is the most striking feature of the interior and exterior achieved by distorting the proportions of the main space into a tall narrow composition, stepping inwards and lit from above. The brickwork is finely detailed with the use of moulded bricks in a contrasting colour and with the use of angled bricks to the buttresses. The interior has a scissor truss roof and hardwood joinery. The Arts and Crafts tradition of honesty of materials is demonstrated by the extensive use of red brick and varnished hardwood. The interior has some distinctive 1930s light fittings and furniture.

The 1891 church retains one early window in the east end elevation. The interior is timber lined with a coved ceiling. There is a main space and a kitchen at the rear.

Condition	Excellent	Integrity	Intact
Threats	None apparent	Key elements	Buildings
Designer	Louis Williams (1936)	Builder	Mr Ackland (1936)

HISTORY

HISTORY OF LANG LANG

Originally known at Tobin Yallock, the first evidence of a community building was state school no.1509 which opened in 1875. The township grew and with the coming of the railway in 1889 the township shifted eastwards and clustered round the station, which had been named Carrington. A coffee palace, post office and several stores were built at the new location in the 1890s. Many residents were employed on the railway and the first gangers' residences were built at the top end of Rosebery Street.

A Butter factory opened in 1889 owned by James Scott. It closed but reopened as a co-operative in 1893 and flourished in the first decades of the 20th century. Lang Lang experienced a period of prosperity during this time, with many commercial premises built along Main Street.

HISTORY OF CHURCH COMPLEX

Church services provided a vital social as well as religious function in small rural communities. The first Presbyterian Church on this site was built in 1891. This church was weatherboard with an iron roof and porch. It was 30ft long and 20ft wide. A vestry was added in 1907. Soon it was found that this was not big enough and the congregation needed a new church. The 1891 church was then used as a hall. [1, 5]

In 1936 a new brick Presbyterian church was built in front of the old one. It was designed by the noted Melbourne architect, Louis Williams, who later designed St John the Evangelist at Lang

Lang and also designed St George's at Koo Wee Rup (refer to separate citations in this Study).[5] The builder was Mr Ackland. The church was named the Finlay McQueen Memorial church in honour of the Reverend Finlay McQueen who had been appointed to the Lang Lang 'extension Charge' in 1931. He was a popular and enterprising clergyman who established youth clubs and oversaw the building and opening of Catani Presbyterian Church.

The foundation stone for the Lang Lang church was laid by the Reverend Hugh M Burns and the church dedicated, on 4 April 1936, by the Reverend D. A. Cameron[2]. It was opened by W.C. Greaves Senior (1866-1936), a prominent local land owner and breeder of sheep, pigs and ponies[3]. In 1937 Lang Lang became a full charge [4].

LOUIS R WILLIAMS

The following outline of Louis Williams' career is drawn from J Trimble's article 'Louis R. Williams: A Lifetime of Contribution':

'Louis Williams practised architecture in Melbourne from 1912 until his retirement in 1976, during which time he designed more than 130 churches ... Born in Hobart in 1890, Williams developed a keen interest in the old colonial churches of Tasmania ... Because of his interest in churches, Williams finished his articles in Launceston under the supervision of Alexander North, a respected ecclesiastical architect. In 1912 he joined North's firm as a junior partner and they moved to Melbourne. Among their first commissions in Melbourne were Trinity College Chapel at the University of Melbourne, and St. Peter's parish hall, Eastern Hill. ...

'By 1921, Alexander North had retired and Williams established his own practice. ... Williams designed churches for a number of different denominations, but his commissions were mainly for Anglican churches. ...

'Williams believed the Gothic to be mandatory in church design, but rejected the reproduction of established styles and sought instead, to use the idea of the Gothic, and Gothic motifs, in a manner appropriate to the particular requirements of each commission. ... The early churches also contain some splendid open timber roofs after the traditional medieval manner. ... Williams's churches were inevitably built in brick. ... Williams introduced clinker bricks into local ecclesiastical architecture in 1925. At that time clinker bricks were maligned as a reject from the kiln. ...

'The architect's humanism is apparent in his attention to the ladder [gradation] of sizes in the small scale of such details as doors, steps, materials, ceiling heights and levels of sills and dados ... The well-crafted quality of his churches is also evident in the care given to fine finish in the details of brickwork and in timber furnishings. ...

'His integration of contemporary with traditional methods of construction, his interpretation of form, and the evolution of his own style illustrate Williams's capacity for innovation [in contrast to his conservative image]. ... The reproduction of established styles was rejected in favour of a more imaginative and personal approach.' [6]

Sources:

- [1] Barbara Coghlan, *Protectors' Plains: A History of Lang Lang Primary School No. 2899, 1888-1988*, and District, CBC Publishing Yannathan, 1988, pp.76-77.
- [2] Neil Gunson *The Good Country, Cranbourne Shire, Melbourne, 1968*, p217.
- [3] *Ibid* p.131.
- [4] *Ibid* p.217.
- [5] Lynn Wealands, *Lang Lang Historical Society, 2008*.
- [6] Judith Trimble, 'Louis R. Williams: A Lifetime of Contribution', in 'Victorian Historical Journal', May-Aug 1982, Vol 53, Nos. 2 & 3, pp 152-158.

Creation Date Hall: 1891; Church: 1936

Change Dates

Associations

Local Themes

09.11-98 Building and worshipping in local churches

STATEMENT OF SIGNIFICANCE

What is significant ?

The Finlay McQueen Uniting Church complex including the 1891 church (now hall), and the 1936 church designed by architect Louis Williams. The interior of the 1936 church contains hardwood joinery and pews in a complementary style. The light fittings are notable. The brick Sunday school hall is not significant.

How is it significant?

The Finlay McQueen Uniting Church complex is of local historical, social and architectural significance to the Shire of Cardinia.

Why is it significant?

Historically, in demonstrating the growth of the Presbyterian and later Uniting Church congregation. The naming of the church records the ministry of the Reverend Finlay McQueen who was instrumental in the procurement of the new and larger church. (RNE criteria A.4, H.1)

Architecturally, as one of a number of small rural churches designed by the prolific church architect Louis Williams. Williams worked extensively in the Arts and Crafts style, his best work is reputed to be St Stephen's in Darebin. (RNE criteria D.1, H.1)

Socially, both churches have its strong associations for the church's congregation and the wider Lang Lang community over a long period of time (over 100 years in the case of the 1891 church). (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent The extent of Lot 1 TP449667 and Lot 1 TP684650. The Sunday School is not contributory.

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

1. Internal controls are on the 1936 church only.
2. The Sunday School is not contributory.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or

- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 of buildings or trees may have changed.

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Extra Research None specified

-
- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
 Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

PRIESTLEY'S STORE SITE & OAK

Place No. 366

ADDRESS 49 (rear) Westernport Road
Lang Lang

Last Update 12/06/2008
HO No.



DESCRIPTION This large Oak (*Quercus robur*?) is situated in the rear corner of the site at 49 Westernport Road, close to the corner of Oxford Street. At the time of inspection (August 2006), brick shops were being erected on the Westernport Road frontage.

Condition Fair

Integrity

Threats

Key elements Tree(s)

Designer

Builder

HISTORY

HISTORY OF LANG LANG TOWNSHIP

The township of Lang Lang illustrates the influence of the Great Southern Railway (South Gippsland railway) upon the pattern of settlement in Cardinia. It replaced an earlier settlement locally known as Tobin Yallock (officially called Lang Lang), which grew up around a store erected in 1876 by William Lyall near the corner of the Grantville Road and McDonalds Track (West of the present township). By 1877 a hotel was erected and public buildings including a Mechanics' Institute soon followed (Gunson, 1968:111-2).

The site of the present township just to the east of old Tobin Yallock came about as a result of the construction of the section of the Great Southern railway from Cranbourne to Loch, which was completed in 1890. One by one the public and commercial buildings that had been erected at Tobin Yallock were moved to the new township, which grew up on either side of the railway station. Gunson (1968:167) notes that 'For a few years, two towns existed within site of each other'. By 1891 'the nucleus of the town had been formed and already the population was larger than that of Tooradin' (Gunson, 1968:168). A school opened on 1 May 1891 and the Presbyterian Church was erected that same year. Gunson (1968:168) cites a visitor in October 1891 who gives the following impression of the town:

"Lang Lang East is absorbing - if it has not already absorbed - Lang Lang West. The old township of Tobin Yallock has sadly deteriorated, it has even lost its ancient name... Walking from the local station one gets a glimpse of the new Presbyterian Church, erected by Mr. John Flintoff, on the right hand or north-eastern side of the line and near to the new State School... On the west side settlement has been more rapid, as it always is in the business portion of a township. There are a couple of well stocked stores... while here and there a number of cosy cottages may be seen.."

The new town was officially known as 'Carrington' (and unofficially as Lang Lang East) until 1892 when the Post & Telegraph office was relocated there and it was officially known as Lang Lang from then on. The remaining public buildings were moved to the town by 1894 and the old town of Tobin Yallock ceased to exist.

Lang Lang ‘fast developed into an agriculture centre’ serving the surrounding district in the late nineteenth and early twentieth century although its importance declined in the interwar period as neighbouring Koo Wee Rup grew in importance and influence. A butter factory was erected in the 1890s - it closed but reopened as a co-operative in 1893 and flourished in the first decades of the 20th century. The Lang Lang market was opened in August 1896 and large cattle yards were built on the north-east side of the station to hold the many head of cattle consigned to and from the town (Gunson, 1968:169). Lang Lang was also the home of many railway employees, employed in the maintenance of the line.

HISTORY OF PRIESTLY’S STORE

This is the former site of Priestley’s store, now demolished. Barbara Coghlan states that in 1898 the Priestley family arrived, built a house in Station Street and operated a store in Main Street. Number 49 is in the commercial part of Westernport Road in the heart of Lang Lang and this part is also known as Main Street. In 1902 their son Dick also built a residence and store in Main Street[1]. The business was bought from Dick the following year by John Donaldson and subsequently owned by English migrant Gilbert Fell and family, who bought it in 1926. Coghlan notes that:

“the general store of that era catered for the every need of the farmer, from poison for rabbits, petrol in drums, super phosphate in bags, chaff and grain products, grass seed, wire and fencing posts, grocery, drapery, boots and shoes, hardware, ‘miracle’ medicines, papers and magazines, insurance and anything else required to fulfil the needs of the farming community within a radius of 20 miles.”[2]

The Priestly family also owned four acres on nearby Nellie Street. “and, after building a five-room residence, built a pug mill and brick kiln”[3].

Sources:

[1] Barbara Coghlan, “Protectors’ Plains: A History of Lang Lang Primary School No. 2899, 1888-1988, and District”, CBC Publishing Yannathan, 1988, p 11.

[2] *ibid* p.17.

[3] *ibid* p.11.

Coghlan, Barbara, ‘Protector’s Plains: A history of Lang Lang Primary School no.2899, 1888-1988, and District’, CBC Publishing, Yannathan, 1988

Gunson, Niel, ‘The Good Country Cranbourne Shire,’ Melbourne, FW Cheshire Publishing Pty Ltd,1968

Creation Date c.1900

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE

What is significant?

The mature Oak (*Quercus robur?*), situated within the rear yard of 49 Westernport Road, is believed to be associated with the use/ownership of this site as a store by the Priestly family in the early decades of the twentieth century. All of the store buildings have been demolished.

How is it significant?

The Oak tree at the rear of 49 Westernport Road, Lang Lang is of local historic significance to Cardinia Shire.

Why is it significant?

It has historic significance for its associations with the pioneering Priestly family and is now the only tangible reminder of the Priestly era on this site. (RNE criteria B.2, H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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Planning Scheme	HO		Recommended
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Extent The oak tree and curtilage, as shown on the extent of registration 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

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- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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.

For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

LANG LANG INFANT WELFARE CENTRE (FORMER)

Lang Lang Historical Society centre

Place No. 405

ADDRESS 1 and 3 Whitstable Road
Lang Lang

Last Update 2/09/2015

HO No.



DESCRIPTION The former Lang Lang Infant Welfare Centre, like most other such centres has a domestic, almost residential appearance. It is small cream-brick building with a hip tile roof. A concrete path and ramp leads to the front door that forms part of a tall bank of timber framed casement windows that extend across almost half the north elevation. There is another bank of casement windows, divided into three. At one side the wall is recessed and forms a ledge that may have once contained a planter. Underneath this and to the side is the Foundation stone. The building is in good condition and appears to be very intact externally.

There are two old Peppercorn trees at the rear, and a semi-mature flowering gum at the side. The peppercorn trees appear to be very old and so are unlikely to be the trees planted by the CWA in 1947. The flowering gum on the other hand may be one of the CWA trees (further research is required).

Condition Good

Integrity Intact

Threats None apparent

Key elements Building
Tree(s)

Designer

Builder

HISTORY

CONTEXTUAL HISTORY OF BABY HEALTH CENTRES

The health of mothers and infants became of increasing concern in the first decades of the twentieth century. It has been said that at that time, there were 'more babies dying from ill health in Australia, than men killed in the trenches at WWI' [1]. 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. The Lang Lang Infant Welfare Centre is one of 54 erected throughout Victoria between 1917-76 [2]

HISTORY OF LANG LANG BABY HEALTH CENTRE

An infant welfare service in Lang Lang began on 22 July 1938 in the Presbyterian Church Sunday School room. Demand for the service was strong - the total of babies and infants to attend within the first 12 months was 174 and in 1939 the children of the Lang Lang Primary School made and donated two baskets of baby clothes.

Sister Macrae was in charge and she was followed by Sister Spence. During the early years Mrs Gunson was committee president, Mrs Wilson secretary (later Mrs Ridgway became secretary). During the war years advice was given to mothers on how to make the most from rationing coupons and great emphasis was placed on the care of milk in the prevention of infection. [3].

In 1951 a purpose-built Infant Welfare Centre was erected on site in Westernport Road. The foundation stone was laid by Cr Cochrane MLA on 19 April 1951. Prior to the construction of the building the Country Women's Association had planted two trees on this site in 1947 [4]

The building is now used by the Lang Lang Historical Society.

SOURCES

- [1] <http://www.cs.nsw.gov.au/Tresillian/history.htm> [viewed 26 May 2006]
- [2] Heritage Victoria, File No. HER/2000/000033
- [3] Coghlan, Barbara, 'Protector's Plains: A history of Lang Lang Primary School no.2899, 1888-1988, and district' CBC Publishing, Yannathan, 1988, pp.91-3
- [4] Lynette Wealands, Lang Lang Historical Society, pers. comm..

Creation Date 1951

Change Dates

Associations

Local Themes

04.04-98 Railway towns

04.0-98 MAKING TOWNS TO SERVE
RURAL AUSTRALIA

STATEMENT OF SIGNIFICANCE

What is significant?

The former Lang Lang Infant Welfare Centre at 1 and 3 Whitstable Road, Lang Lang. 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-WWII period, the State Government introduced a construction subsidy of £1000 to assist with the establishment of centres. The Lang Lang Infant Welfare Centre, constructed in 1951, was one of 54 erected throughout Victoria between 1917-76. Like most other centres of this era it has a domestic, almost residential appearance. It is small cream-brick building with a hip tile roof. A concrete path and ramp leads to the front door that forms part of a tall bank of timber framed casement windows that extend across almost half the north elevation. There is another bank of casement windows, divided into three. At one side the wall is recessed and forms a ledge that may have once contained a planter. Underneath this and to the side is the Foundation stone. The building is in good condition and appears to be very intact externally. The building is situated in a park containing two mature peppercorn trees and a flowering gum, which may include trees planted by the CWA in 1947.

How is it significant?

The former Lang Lang Infant Welfare Centre is of local historic and architectural significance to Cardinia Shire.

Why is it significant?

The former Lang Lang Infant Welfare Centre is historically significant as a tangible reminder of the importance of the infant welfare movement in the baby boom that followed WWII. It is also significant as a representative example of an small infant welfare centre, which illustrates the simple residential architecture that characterised these buildings (RNE criteria A.4, D.2).

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the building and the adjacent pepper trees and flowering gum. Could be included as a single HO place with the War memorial. See 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			Incorporated Plan Details	None specified

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

LANG LANG WAR MEMORIAL

Place No. 408

ADDRESS 1 and 3 Whitstable Road
Lang Lang

Last Update 7/09/2015

HO No.



DESCRIPTION The Lang Lang War Memorial is a small tapered granite obelisk on a stepped base facing the corner of Westernport Road and Whitstable Street. The names of those who served are inscribed on the front.

Condition Good

Integrity Intact

Threats None apparent

Key elements Monument

Designer

Builder

HISTORY

HISTORY OF LANG LANG TOWNSHIP

The township of Lang Lang illustrates the influence of the Great Southern Railway (South Gippsland railway) upon the pattern of settlement in Cardinia. It replaced an earlier settlement locally known as Tobin Yallock (officially called Lang Lang), which grew up around a store erected in 1876 by William Lyall near the corner of the Grantville Road and McDonalds Track (West of the present township). By 1877 a hotel was erected and public buildings including a Mechanics' Institute soon followed (Gunson, 1968:111-2).

The site of the present township just to the east of old Tobin Yallock came about as a result of the construction of the section of the Great Southern railway from Cranbourne to Loch, which was completed in 1890. One by one the public and commercial buildings that had been erected at Tobin Yallock were moved to the new township, which grew up on either side of the railway station. Gunson (1968:167) notes that 'For a few years, two towns existed within site of each other'. By 1891 'the nucleus of the town had been formed and already the population was larger than that of Tooradin' (Gunson, 1968:168). A school opened on 1 May 1891 and the Presbyterian Church was erected that same year. Gunson (1968:168) cites a visitor in October 1891 who gives the following impression of the town:

"Lang Lang East is absorbing - if it has not already absorbed - Lang Lang West. The old township of Tobin Yallock has sadly deteriorated, it has even lost its ancient name... Walking from the local station one gets a glimpse of the new Presbyterian Church, erected by Mr. John Flintoff, on the right hand or north-eastern side of the line and near to the new State School... On the west side settlement has been more rapid, as it always is in the business portion of a township. There are a couple of well stocked stores... while here and there a number of cosy cottages may be seen.."

The new town was officially known as 'Carrington' (and unofficially as Lang Lang East) until 1892 when the Post & Telegraph office was relocated there and it was officially known as Lang Lang from then on. The remaining public buildings were moved to the town by 1894 and the old town of Tobin Yallock ceased to exist.

Lang Lang 'fast developed into an agriculture centre' serving the surrounding district in the late nineteenth and early twentieth century although its importance declined in the interwar period as neighbouring Koo Wee Rup grew in importance and influence. A butter factory was erected in the 1890s - it closed but reopened as a co-operative in 1893 and flourished in the first decades of the 20th century. The Lang Lang market was opened in August 1896 and large cattle yards were built on the north-east side of the station to hold the many head of cattle consigned to and from the town (Gunson, 1968:169). Lang Lang was also the home of many railway employees, employed in the maintenance of the line.

HISTORY OF LANG LANG WAR MEMORIAL

Many monuments to combatants and casualties of the two world wars are to be found in the townships and villages of Cardinia Shire. These include avenues of Honour, memorial halls, gates and stone edifices. Obelisks were particularly common, and this is the form taken at Lang Lang. The Lang Lang & District War Memorial was unveiled by Mr Jack Wiltshire on 15 August 1949. Money was raised by members of the Lang Lang & District RSL Women's Auxiliary who conducted afternoon teas, and catered the dance balls in the 'hey day' of the Lang Lang hall [Coghlan, 1988:83].

SOURCES

Coghlan, Barbara, 'Protectors' Plains: A History of Lang Lang Primary School No. 2899, 1888-1988, and District', CBC Publishing Yannathan, 1988
 Gunson, Niel 'The Good Country. Cranbourne Shire', Melbourne, 1968
 Lynette Wealands, Lang Lang Historical Society

Creation Date 1949

Change Dates

Associations

Local Themes

RSL

09.0-98 DEVELOPING CULTURAL INSTITUTIONS & WAYS OF LIFE
 09.12-98 Commemorating the dead and honouring the fallen

STATEMENT OF SIGNIFICANCE

What is significant?

The Lang Lang & District War Memorial was unveiled by Mr Jack Wiltshire on 15 August 1949. Money was raised by members of the Lang Lang & District RSL Women's Auxiliary who conducted afternoon teas, and catered the dance balls in the 'hey day' of the Lang Lang Hall.

How is it significant?

The Lang Lang War Memorial is of local historic and social significance to Cardinia Shire.

Why is it significant?

The Lang Lang War Memorial is historically and socially significant as tangible evidence of the impact of the two World Wars and other conflicts upon the district of Lang Lang and has been the focus of Remembrance Day services for over 50 years. (RNE criteria A.4, G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the memorial and surrounding land as shown on the extent of registration plan. Could be included as a single HO place with the Infant Welfare centre

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

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- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

ST JOHN THE EVANGELIST ANGLICAN CHURCH COMPLEX

Place No. 452

ADDRESS 6 - 10 Whitstable Street
Lang Lang
Lots 128 & 129 LP3250, Lot 2 PS301831

Last Update 2/06/2008

HO No.



DESCRIPTION The 1874 church hall (former church) is a gable roofed building with small multi paned square headed windows. Additions to the building include an additional gable roofed building serving as the sanctuary and vestry, and a flat roofed porch. The whole composition appears to be several buildings assembled on site. The most unusual feature of the church hall is the pressed metal internal lining that is designed with a dado and several different patterns consisting of

ecclesiastical motifs including a Gothic arch and fleur-de-lys. A stippled pattern resembles vertical lining boards to the dado and the ceiling is a third pattern of art nouveau character with latticed ceiling roses.

The rectory of 1917 by North and Williams is a transitional building with stylistic features of the Edwardian and bungalow style. The rectory has a large dominant gable end to the street with brickwork reaching to a small triangle of timber shingles. The arrangement of five casement corner windows is unusual and there is a use of fine brick detailing that is often associated with the work of Louis Williams. The rear of the rectory has been altered.

The 1959 church designed by Louis Williams is a modern building in cream and multi-coloured brickwork. It is a combination of traditional gabled roof form with a flat roofed porch and pierced brick screen to the street. The interior is carefully designed with spaces for the organ and altar defined as alcoves to the main space. The windows are of a simple but effective design in strong blue and green glass and these are apparently from the 1874 church. There are light fittings that are contemporary with the church in spun aluminium in a double cone shape. The apse is the focus of the design with light flooding this space from long narrow concealed windows.

Condition	Good	Integrity	Altered
Threats	None apparent	Key elements	Group of buildings
Designer	North & Williams (1917) Louis Williams (1952)	Builder	George Binding (1874)

HISTORY

HISTORY OF LANG LANG

The township of Lang Lang illustrates the influence of the Great Southern Railway (South Gippsland railway) upon the pattern of settlement in Cardinia. It replaced an earlier settlement locally known as Tobin Yallock (officially called Lang Lang), which grew up around a store erected in 1876 by William Lyall near the corner of the Grantville Road and McDonalds Track (West of the present township). By 1877 a hotel was erected and public buildings including a Mechanics' Institute soon followed (Gunson, 1968:111-2).

The site of the present township just to the east of old Tobin Yallock came about as a result of the construction of the section of the Great Southern railway from Cranbourne to Loch, which was completed in 1890. One by one the public and commercial buildings that had been erected at Tobin Yallock were moved to the new township, which grew up on either side of the railway station. Gunson (1968:167) notes that 'For a few years, two towns existed within site of each other'. By 1891 'the nucleus of the town had been formed and already the population was larger than that of Tooradin' (Gunson, 1968:168). A school opened on 1 May 1891 and the Presbyterian Church was erected that same year. Gunson (1968:168) cites a visitor in October 1891 who gives the following impression of the town:

"Lang Lang East is absorbing - if it has not already absorbed - Lang Lang West. The old township of Tobin Yallock has sadly deteriorated, it has even lost its ancient name.. Walking from the local station one gets a glimpse of the new Presbyterian Church, erected by Mr. John Flintoff, on the right hand or north-eastern side of the line and near to the new State School... On the west side settlement has been more rapid, as it always is in the business portion of a township. There are a couple of well stocked stores... while here and there a number of cosy cottages may be seen..."

The town was officially known as 'Carrington' (and unofficially as Lang Lang East) until 1892 when the Post & Telegraph office was relocated there. The remaining public buildings were moved to the town by 1894 and the old town of Tobin Yallock ceased to exist.

Lang Lang 'fast developed into an agriculture centre' serving the surrounding district in the late nineteenth and early twentieth century although its importance declined in the interwar period as neighbouring Koo Wee Rup grew in importance and influence. A butter factory was erected in the 1890s and the Lang Lang market was opened in August 1896. Large cattle yards were built on the north-east side of the station to hold the many head of cattle consigned to and from the town (Gunson, 1968:169). Lang Lang was also the home of many railway employees, employed in the maintenance of the line.

HISTORY OF ST JOHN THE EVANGELIST CHURCH

According to Coghlan (1988:75) the present parish of Lang Lang dates back to the year 1861 when land in the district was first taken up. In 1871 arrangements were made with a visiting

missionary stationed at Loch to come by horse to conduct church services in homes in the district.

In 1874 a church was erected at Tobin Yallock for the use of the Church of England and Presbyterians. Mr William Lyall of 'Harewood Mains' donated the site for the church, which was near the present highway bridge over Lang Lang River. The builder was Mr George Binding assisted by his two sons. Hardwood for the church was brought from a mill near Grantville while the softwood and roof iron was brought by boat to Stockyard Point from Melbourne. The cost of the church was £77. The church building was subscribed to by various residents and was opened free of debt on 9 July 1874 (Coghlan, 1988:75-6).

As noted above by the end of the nineteenth century the old township of Tobin Yallock was in decline and so in 1894 the Church was moved to its present site in Lang Lang by Mr John Payne of Grantville and his team of 32 bullocks (Gunson, 1968:169). The task of dismantling and re-erecting the church was carried out by Mr Binding and his sons (Coghlan, 1988:75-6).

In 1904 at the request of Bishop Payne it was decided to amalgamate with Kooweerup, Yallock and Yannathan churches. In that same year a chancel and vestry was added at a cost of £20 and in 1909 the complete church was lined with 'steeloid' at a cost of £28 for material and £23 for labour and fitting (Coghlan, 1988:75-6).

In 1916-18 the Rev. Noel Dunne obtained plans for a vicarage and it was built 'during that period' at a cost of £770 with funds provided by the ladies guild (Coghlan, 1988:75-6). The architect for the Vicarage was the Melbourne firm of North and Williams (Lewis).

The old church served the district until the late 1950s. On 1 March 1959 the foundation stone of a new brick church was laid and the church was dedicated on 12 July 1959 by the Bishop of Gippsland, Right Rev. David Garnsey (Gunson, 1968:217). The architect noted on the foundation stone is Louis R Williams. All the furniture fittings windows and pews have been donated by the congregation (Coghlan, 1988:75-6).

THE ARCHITECTS

Alexander North, architect, was born in England in 1858 and studied at the Kendal and Lambeth schools of art. In 1876 he assisted James Cubitt in preparing drawings for the Islington Union Chapel. He then travelled to the Continent and won a gold medal in 1883 in the National Competition of Schools of Art for his cathedral drawings.

In 1884 he entered architectural practice in Launceston, Tasmania and became known as an outstanding ecclesiastical architect. His early churches there were in a French Gothic mode. 'The many church contracts North secured ... enabled him to develop an individual style akin to that of his English arts-and-crafts contemporaries ... His churches are notable for their fine proportions and detailing.'

In 1912, after serving his articles with North, Louis Williams became a junior partner and they relocated to Melbourne, practising as North & Williams until 1920. At that point, North returned to Tasmania, where he continued to practise until the 1930s.[1]

The following outline of Louis Williams' career is drawn from J Trimble's article 'Louis R. Williams: A Lifetime of Contribution':

'Louis Williams practised architecture in Melbourne from 1912 until his retirement in 1976, during which time he designed more than 130 churches ... Born in Hobart in 1890, Williams developed a keen interest in the old colonial churches of Tasmania ... Because of his interest in churches, Williams finished his articles in Launceston under the supervision of Alexander North, a respected ecclesiastical architect. In 1912 he joined North's firm as a junior partner and they moved to Melbourne. Among their first commissions in Melbourne were Trinity College Chapel at the University of Melbourne, and St. Peter's parish hall, Eastern Hill. ...

'By 1921, Alexander North had retired and Williams established his own practice. ... Williams designed churches for a number of different denominations, but his commissions were mainly for Anglican churches. ...

'Williams believed the Gothic to be mandatory in church design, but rejected the reproduction of established styles and sought instead, to use the idea of the Gothic, and Gothic motifs, in a manner appropriate to the particular requirements of each commission. ... The early churches also contain some splendid open timber roofs after the traditional medieval manner. ... Williams's churches were inevitably built in brick. ... Williams introduced clinker bricks into local ecclesiastical architecture in 1925. At that time clinker bricks were maligned as a reject from the kiln. ...

'Significant changes developed in the evolution of Williams's style, with the introduction of cream brick interests, fully lined ceilings, flush steel wall piers, and large amber-glazed windows in the

1950s interiors ... St Barnabas [of the 1950s] reveals another constant in Williams's designs. He rejected direct lighting over the altar which he claimed was uncomfortable for the celebrant of the ritual, and instead, placed the windows high over the reredos and, or, in the side walls of the sanctuary to encourage a diffused light at the altar. ...

'The architect's humanism is apparent in his attention to the ladder [gradation] of sizes in the small scale of such details as doors, steps, materials, ceiling heights and levels of sills and dados ... The well-crafted quality of his churches is also evident in the care given to fine finish in the details of brickwork and in timber furnishings. ...

'His integration of contemporary with traditional methods of construction, his interpretation of form, and the evolution of his own style illustrate Williams's capacity for innovation [in contrast to his conservative image]. ... The reproduction of established styles was rejected in favour of a more imaginative and personal approach.' [2]

SOURCES

Coghlan, Barbara, 'Protector's Plains: A history of Lang Lang Primary School no.2899, 1888-1988, and district', CBC Publishing, Yannathan, 1988

Gunson, Neil, 'The Good Country. Cranbourne Shire', Frankston City Press, 1968

Lewis, Miles, 'Australian Architectural Index', entries for Cranbourne Shire.

[1] J Maidment, 'North, Alexander (1858-1945)', 'Australian Dictionary of Biography - On-Line Edition', www.adb.online.anu.edu.au accessed 03/06/08.

[2] Judith Trimble, 'Louis R. Williams: A Lifetime of Contribution', in 'Victorian Historical Journal', May-Aug 1982, Vol 53, Nos. 2 & 3, pp 152-158.

Creation Date Church hall: 1874, Rectory **Change Dates** Church hall: 1894

Associations

Local Themes

09.11-98 Building and worshipping in local churches

STATEMENT OF SIGNIFICANCE

What is Significant?

St John the Evangelist Anglican church complex comprises a timber church of c. 1874 relocated from Tobin Yallock in 1894, a rectory of 1917 designed by North and Williams and a brick church of 1959 designed by Louis Williams. The 1874 church survives in altered condition, being clad with false 'brick' cladding. Internal alterations have replaced timber lining with "Steeloid", and the stained glass windows have been removed for use in the 1959 church. The red brick and gable roofed rectory is of a bungalow style and has some pleasing brickwork detailing and unusual window design and placement. The 1959 church is designed in a modern style with multi coloured and cream bricks, but it has a traditional gable roof of low pitch. The interior is intact and has joinery and fittings contemporary with the building.

How is it Significant?

The complex comprising two churches and a rectory of St John the Evangelist is of local historical, architectural and social significance to the Shire of Cardinia.

Why is it significant?

The c.1874 church, 1917 rectory and 1959 church show an evolution of the site over a long period, and demonstrate the establishment, growth and consolidation of the Anglican congregation. The 1874 church is historically significant for its associations with the now abandoned settlement of Tobin Yallock and the Great Southern Railway. (RNE criteria A.4)

The 1874 church is of architectural significance for its interior, in particular the three types of pressed metal lining dating from 1917. The rectory is architecturally significant as a work of Alexander North and Louis Williams who were in partnership prior to Williams establishing his own practice. The design of the rectory is advanced for 1917 and displays a restraint in ornamentation. It has similarities with the Anglican rectory at Christ Church, Geelong. The 1959 church is architecturally significant as a late work of the prolific architect Louis Williams whose practice was involved in the design of many churches of different styles in metropolitan and rural areas. The site provides illustrations of the work of firstly North and Williams and then Williams separated in time by over 40 years. The interior of the 1959 church has high integrity. (RNE criterion E.1)

St John the Evangelist has social significance as a religious place for the Lang Lang and wider community. (RNE Criteria G.1)

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

1. Internal controls are recommended for both the churches (but not the Rectory).
2. Consideration should be given to removing the brick-like cladding and repairing the weatherboards of the 1874 church.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

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

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council

WWII AIR STRIP SITE

Place No. 340

ADDRESS 405 Monomeith Road, 25 & 160 Spencers Road
Monomeith

Last Update 5/08/2008
HO No.



DESCRIPTION

The former World War II air strip is clearly visible in aerial views. There are two air strips, which cross each other. One runs north-south, going south from about Spencers Road (but the northern end of the strip may extend a bit further north). An east-west strip crosses it near the south end. This strip runs entirely within open paddocks.

The north-south air strip was viewed, on the ground, from Spencers Road, where there is a fence and entrance gate with concrete posts, which may date from its military use. The paved surface of the air strip has been covered over, but its path is visible because the grass grows shorter above the paved or hardened surface.

As noted, the air strip is clearly visible in aerial views on Google Earth. The coordinates shown on this website give the location of the strips as follows:

- North-South air strip: north end – either 38°12'14.76"S, 145°34'00.07"E (on the north side of Spencers Road, at 25 Spencers Road) or 38°12'23.62"S, 145°34'00.55"E (through the gates on the south side of the road, 405 Monomeith Road)
South end - 38°13'02.93"S, 145°34'01.12"E

- East-West air strip: west end - 38°12'49.38"S, 145°33'36.24"E
East end - 38°12'49.00"S, 145°34'51.50"E

Condition Unexposed

Integrity

Not able to assess

Threats**Key elements** Archaeological potential**Designer****Builder****HISTORY**

From the 1999 Cardinia Heritage Study Environmental History (p 43):

‘During World War II the Commonwealth Government built an emergency airstrip on Bourke’s property on Caldermeade Road, Monomeith. Although the land was prepared, the airstrip was not used during wartime, except for a test landing by a RAAF bomber to test the wheel loading of the runway. Some time after the war a passenger plane made an emergency landing at the airstrip.’

The Casey-Cardinia Library Local History Collection reportedly holds a c1940 aerial photo of the air strip.

Today the former air strip is set in rural paddocks, and is covered with a layer of earth.

Creation Date 1939**Change Dates****Associations****Local Themes**

RAAF

01.9-98 Defence of the land

STATEMENT OF SIGNIFICANCE

What is significant?

A former World War II air strip, with two runways, which cross each other. One runs due south from Spencers Road, Monomeith, and the other east-west between Monomeith Road and Edies Road, all of it within open paddocks. There are concrete fence and gate posts at the Spencer Road end, which may date to the construction of the air strip, but there are no other above-ground elements visible. The existence of the air strip paving is, however, clear due to the growth of shorter grass over it, making the path of the air strip clear on the ground and in aerial photos. During World War II the Commonwealth Government built an emergency airstrip on Bourke’s property on Caldermeade Road, Monomeith. Although the land was prepared, the airstrip was not used during wartime, except for a test landing by a RAAF bomber to test the wheel loading of the runway.

How is it significant?

The former World War II air strip is of local historic and archaeological significance to Cardinia Shire [and possibly to the State of Victoria].

Why is it significant?

Historically, as tangible evidence of the defensive preparations made for a potential attack by the Japanese. (RNE criterion A.4)

Archaeologically, for its potential to yield information about Australia’s military actions during World War II. (RNE criterion C.2)

LEVEL

Local interest

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Victorian Heritage Inventory	H		Recommended

Extent The two air strips cross the following properties: possibly 25 Spencers Rd, Monomeith; part of 405 Monomeith Rd, Monomeith; 160 Spencers Rd, Caldermeade; 80 Edies Rd, Caldermeade; and possibly part of 455 Caldermeade Rd, Caldermeade.

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

None specified

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council

ADDRESS

185 Bessie Creek Road
Nar Nar Goon
Allot. 83A5 PARISH OF NAR-NAR-GOON

Last Update 29/10/2012**HO No.****DESCRIPTION**

This is a gabled timber (local messmate from a mill in Olsen Road) farm house with part weatherboard and part fibrous cement sheet to the walls. The unusual arcaded verandah is built from simulated 'Art Metal' masonry (Wunderlich?) over a timber frame to simulate rock-face stone and red brickwork. The gable has simulated half-timbering, the roof is of corrugated iron and the interior of the house was originally lined with fibrous plaster, with boarded dados.

A later flat-roofed extension along the north side elevation copies the strapped fibro walls with a weatherboard dado and small casement windows of the original house. A small gable-roof extension at the rear of the south side elevation also has fibro-cement walls.

The detailing to the house is of unusual quality for a rural dwelling and is not known elsewhere in the Shire.

Fibro-cement sheet was imported from Europe from around 1900, and the earliest surviving houses clad with it are in Roseville, Sydney, and date from 1913-14. The product was manufactured in Australia from 1917 by the Wunderlich company under the name 'Durabestos' and James Hardie & co. as 'Fibrolite' (M Lewis, '7.10 Asbestos Cement' in *Australian Building: A Cultural Investigation*, www.mileslewis.net, accessed 12/08/12).

Pressed metal external cladding first appeared in Australia in 1897, when Wunderlichs and Cranes advertised imitation roughcast 'gable fillings' and 'fishscale' shingles. The roughcast-look gable filling was quite popular for use in imitation half-timbering. By 1914, Wunderlichs offered the

following patterns: 'Rockface, Brick, Stucco (Roughcast), Vermiculated Quoins, Fish-scale Sheets, Voussoirs for Arches, Mouldings, etc'. Of these, Oakway employs the rockface, brick and voussir patterns. Miles Lewis also cites a number of Australian examples, dating from the 1890s to 1920s of imitation brick and stone cladding, primarily produced by Wunderlich. Broken Hill has a very high concentration of pressed-metal clad dwellings, due to the light-weight nature of the material which decreased transportation costs to this remote location (M Lewis, '8.08 Metals: Pressed Metal' in Australian Building: A Cultural Investigation). Transportation costs would have also been a factor when constructing Oakway in 1920.

Pressed metal cladding is quite rare in Cardinia Shire. The only other examples identified in the Hermes database are:

- HO5, St Thomas' Church of England, Bunyip

A 1902 Arts & Crafts timber church with pressed-metal 'fish-scale shingles' to the tower roof.

- 46 & 48 Woods Street, Beaconsfield, of c1915, in the proposed Woods Street Residential Precinct. Both houses have pressed-metal 'roughcast render' to their front and side gables as part of imitation half-timbering. This is one of the most commonly seen uses of pressed-metal cladding in the Edwardian period.

Garden

Some mature trees and shrubs remain in the garden. These include:

- Phoenix canariensis (Canary Island Palm, the surviving one of several),
- Trachycarpus fortuneii (Chusan palm), planted c1979
- Melianthus major (large honey flower), and
- Monterey pines (located just outside of the property boundary)
- Saflix sp. (weeping willow)

The garden was reputedly well known in the district when it was owned by the Marshalls.

Condition	Good	Integrity	Intact
Threats		Key elements	Building Garden Tree(s)
Designer		Builder	

HISTORY

This house is sited on CA 83 A5, six acres of land near the Ararat Creek, granted to A Stoddart in 1892. A farmer, Alex Stoddart, was rated for 5 acres on lot 3 of the water reserve in that locality last century but appeared to have left the area by the early 1900s. Harold Marshall purchased the land in 1905 (presumably newly married) and lived there with his family until his death in 1952. The property was rated in his wife, Clara Agnes Marshall's name who had part 83 A1 and 5 acres of the 'water reserve' (this lot), from the mid 1920s into the 1950s. (A Harold James Marshall was born at nearby Emerald in 1881 and in c1912 there was a Thomas Marshall, builder, at Gembrook South).

The present house was built in 1920 in place of an adobe hut which had served as their home until then. Harold pursued a variety of occupations including that of orchardist (c1912), sawmiller, egg producer, and towards the end of his life there he operated a small grocery store from the house. More recently the house was sold by Reginald Claude Rumble, in 1958 to Albert S Entwistle of Preston.

The owner from the 1970s was a Mr H James. He constructed a series of extensions to the house, as well as making extensive internal alterations. The extensions included the small gabled wing at the rear of the south elevation in 1979 (Shire of Pakenham Building Permit No. 20762, 15/10/1979), and several years later the large skillion extension on the north elevation which copies details of cladding and fenestration from the original house (NB: the windows were from an architectural salvage yard; Shire of Pakenham Building Approval No. 10966 & Building Permit No. 24430, 22/8/1983).

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study, apart from the newly added information about recent alterations and additions to the house.

Creation Date 1920

Change Dates

Associations**Local Themes**

Harold & Clara Marshall

STATEMENT OF SIGNIFICANCE Due to the lack of integrity of Oakway, it was found to fall below the threshold of local significance. The use of such complex architectural pressed metal is, however, rare in Cardinia Shire and should be documented.

LEVEL Local interest

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Planning Scheme	HO		Rejected

Extent None specified

Heritage Schedule

External Paint Controls: -	On VHR: -	VHR Ref No: No
Internal Alteration Controls: -	Prohibited Uses: -	
Tree Controls: -	Aboriginal Heritage Place: -	
Outbuildings or Fences: -	Incorporated Plan: -	Incorporated Plan Details
Description: None specified		None specified

Conservation Management

The dwelling should be recorded prior to demolition for its historical and architectural interest. Of particular interest is the rare use of elaborate pressed metal detail to the arcaded porch.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review, Cardinia Shire
 Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 78

NAR NAR GOON NORTH HALL

Place No. 222

ADDRESS 642 Dore Road
Nar Nar Goon

Last Update 16/06/2008
HO No.



DESCRIPTION This Nar Nar Goon North Hall is situated at the corner of Dore Road and Bessie's Creek Road. It is a simple interwar hall, rectangular in plan with a main traverse gable roof and two smaller projecting gable sections at either end, which may be later additions. There are rectangular four pane windows in each side elevation. The double ledged entry doors face the road, above which is a sign with the name of the hall.

A flat roofed brick amenities block has been added at one side and this has resulted in the loss of one window.

Condition	Good	Integrity	Evidence of stages
Threats	None apparent	Key elements	Building
Designer		Builder	

HISTORY

HISTORY OF NAR NAR GOON

Located on the 1840s Mt Ararat pastoral lease, the town is closely linked to the timber industry, becoming, from the 1880s, one of the most important despatch points for sawn timber from West Gippsland. In 1886 the town had a post office, hotel several shops and a state school.

HISTORY OF HALL

Community halls were important meeting places for the local community, and held a wide range of activities from dances and working bees to clubs, lectures and religious services. After the First World War, many were dedicated to the men who had fought.

The first Nar Nar Goon North Hall, originally called the Soldiers' Memorial Hall, was built in 1916, but was destroyed by fire in 1923. Plans were submitted for a new hall (now called Nar Nar Goon North Hall) in 1926, and, according to a letter from W.H. Rogers, chairman of the Hall Committee, the hall had been approved by the authorities and was open in December 1926, or at New Year 1927. A toilet block was added in 1966, and a window in the hall converted to a doorway to facilitate access to the aforementioned amenities [1].

SOURCES

[1] Public Record Office Victoria, VPRS 7882/P1 Unit 2150, PB File no.376 (first hall), Unit 5634 PB File no 711 (second hall).

Creation Date 1926

Change Dates

Associations

Local Themes

04.0-98 MAKING TOWNS TO SERVE

STATEMENT OF SIGNIFICANCE What is significant?
The Nar Nar Goon North Public Hall was opened in 1926. It is a simple interwar hall, rectangular in plan with a main transverse gable roof and two smaller projecting gable sections at either end, which may be later additions. There are rectangular four pane windows in each side elevation. The double ledged entry doors face the road, above which is a sign with the name of the hall.

An amenities block has been added at one side and is not significant.

How is it significant?

The Nar Nar Goon North Hall is of local historic and social significance to Cardinia Shire.

Why is it significant?

Historically, it is significant as tangible evidence of the formation of the Nar Nar Goon North community in the early decades of the twentieth century. The rebuilding of this hall, so soon after the destruction of the old hall demonstrated the importance of this facility to the local community. (RNE criteria A.4)

Socially, it is significant for its associations with the local community as a public hall that has served the community for over 80 years. (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only

of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.
4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

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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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

GREENSLOPES

Place No. 231

ADDRESS 15 Bayview Road
Officer
Lot 1 TP121659

Last Update 2/06/2008
HO No.



DESCRIPTION ‘Greenslopes’ of c1889 is sited on a rise, overlooking Princes Highway, set back behind an open field (the ‘green slope’ of its name). The façade faces Princes Highway, probably the original address of the house, though the property is now entered off Bayview Road. There is a post and wire fence just in front of the house (along the south side) and a mature juniper hedge along the Bayview Road (eastern) boundary of the property. On the west side of the house is a remnant orchard with surviving citrus and stone fruit trees, as well as a mature oak. Also on the west side of the house, next to the kitchen, is a large in-ground brick tank or well (cover missing and filled with rubbish).

While there was once a brickworks on the property, remains of it were not noticed when visiting the house site.

The weatherboard house has a fairly high hipped roof and four brick chimneys on the side and rear slopes of the roof. Three of them are corbelled, 19th-century chimneys, and one dates from c1920s. The house has a long front verandah with a bullnose roof, supported on turned timber posts (frieze missing). Both the main roof and verandah are clad in early corrugated iron (short sheets on the roof). The front door is asymmetrically placed, with two one-over-one sash windows on the west (left) side and one on the east (right). The door is four-panelled with narrow sidelights.

There is a series of skillion-roofed additions to the rear of the house linking it to what may have originally been a detached kitchen (with corbelled brick chimney) and a tiny brick outbuilding with a pyramidal hipped roof. Some of the windows and doors to the additions appeared to be salvaged from other houses.

The east elevation has a single window to the body of the house and another to a rear addition. Both are one-over-one sash windows; the window to the addition a bit shorter and wider. Both have a hood with pressed metal brackets and ripple iron roofs.

The west elevation has a c1920s brick chimney with an exposed breast (flush with the external wall) near the front. Behind it are two one-over-one sash windows. The front one has a pressed-metal and ripple-iron hood, like those on the east side. The rear one has a ripple-iron hood supported on simple triangular timber brackets.

Apart from the missing front verandah frieze, the house is very intact, with evidence of later stages of development in the rear additions. It is in fair to poor condition (the rear accretions being in worse condition than the main house).

Condition	Fair	Integrity	Intact
Threats	Demolition	Key elements	Building

Designer**Builder****HISTORY****HISTORY OF OFFICER**

The township of Officer, originally Officer's Wood Siding, was named after a family of early settlers and was established on local pastoralist James Lecky's Gin Gin Bean Run which had been established in the 1840s. The Oakleigh to Bunyip railway line opened in 1877 and Officer station opened on the site of the siding in 1881. By the 1880s the scattered settlement of Officer was important to the district's timber trade, and included a saw mill. The export of firewood, palings and other timber to a rapidly-growing Melbourne was an important part of the industry. At least three brickyards, also dependent on the metropolis's expansion, operated out of Officer but all closed during the 1890s depression. By the end of the nineteenth century Officer was developing into a dairying and fruit-growing area, alongside other settlements in the district [1]. A revival of brick-making and related building and pottery supplies occurred after the First World War with local firms such as James Hicks Pty Ltd and the Berwick Pottery established, or expanding at this time.[2]

HISTORY OF GREENSLOPES

A certificate of title from 1882 shows the land to have been the property of Amelia Louise Webb, wife of William Webb, gardener, of Malvern Road, Prahran.[3] The nine-acre plot, Lot 8, section D, part of Crown Allotment 38, was sold in September 1888 to James Tivendale the Younger, of Malvern, whose profession changed from gardener to brick-maker upon acquiring the property. In the 1889 street directory, James was listed at an address 'off Spring-st' Malvern. By 1891, he was no longer listed in Melbourne's suburbs, indicating that he had moved permanently to Officer.[4]

The 1880s were a boom time for brick-makers and others in the construction industry, due to the rapid growth of the metropolis's suburbs and the public buildings of "Marvellous Melbourne". Several brick-making ventures were established in the area, three of them in Officer. The Tivendales opened the first of them, in 1889, though it closed during the 1890s depression. The remnants of the brickworks appear to be located at the property at 15 Bayview Road, as the location of their brickworks and clay hole is described as being 'on the north side of the Princes Highway, east of the present Hicks Pottery, near Bayview Road.' [5] James Hicks P/L Pottery (HO104) at 335-365 Princes Highway adjoins 15 Bayview Road on the west side.

The first rate-book entry for Tivendale is for 1889 and the rateable value of land and a house is £20.[6] The appearance of the house is consistent with construction in the late 1880s. The rateable value remained the same for the next decade but by 1900, when he had also bought lots 5,6,8 and 10, the value increased to £25.[7] Tivendale henceforth describes himself as a farmer.

The property description and value remained the same for the following ten years.[8] The property passed to his wife Elizabeth in 1913. She held it until 1924, when it was transferred to Kathleen Mable Curran of Officer. James Tivendale's descendants are still living in the district, and Tivendale Road is the next road parallel to Bayview Road. Current AFL player Greg Tivendale (Number 32 for Richmond) grew up in Officer.[9]

Sources:

[1] Illustrated Guide to Beaconsfield Ranges, Upper Beaconsfield Progressive League, Melbourne 1899, pp.38-39.

[2] Graeme Butler and Associates, Cardinia Shire Heritage Study Vol 2: Environmental History, Cardinia Shire Council, 1996, pp 21, 26, 29, 36, 48, 68.

[3] Title deed, Vol. 1374 Folio 632.

[4] Sands & McDougall's Melbourne Directory, for 1889 and 189.

[5] Pers. Comment, Ron Tivendale, grandson of founder of Tivendales, as cited in Graeme Butler and Associates, 'Cardinia Shire Heritage Study Vol 2: Environmental History', Cardinia Shire Council, 1996, p 355. The book 'From Bullock Tracks to Bitumen. A Brief History of the Shire of Berwick.' (Berwick: Berwick Shire Council, 1962, p.69.) also mentions that Tivendale's works were near Hicks's pipe works.

[6] Berwick Shire Rate Books, 1889 (entry dated November 27) rate no. 523.

[7] Berwick Shire Rate Books 1900 Rate no.1010.

[8] Berwick Shire Rate Books 1911 Rate no.1074.

[9] Wikipedia entry on Officer. http://en.wikipedia.org/wiki/Officer,_Victoria (accessed 06.04.2008)

Creation Date 1888-89**Change Dates**

Associations

James Tivendale, the Younger

Local Themes

03.4-98 Brickmaking

04.18-98 Housing and its setting

STATEMENT OF SIGNIFICANCE

What is significant?

'Greenslopes', at 15 Bayview Road, at the corner of Princes Highway, Officer. It is a weatherboard house of 1888-89 with a hipped roof, with a rear kitchen and hipped-roof brick storeroom joined to the main house by later additions. The house is set on a hill, overlooking Princes Highway on a site bordered by a mature juniper hedge to the east, with a remnant orchard and oak tree in the garden on the west side. The site may contain the remains of James Tivendale, the Younger's brickworks and clay hole, the first to be established in Officer (in 1889).

How is it significant?

'Greenslopes' is of local historical, architectural and archaeological significance to the Shire of Cardinia.

Why is it significant?

Historically, for its associations with the Tivendale family, who have been significant in Officer since 1889 when James Tivendale, the Younger established the first brickworks in the locality, until the present day (RNE criterion H.1). Also for its associations with the early brick, pipe and pottery industry, which has been significant in Officer since the 19th century (RNE criterion A.4).

Architecturally, as an intact 19th-century weatherboard house in its early garden setting, including mature hedges, oak tree, remnant orchard, and brick water tank (RNE criterion D.2).

Archaeologically, for the information it may be able to provide about the early brickmaking industry in Officer. (RNE criterion C.1)

LEVEL

Local significance

RECOMMENDATIONS**Heritage Register Listings**

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended
Victorian Heritage Inventory	H		Recommended
For remains of brickworks and clay hole			

Extent List the entire property at 15 Bayview Road on the VHI.
The house plus garden and orchard on the HO, as shown on the curtilage 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			Incorporated Plan Details	None specified

Conservation Management**CONSERVATION GUIDELINES - SPECIFIC**

The following specific conservation guidelines apply to this property:

- 1. Views of the house from Princes Highway should be preserved in the event of future development.
2. An archaeological survey of the entire site at 15 Bayview Road should be carried out before any development of the site to identify any remains of the former brickworks.
3. The building should be made secure and watertight.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

OFFICER UNION CHURCH & OFFICER PUBLIC HALL

Place No. 242

ADDRESS 16 - 18 Tivendale Road
Officer

Last Update 13/10/2008

HO No.

Lot 1 TP244971 & Allot. 40B1 PARISH OF PAKENHAM



DESCRIPTION Officer Union Church and Officer Public Hall sit side by side on a large block of open land, with a windbreak of mature pine trees along the southern boundary of the site. They are both set back from the road, the Hall approached via a wide semi-circular drive.

The Church, of 1929, sits on the south half of the site. It is a small, red brick gable-fronted building with simple Romanesque Revival features. It has a steeply pitched roof, clad in terracotta tiles. Copper guttering appears to be original. The façade has a low parapet, following the line of the gable, with heavy rectangular buttress on either side. There is a large cross at the apex of the gable, below which are three small multi-pane round-headed windows. The Church is entered via an enclosed porch at the centre of the façade. Its form echoes that of the church itself: a parapeted gable-front with buttresses on the sides. It also has a terracotta-tile roof. The entrance is round-headed ledged double door beneath a brick arch accented by projecting bricks. There are round-headed windows on the side elevations of the porch. The side elevations of the church are punctuated by two shallow 'buttresses' (more like engaged piers), which reach to the height of the tops of the three round-headed windows.

The rear (east) elevation is very austere, with two large corner buttresses and two narrower ones between them. There is a gabled parapet like that of the façade. Just above the two centre buttresses is a circular window. There is a round-headed (double) ledged door between buttresses on the north side.

The Church does not appear to have any external alterations and is in good condition. The interior

of the church is also intact.[1].

The Hall of 1913 is a utilitarian, gable-fronted timber building with a corrugated-metal roof. It has a simple, gabled open porch at the centre of the façade, under which is a rectangular ledged double door.

The north side elevation has three windows, and a ledged door between the second and third. The rear third of this elevation is covered by a skillion-roofed extension with an entrance porch with inappropriate ornament (neo-Federation). The south side elevation also has three windows. At the rear is a partially enclosed entrance porch linked to a detached toilet block via another ‘neo-Federation’ porch. There is a large skillion-roof extension to the rear of the building as well.

Decorative timber brackets and a finial have been added to the front porch, as well. The entire building has been covered in vinyl siding. The windows have been replaced with aluminium one-over-one sashes.

Source:

[1] Pers. comm., Rob Aldersea, Beaconsfield History Committee, 2008.

Condition	Good	Integrity	Intact
Threats	Demolition	Key elements	Buildings Tree(s)
Designer	Church: H Vivian Taylor	Builder	

HISTORY

HISTORY OF OFFICER

The township of Officer, originally Officer’s Wood Siding, was named after a family of early settlers and was established on local pastoralist James Lecky’s Gin Gin Bean Run which had been established in the 1840s. The Oakleigh to Bunyip railway line opened in 1877 and Officer Station opened on the site of the siding in 1881. By the 1880s the scattered settlement of Officer was important to the district’s timber trade, and included a saw mill. The export of firewood, palings and other timber to a rapidly-growing Melbourne was an important part of the industry. At least three brickyards, also dependent on the metropolis’ expansion, also operated out of Officer but all closed during the 1890s depression. By the end of the nineteenth century Officer was developing into a dairying and fruit-growing area, alongside other settlements in the district [1]. A revival of brick-making and related building and pottery supplies occurred after the First World War with local firms such as James Hicks Pty Ltd and the Berwick Pottery established, or expanding at this time.

HISTORY OF HALL

The wooden Officer Public Hall was built in 1913, with approval from the Board of Public Health for the installation of a chimney and fireplace. George Tivendale was honorary secretary of the hall, and in November of that year wrote a chivvying letter to the Department, seeking approval for the building works as “the people of Officer are very anxious to have the new hall opened this month and everything is ready awaiting”[4]. George was presumably the son of James Tivendale (the Younger), who opened the first brickworks in Officer.[5] Elsewhere there is an internal memo concerning an imminent bazaar that the ladies of Officer had planned for the opening of the hall. In 1915 an application was made to add a porch and in 1922 another room was added.

HISTORY OF CHURCH

The Reverend James Wilson laid the foundation stone for Officer Union Church on May 4th 1929. The plaque praises Wilson as someone who “laboured in this district for 35 years”[1]. The church used bricks supplied by James Hicks Pty Ltd and the architect was H Vivian Taylor. Taylor would later go on to renown as a specialist cinema designer, as part of the partnership H. Vivian Taylor, Soilleux & Overend, and was also a specialist in acoustics. The Rivoli Cinema, Camberwell (1941) is one of their designs. Another was the Park Theatre, Albert Park, since demolished [2] [3].

Sources:

[1] Site inspection of foundation stone.

[2] www.cinematreasures.org/firm/164/ accessed 1.5.2008.

[3] www.artdeco.org.au accessed 1.5.2008.

[4] Letter dated 3rd November 1913 from G F Tivendale to the Secretary of the Board of Public

Health, VPRS 7882/P1 Unit 288, File 1504. (See also Unit 853, File 7188 on Officer Union Church.)

[5] Pers. Comment, Ron Tivendale, grandson of founder of Tivendales, as cited in Graeme Butler and Associates, 'Cardinia Shire Heritage Study Vol 2: Environmental History', Cardinia Shire Council, 1996, p 355.

Creation Date Hall: 1913, Church: 1929 **Change Dates** Hall: 1915, 1922

Associations

Local Themes

04.17-98 Community halls
09.11-98 Building and worshipping in local churches

STATEMENT OF SIGNIFICANCE

What is significant?

Officer Public Hall and Officer Union Church, in Tivendale Road, Officer. The two buildings sit side by side on a large block of open land, with a windbreak of mature pine trees along the southern boundary. Officer Public Hall, built in 1913, is a simple, gable-fronted timber building with a corrugated-iron clad roof and a gabled open front porch (added 1915). There is a rear extension added in 1922. Later extensions, on the sides, are not significant, nor are the recent neo-Federation details. The Officer Union Church was designed by architect H. Vivian Taylor. Construction commenced in 1929. It is a small, red brick gable-fronted building with simple Romanesque Revival features, buttresses, and a terracotta tile roof, which appear to be entirely intact.

How is it significant?

Officer Public Hall and Officer Union Church are of local historical, social and architectural significance to Cardinia Shire.

Why is it significant?

Officer Public Hall, in its open landscape setting with mature pine windbreak, is historically significant as an early surviving public building in Officer and as a township landmark (RNE criterion B.2). It has associations with an important early family in the district, the Tivendales, for whom the road was named (RNE criterion H.1).

Officer Public Hall is socially significant for its strong associations with the Officer community as the focus of their social life for nearly a century. (RNE criterion G.1)

Officer Union Church is architecturally significant as a highly intact example of a modest interwar brick church of Romanesque influence (RNE criterion D.2). Also for its associations with its designer, architect H. Vivian Taylor (RNE criterion H.1).

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended
Interior controls on church only			

Extent To the extent of the property as defined by the title boundaries. Internal controls on 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:	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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

1. Internal controls on the church only.
2. Consider restoring the Hall to its interwar-period appearance; at minimum remove the neo-Federation ornament and the vinyl siding and repair the weatherboards beneath.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

PAKENHAM WAR MEMORIAL

Place No. 257

ADDRESS Henry and John streets, north corner
Pakenham
Lot 75 Block E LP3022

Last Update 19/08/2008
HO No.



DESCRIPTION The Pakenham War Memorial sits out front of Pakenham Hall, on the west side of the entrance. It is a grey granite cenotaph with a small, rock-faced obelisk at the top. It sits on a low rock-faced plinth with two steps. The granite of the cenotaph alternates between polish and tooled granite.

The main inscription (in bronze lettering) reads: 'Erected by the Residents of Pakenham and District as a tribute to the men who enlisted and in memory of those who made the Supreme Sacrifice in the Great Wars, 1914-1919. 1939-1945.' (The dates of the Second World War were added later.)

There are also lists (in bronze lettering) of those who died in both wars, as well as women in the 'Women's Services' on the base.

The memorial is in generally good condition, with some chips to the edges and growth of lichen.

Condition Good

Integrity Intact

Threats None apparent

Key elements Monument

Designer

Builder

HISTORY

HISTORY OF PAKENHAM

In the 1830s Dr William Kerr Jamieson established his 13,000-acre squatting run, I.Y.U., in this area. The name of Pakenham derives from Pakenham Park, the name given by Dr James Bathe to a pre-emptive right purchase of 640 acres in 1854. This property was close to where the town is today and was owned by the Henty family from the 1860s. The original settlement started on the banks of the Toomuc Creek and centred on Bourke's Hotel. When the Gippsland Railway came through in the 1880s, "New" Pakenham developed to satisfy the needs of railway workers with shops and services developing in this area. The railway gave a great boost to both local agriculture and commerce and the two parts of the town merged to form one Pakenham. Orchardng was a very important part of the economy; the Toomuc Valley Orchard at Pakenham was one of the earliest large-scale orchards in the district. It was established in the 1870s by the Kitchen brothers who planted 150 acres with apple trees. Cottages and barracks were built for workers and in the 1880s the Kitchens established a school for employees' children, which was used as a church on Sundays. Seven Oaks, the Kitchen family home, still stands.

HISTORY OF MEMORIAL

War Memorials are a common sight in a majority of rural and urban townships, and record the combatants and casualties of both World Wars, and sometimes other conflicts. They are a focus of RSL and community rites such as wreath laying and flag raising, on ANZAC DAY and other anniversaries.

Pakenham War Memorial is a granite plinth erected in the 1920s, with a dedication that reads 'Erected by the Residents of Pakenham and District as a Tribute to the men who enlisted and in memory of those who made the supreme sacrifice in the Great Wars 1914-1919, 1939-1945.' There is a separate list of five fatalities of the Second World War and a list of 15 names commemorating those who joined the Women's Services.

At a meeting held in January 1920, a decision was made for the Council to accept a peppercorn lease from the Railway Department of the formation of an 'ornamental reserve and erection of a soldiers memorial'. Local fundraising efforts brought the total budget to £300.[1]

Messrs. Corben & Sons were engaged in July 1920 to erect the memorial, which was to be a 'similar design to that at Longwarry'. The cost of £250 did not include a railing – that would be £20 extra. Mr Corben advised that of 55 memorials erected in Victoria at that time his firm had erected 28. All their designs were original and they never tendered for work on other designs.[2]

Sources:

[1] Pakenham Gazette, 'Soldiers Memorial. A site chosen', 30 Jan. 1920.

[2] Pakenham Gazette, 2 July 1920.

Creation Date 1920

Change Dates 1940s

Associations

Local Themes

09.12-98 Commemorating the dead and honouring the fallen

STATEMENT OF SIGNIFICANCE

What is significant?

The Pakenham War Memorial, on the north corner of Henry and John streets, Pakenham, in front of Pakenham Hall. It is a grey granite cenotaph with a small, rock-faced obelisk at the top. It sits on a low rock-faced plinth with two steps. It was erected in the 1920s to honour the local men who served in the 1914-18 war. After the Second World War, it was modified to honour the men and women who served in that conflict, and the five men who were killed.

How is it significant?

The Pakenham War Memorial is of local historic significance to Cardinia Shire.

Why is it significant?

Historically, as a memorial to the men and women from the Pakenham area who served in the armed forces, and the five who gave their lives during the Second World War. The list of servicewomen is rare on war memorials in the shire. (RNE criterion A.4)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent The monument and curtilage as shown on the 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 of buildings or trees may have changed.

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Extra Research None specified

-
- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

ADDRESS 6 Henty Street
Pakenham
Lot 8 LP58099

Last Update 12/06/2008
HO No.



DESCRIPTION Grason is a highly intact weatherboard bungalow of 1928-29 in an Interwar garden setting. It is a wide house (quadruple-fronted) with an imposing hipped roof, clad in terracotta tiles. The left-hand (east) half of the façade has a broken-back verandah which is continuous with the roof and has exposed rafter ends (as does the rest of the roof). It continues around the east side elevation. The verandah is supported on paired timber posts with narrow blade-like corner brackets. There is a high-set small window near the end of the house, and a double front door near the middle (which appears to be original). The west half of the façade is punctuated with a projecting, hipped-roof bay near the middle, with a bank of three box windows. To the right of the projecting bay is a pair of box windows. Both sets have six-over-one sashes. There are two sets of three such windows on the east elevation, beneath the verandah. On the west side elevation there is an ordinary six-over-one sash window and a high-set small window. Both have Federation-style bracketed hoods, which are a recent addition. Apart from these hoods, the house is intact. It is in excellent condition.

The house sits within a mature garden setting. The garden comprises a collection of plants and other features, including layout and pathway, characteristic of gardens of the Interwar period. Planting is largely confined to the perimeter, around a large expanse of lawn with two landmark specimen plantings of Canary Island Palm (*Phoenix canariensis*). The concrete-edged serpentine pathway has a concrete paved surface that appears to be original. The front fence is flat topped with twisted wire on a timber frame. While the fence is not original, it is sympathetic to the garden's Interwar style. Other interesting mature trees and shrubs that contribute to the garden's character are the Crabapple (*Malus* sp.) and Maple (*Acer* sp.). Together the house and garden have high integrity with a number of early elements. The garden may originally have been larger, reduced in size after 1955 when the larger holding was subdivided to its current size.

Condition	Excellent	Integrity	Intact
Threats	None apparent	Key elements	Building Garden Tree(s)
Designer		Builder	

HISTORY HISTORY OF PAKENHAM
In the 1830s Dr William Kerr Jamieson established his 13,000-acre squatting run, I.Y.U in this area. The name of Pakenham derives from Pakenham Park, the name given by Dr James Bathe to a pre-emptive right purchase of 640 acres in 1854. This property was close to where the town is today and was owned by the Henty family from the 1860s. The original settlement started on the banks of the Toomuc Creek and centred on Bourke's Hotel. When the Gippsland Railway came through in the 1880s, "New" Pakenham developed to satisfy the needs of railway workers with

shops and services developing in this area. The railway gave a great boost to both local agriculture and commerce and the two parts of the town merged to form one Pakenham. Orchardng was a very important part of the economy; the Toomuc Valley Orchard at Pakenham was one of the earliest large-scale orchards in the district. It was established in the 1870s by the Kitchen brothers who planted 150 acres with apple trees. Cottages and barracks were built for workers and in the 1880s the Kitchens established a school for employees' children, which was used as a church on Sundays. Seven Oaks, the Kitchen family home, still stands.

HISTORY OF GRASON

Title and rate book information indicates that Grason, 6 Henty Street, on lot 24, and on the corner of Henty and Thomas Streets, was built in 1928-9 for Edwin Smethurst.

In 1927, Edwin Ernest Smethurst, a contractor, bought Lot 24, Block D of subdivision 1337, part of CP45, Nar Nar Goon from prominent local grazier Alexander Crichton [1]. By 1928, according to rate books, he also owned lots 22 and 23, which with 24 was a land parcel of six acres[2]. In 1928 the rateable value for pts 22, 23 and 24 was £15, but a pencilled-in note raised the value at £55, and this is borne out by the next year's rate, which also records a house[3]. Annie Pauline Smethurst, his wife, is also listed as co-owner. A title deed from 1936 confirms Smethurst's ownership of lots 22, 23 and 24[4]. The property, now partly sub-divided along Henty Street, was still in Annie Smethurst's possession in 1955.

The Smethurst family were well-established in the area. The Budgereee homestead and farm at Swamp Road, Yannathan was built by James Smethurst in the 1880s on land belonging to Thomas Smethurst who had selected it in 1875. Other family members owned land nearby[5].

Sources:

[1] Title Deed Vol.5311 Fol.013

[2] Shire of Berwick, Pakenham Riding, 1928 (number in rate 4137)

[3] Shire of Berwick, Pakenham Riding, 1929 (1500).

[4] Title Deed Vol.6029 Fol.787

[5] Graeme Butler & Associates, Cardinia Shire Heritage Study Vol II, Cardinia Shire Council 1999, pp 131-133.

Creation Date 1928-29

Change Dates

Associations

Local Themes

04.18-98 Housing and its setting

STATEMENT OF SIGNIFICANCE

What is significant?

Grason, the house and garden, including trees and paths, at 6 Henty Street, Pakenham. The house was built for Edwin Smethurst in 1928-9. It is a highly intact weatherboard quadruple-fronted bungalow with an imposing hipped roof, clad in terracotta tiles. It sits within an Interwar garden setting, notable for its integrity and, in particular, for the two mature Canary Island Palms, maple and crabapple trees.

How is it important?

Grason, the house and garden at 6 Henty Street, Pakenham are of local architectural, aesthetic and historic significance to Cardinia Shire.

Why is it significant?

Architecturally and aesthetically significant as a highly intact and attractive representative example of its type: a middle-class town house and garden of the Interwar period. (RNE criterion D.2)

Historically, for its associations with the Smethurst family who were early selectors in the district. (RNE criterion H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

1. Consider removing the timber window hoods from the west side elevation of the house.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

Undertake regular maintenance including monitoring condition, pruning, pest and disease and weed management.

Undertake incidental replacement of individual dead, dying or dangerous specimens and develop a strategy for major cyclical replacement. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.

Maintain the integrity of the garden by:

- replacing trees 'like with like' species (i.e. Canary Island Palms, Phoenix canariensis) unless an alternative planting scheme has been devised in accordance with an approved management plan.
- removing inappropriate or historically inaccurate species.

Ensure that any future development or changes in immediate environmental conditions within the garden and adjacent to individual trees does not have a detrimental impact upon the integrity and condition of the garden as a whole. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

Manage surrounding vegetation and other early landscape features to maintain the integrity and condition of the garden.

Remove weed vegetation species.

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

-
- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

HOUSE

Place No. 256

ADDRESS 21 James Street
Pakenham
Lot 2 LP139894

Last Update 6/06/2008
HO No.



DESCRIPTION The house at 21 James Street is a highly intact Interwar bungalow in a garden of the same era. The house is on a corner site, with a large, mature front garden which is also highly intact.

The front garden contains a collection of plants and other features, including layout and fence, characteristic of gardens of the interwar period. Planting is largely confined to the perimeter, around a large expanse of lawn with a few specimen trees. The front fence along James Street is low, timber and pole framed, with twisted wire and matching carriage gates. A low flat-topped paling fence defines the Stephenson Street boundary. Both fences appear to be original.

Mature trees and shrubs include Liquidambar (*Liquidambar styraciflua*), oleander (*Nerium oleander*), magnolia (*Magnolia* sp.), camellia (*Camellia* sp.) and photinia (*Photinia japonica*).

The house is visually dominated by a transverse gable roof with exposed rafters and clad in cement tiles. The house has a weatherboard dado, above which is strapped fibro sheeting. The front verandah is recessed under the roofline and stretches across three of four bays of the façade. The verandah rests on paired timber posts with lozenge-shaped capitals. Beneath the verandah is a double glazed front door with hexagonal panes at the top, as well as a pair of standard French doors with rectangular panes. The fourth bay of the façade, at the north end, which is not recessed, has a bank of three one-over-one sash windows.

The Stephenson Street side elevation (south-east) is dominated by the gable end. There is a simple external red-brick chimney just behind the peak of the gable, which is very short. On either side of

it are three pairs of leadlight sash windows (two pairs behind the chimney, on in front).

There is a small kitchen extension at the rear of the house, which is original. It has a short external red-brick chimney at the back flanked by tiny leadlights. There is another bank of three sash windows on the rear of the body of the house, as well as a newer aluminium window.

The back yard includes timber-framed and corrugated iron clad sheds of simple construction and skillion roof.

The house is well maintained and in good condition. The Stephenson Street fence to the front garden has a number of loose palings.

Some of the details (verandah and fibro walls) are very similar to the house at 40 Army Street, Pakenham, of 1921-22. The two could be by the same builder. The house at 21 James Street, however, is a much more intact example.

Condition	Excellent	Integrity	Intact
Threats	None apparent	Key elements	Building Fence/gate Garden Tree(s)
Designer		Builder	

HISTORY

HISTORY OF PAKENHAM

In the 1830s Dr William Kerr Jamieson established his 13,000-acre squatting run, I.Y.U in this area. The name of Pakenham derives from Pakenham Park, the name given by Dr James Bathe to a pre-emptive right purchase of 640 acres in 1854. This property was close to where the town is today and was owned by the Henty family from the 1860s. The original settlement started on the banks of the Toomuc Creek and centred on Bourke’s Hotel. When the Gippsland Railway came through in the 1880s, “New” Pakenham developed to satisfy the needs of railway workers with shops and services developing in this area. The railway gave a great boost to both local agriculture and commerce and the two parts of the town merged to form one Pakenham. Orchardng was a very important part of the economy; the Toomuc Valley Orchard at Pakenham was one of the earliest large-scale orchards in the district. It was established in the 1870s by the Kitchen brothers who planted 150 acres with apple trees. Cottages and barracks were built for workers and in the 1880s the Kitchens established a school for employees’ children, which was used as a church on Sundays. Seven Oaks, the Kitchen family home, still stands.

HISTORY OF 21 JAMES STREET, PAKENHAM

Title and rate information indicate that 21 James Street was built for Caroline Elizabeth Lewis in 1927-8. In 1923 Richard Fellowes Lewis, a cast brick and tile manufacturer of Pakenham East, bought lot 6 of Section B, part of CP 43 and subdivision 1337, on which this house stands [1]. The lot was then approximately ½ an acre in area and described as being in Nar Nar Goon. Richard Lewis died in 1925 and his widow, Caroline Elizabeth Lewis inherited the plot, then valued at £2 [2]. In 1927-8 she built a house on this lot, with a rateable value of £35 [3]. A rate book entry shows that on 6th March 1929 the property was transferred to Mrs Clarice Flora Nicholson [4], although, according to the title deed, she did not buy the property until November 1931. She lived there until 1946.

SOURCES

- [1] Title Deed Vol.4399 Fol.540
- [2] Shire of Berwick Rate Book, Pakenham Riding, 1925 (number in rate 3286).
- [3] Shire of Berwick Rate Book, Pakenham Riding, 1928 (3788).
- [4] Shire of Berwick Rate Book, Pakenham Riding, 1929 (1138).

Creation Date	1927-28	Change Dates	
Associations		Local Themes	04.18-98 Housing and its setting

STATEMENT OF SIGNIFICANCE What is significant?
The house and garden at 21 James Street, Pakenham. The house, a highly intact Interwar

weatherboard and fibro bungalow, was built in 1927-28 for Caroline Lewis. It is visually dominated by a transverse gable roof with exposed rafters and clad in cement tiles. The front verandah is recessed under the roofline and has paired timber posts with distinctive lozenge-shaped capitals. The large front garden contains a collection of plants and other features, including layout and fence, characteristic of gardens of the interwar period. The front wire and post fence with carriage gates, and the side paling fence appear to be original.

How is it important?

The house and garden at 21 James Street, Pakenham are of local architectural and aesthetic significance to Cardinia Shire.

Why is it significant?

Architecturally and aesthetically significant as a highly intact and attractive representative example of its type: a middle-class town house and garden of the Interwar period, with distinctive decorative flourishes characteristic of the local builder. (RNE criterion D.2)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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:	Fences and carriage gates.			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

1. Repair the loose palings on the Stephenson Street fence to the front garden and paint.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or

- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

I.Y.U PRE-EMPTIVE RIGHT HOMESTEAD SITE

Place No. 159

ADDRESS 245 McGregor Road
Pakenham

Last Update 29/10/2012
HO No.



DESCRIPTION Sited on the east banks of the Toomuc Creek, the house site (Gregorich block) includes a still recognisable clearing where the house stood, mature oaks (2) and elms (2), stone pine (1), and other mature exotics.

Note that there are other features related to the homestead site on the neighbouring property, 317 McGregor Road: the remains of a collection of yards, outbuildings and brick wells and brick stock feed silos which may have been connected with the I.Y.U.'s use for dairying in the late 19th century by the Kitchen brothers. One silo is of about 10m diameter (handmade bricks) with a high sand content render; the well has a 9-inch brick rendered dome; a sheep dip; another tall brick silo. The bricks vary from soft unburnt bricks to clinkers. There is also one oak tree, and a Hawthorn hedge of approximately 10 plants.

Condition Ruins

Integrity

Threats

Key elements Ruins/remnants
Tree(s)

Designer

Builder

HISTORY All that remains today of the historic I.Y.U. homestead, once located on one of the district's earliest pastoral properties, and built in the 1850s on the Waddell family's pre-emptive right block, are mature exotic trees, remnants of hedges and other features (including some old tanks)

marking the site. The hedges, together with the homestead buildings and a small blacksmith's shop nearby, are marked on a 1919 map of the I.Y.U. Estate. This map shows the Estate's subdivision into small agricultural allotments as part of the Closer Settlement Scheme.

An article in the local press dated 9 November 1928 told of the destruction of the 1850s homestead. It reads:

'About midnight Saturday last (ie. 7 November) the homestead at I.Y.U. estate - a 2-storey building erected about 70 years ago - was destroyed by fire. Mr. and Mrs. E. V. Jackson resided at the homestead until the end of last month, when they moved to the township to take over the business of Messrs. Gillmartin Bros. Since then, the house, owned by the Closer Settlement Board, has been unoccupied.'

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE

What is significant?

The I.Y.U. Pre-emptive Right Homestead site, constructed in the 1850s, part of which is at 245 McGregor Road, Pakenham, including mature exotic trees (two oaks, two elms, one stone pine).

How is it significant?

The I.Y.U. Pre-emptive Right Homestead site is of local historic and scientific significance to Cardinia Shire.

Why is it significant?

The homestead site and trees of the I.Y.U. Pre-emptive Right, held in the 1850s by the Waddell family and later by the Kitchens, is of significance to the Shire of Cardinia because it provides evidence of one of the earliest pastoral properties in the shire and early farming endeavours in the area, as well as later dairying activities (RNE criteria H.1, A.4). While the Shire once had an unusually large number of pastoral run properties, their physical remains are now very rare (RNE B.2).

The mature exotic trees on this site are also significant. The site has historical significance for its associations with one of the earliest properties within the shire dating from the pastoral era. The site also has potential archaeological significance (RNE criterion C.2).

LEVEL

Regional significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended
Victorian Heritage Inventory	-		Recommended

Extent The area of 246 McGregor Road shown on the map should be placed on the Planning Scheme Heritage Overlay.

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

None specified

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 266

ST PATRICK'S CATHOLIC CHURCH, FORMER

St Patrick's Primary School chapel

Place No. 265

ADDRESS 144 Princes Highway
Pakenham
Plan PC368378

Last Update 2/09/2015

HO No.



DESCRIPTION

The former St Patrick's Catholic Church is a small Tudor Gothic Revival chapel with a gabled parapet front. It is set next to a school building (which replaced an earlier convent building, demolished c2005). The steeply pitched roof of the church is covered in terracotta tiles (not original), and the masonry walls are finished with ruled render. The façade features a parapeted gabled porch at the centre, above which are three lancet windows with render labels. At the top of the gable is a render Celtic cross. The door into the porch also has a pointed arch and a label. All windows and doors to the church are lancet in form and have moulded render labels with intricate bosses at either end. The east side elevation has four bays, delineated by stepped buttresses. Between the buttresses are large lancet windows. The third bay from the front is concealed behind a small gabled extension (not original). The west side elevation also has three windows and in the third bay from the front there is a small gabled vestry, with a door and window on the north (rear) side. This is probably the extension designed by TA Payne in 1897. There is a small chimney in the gable end. At the rear of the church is a three-sided apse, continuous with the body of the church. There is a stepped buttress at each corner and a lance window in each bay (the central, rear window is blank).

The side and rear elevation windows have a double casement with a transom in the form of two lancet heads, in a simplified version of Gothic tracery. Some of the transoms still have diamond-

shaped panes.

A modern concrete ramp leads to front entrance. The extension on the east side is a later addition. Apart from these alterations, and the later glazed terracotta tiles, the exterior of the church is very intact. When inspected in 2006 it was in fair to good condition, but works were about to begin to the external joinery, rainwater goods, and render (funded by a Council grant).

The interior is used for school purposes, has a dropped ceiling and appears to have retained little original detail.

Condition	Good	Integrity	Substantially intact
Threats	Alterations over time	Key elements	Building
Designer	1897: T A Payne	Builder	

HISTORY

HISTORY OF PAKENHAM

In the 1830s Dr William Kerr Jamieson established his 13,000-acre squatting run, I.Y.U., in this area. The name of Pakenham derives from Pakenham Park, the name given by Dr James Bathe to a pre-emptive right purchase of 640 acres in 1854. This property was close to where the town is today and was owned by the Henty family from the 1860s. The original settlement started on the banks of the Toomuc Creek and centred on Bourke's Hotel. When the Gippsland Railway came through in the 1880s, "New" Pakenham developed to satisfy the needs of railway workers with shops and services developing in this area. The railway gave a great boost to both local agriculture and commerce and the two parts of the town merged to form a single Pakenham. Orchardng was a very important part of the economy; the Toomuc Valley Orchard at Pakenham was one of the earliest large-scale orchards in the district. It was established in the 1870s by the Kitchen brothers who planted 150 acres with apple trees. Cottages and barracks were built for workers and in the 1880s the Kitchens established a school for employees' children, which was used as a church on Sundays. Seven Oaks, the Kitchen family home, still stands.

HISTORY OF ST PATRICK'S

The former St Patrick's Catholic Church Pakenham dates from 1871-72, with additions in 1897 and the 1967. A new church was completed in 1976.

The Catholic population of Gippsland in the 1870s was approximately 23 percent, and, until 1887, Gippsland was part of the Catholic Diocese of Melbourne[1]. Early worship was held in private homes, but as with other denominations, the desire for a permanent public building was strong, both as a place for gathering and as a symbol of piety and civilization. Before St Patrick's Church was built, a priest rode from Brighton to celebrate mass at the Dore property at Nar Nar Goon[2] but Dore, alongside fellow worshippers Messrs Mulcahy, Kelly and Bourke, were finally successful in their application for a grant of land for a school and church in 1864. A wooden school building was built and the church was constructed during 1871, and finished in 1872. The Reverend Father Quilter was the first parish priest[3]. On 7th May 1897 the Argus newspaper carried an advertisement for "tenders for addition (brick) to RC church, Pakenham". It was signed T A Payne, architect, of 676 Sydney Road, Brunswick. Correspondence from January 1898 shows that he was also building a Roman Catholic church in Elsternwick, and that he expected both to be finished by the following month[4]. Thomas Payne was a prolific architect for the Catholic church. Among his works are a presbytery in Westbourne Grove, Northcote, 1898; St Ambrose Church, Brunswick, 1899, and St Mary's College, Bendigo, 1897[5].

Sources:

[1] Father D F Bourke, "A History of the Catholic Church in Victoria", Catholic Bishops of Victoria, Melbourne, 1988, p 188.

[2] From Bullock Tracks to Bitumen. A Brief History of the Shire of Berwick. (Berwick: Berwick Shire Council, 1962) p.77.

[3] www.stpat.pkhm.sale.catholic.edu.au/aboutus/history.html accessed 6.5.2008

[4] Victorian Public Record Office, VPRS 7882/P1 Unit 738. Letter to Department of Public Health, 18 January 1898.

[5] [http://www.yarracity.vic.gov.au/planning/Strategic%20Planning/pdf/HeritageJune07/Northcote/Northcote%20Study%201%20pages%20202%20to%20226%20\(Westbourne%20to%20Yarraford\).pdf](http://www.yarracity.vic.gov.au/planning/Strategic%20Planning/pdf/HeritageJune07/Northcote/Northcote%20Study%201%20pages%20202%20to%20226%20(Westbourne%20to%20Yarraford).pdf) accessed 20.5.2008.

Creation Date	1871-72	Change Dates	1897, 1967
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Associations		Local Themes	
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00_11_08_Building_and_worshipping_in

STATEMENT OF SIGNIFICANCE	<p>What is significant? The former St Patrick's Catholic Church at 144 Princes Highway, Pakenham. It is a small rendered Tudor Gothic Revival chapel with a gabled parapet front built in 1872, with a vestry added in 1897 to the design of architect TA Payne of Brunswick. There is also a recent addition, on the east side, which is not significant. The interior has been extensively altered for use as a classroom.</p> <p>How is it significant? The former St Patrick's Catholic Church is of local historic and architectural significance to Cardinia Shire.</p> <p>Why is it significant? Historically, as the first Catholic Church built in Gippsland. Before its construction worship was led by a priest who rode from Brighton to celebrate mass in a private home (the Dore property at Nar Nar Goon). Locals aspired to a permanent public building, and their application for land was finally successful in 1864. (RNE criteria B.2, A.4)</p> <p>Architecturally, as substantially intact early church in the Tudor Gothic style, by prolific Catholic Church architect TA Payne of Brunswick. (RNE criteria E.1, H.1)</p>
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LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent Church and curtilage as shown on extent of registration 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

1. Consider removing the unsympathetic modern addition on the east side of the church.
2. Consider removing dropped ceiling inside the church.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

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8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

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Extra Research None specified

-
- BIBLIOGRAPHY** Context Pty Ltd, (2008), Cardinia Local Heritage Study Review, Volumes 4 & 5, Cardinia Shire Council
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

COFFEE PALACE (FORMER)

Windermere Child Care Centre

Place No. 267

ADDRESS 48 - 52 Station Street
Pakenham
Lot 1 LP35789

Last Update 11/06/2008
HO No.



DESCRIPTION The former Coffee Palace is a weatherboard building which is domestic in appearance. It has a hipped roof with a front projecting hipped-roof bay on the right-hand (east) side, and a return verandah on the façade and west side elevation. The verandah is supported on turned timber posts, with a low bullnose corrugated-iron roof. There is a pair of narrow one-over-one sash windows in the front projecting bay, and a single sash window on the left side of the front door. On the west side elevation, from front to back, is a door and three sash windows beneath the verandah, and two more sash windows to the rear addition. This long addition has a hipped roof, which runs east-west and appears to be early. The house has three tall corbelled brick chimneys, one just behind the projecting front bay, and the other two at the rear of the house.

The roof has been reclad with Colorbond. The verandah valance is modern cast-aluminium 'lace'. The front door is new. The verandah floor has been replaced, and when the building was inspected in 2006, the roof of the verandah was being replaced at the rear. The building is in good condition.

On the east side of the building, near the front of the property, is a gabled weatherboard outbuilding with two metal ventilation/chimney stacks.

Condition Good **Integrity** Minor Modifications

Threats Alterations over time **Key elements** Building
Outbuilding

Designer **Builder**

HISTORY

HISTORY OF PAKENHAM

In the 1830s Dr William Kerr Jamieson established his 13,000-acre squatting run, I.Y.U., in this area. The name of Pakenham derives from Pakenham Park, the name given by Dr James Bathe to a pre-emptive right purchase of 640 acres in 1854. This property was close to where the town is today and was owned by the Henty family from the 1860s. The original settlement started on the banks of the Toomuc Creek and centred on Bourke's Hotel. When the Gippsland Railway came through in the 1880s, "New" Pakenham developed to satisfy the needs of railway workers with shops and services developing in this area. The railway gave a great boost to both local agriculture and commerce and the two parts of the town merged to form a single Pakenham. Orchardng was a very important part of the economy; the Toomuc Valley Orchard at Pakenham was one of the earliest large-scale orchards in the district. It was established in the 1870s by the Kitchen brothers who planted 150 acres with apple trees. Cottages and barracks were built for workers and in the 1880s the Kitchens established a school for employees' children, which was used as a church on Sundays. Seven Oaks, the Kitchen family home, still stands.

HISTORY OF COFFEE PALACE

Coffee Palaces became popular as a result of the Temperance Movement, and flourished from the late 19th century to the early decades of the 20th. They offered refreshments and accommodation in a family-friendly non-alcoholic environment. Many were grandiose, but the coffee palace in Station Road, Pakenham was of more humble appearance. Rate books and title deeds suggest that John Wadsley, a farmer of Pakenham and Nar Nar Goon, built the building that became the coffee palace in 1914-15 on CP 43, fronting on to Station Street[1].

The land is part of Henty's subdivision and its location is given as Pakenham East, the coffee palace is mentioned and the rateable value is £40[2]. Two years previously, in 1912, lots 26 and 27, part of CP 42 and 43, subdivision 1337, had been bought by Hugh Kelly a local publican[3]. The land was rated at £2[4]. Kelly divided the Station Street plot into three narrow strips, each with 122 links (24.5 metres) frontage, and sold them separately between 1912 and 1917, one of them to John Wadsley. In 1920, Wadsley leased the property to Minnie English who ran it as a coffee palace[5]. A newspaper article of July 1920 mentions a coffee palace among new buildings erected in Pakenham. This coincides with the date that Minnie English took a lease on the property, and may indicate that the 1914 building was replaced or (more likely) enlarged to serve as a coffee palace.[6]

Sources:

[1] Title Deed Vol. 3789 Fol.754.

[2] Shire of Berwick Rate Book 1915 (Pakenham Riding), number in rate 654.

[3] Title Deed Vol. 3645 Fol.821.

[4] Shire of Berwick Rate Book 1914 (756)

[5] Shire of Berwick Rate Book 1920 (1196).

[6] Pakenham Gazette, 'Pakenham's Progress', 23 July 1920.

Creation Date 1914-15

Change Dates

Associations

Local Themes

Minnie English

09.08-98 Developing tourist attractions

10.5-96 Hotels and coffee palaces

STATEMENT OF SIGNIFICANCE

What is significant?

The former Coffee Palace at 48-52 Station Street, Pakenham, built c1914-15 for John Wadsley, and run by Minnie English in the 1920s. It is a weatherboard building which is domestic in appearance. It has a hipped roof with a front projecting hipped-roof bay on the right-hand (east) side, and a return verandah on the façade and west side elevation. There is a rear addition with a hipped roof, running east-west, which appears to be early.

How is it significant?

The former Coffee Palace is of local historic significance to Cardinia Shire.

Why is it significant?

Historically, as a rare surviving example of the coffee palaces opened in so many towns in the late 19th and early 20th century. It is believed to be one of two surviving in the Shire (the other is the former Gembrook Coffee Palace of the 1920s). (RNE criterion B.2). It is also an illustration of the temperance movement which built coffee palaces to provide refreshments and accommodation in a family-friendly non-alcoholic environment. (RNE criterion A.4)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

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3. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

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Extra Research None specified

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Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

PAKENHAM CEMETERY

Place No. 269

ADDRESS 50 Thewlis Road, and Cemetery Road
Pakenham
Allot. 1A TOWNSHIP OF PAKENHAM

Last Update 16/05/2008
HO No.



DESCRIPTION Pakenham Cemetery is organised around a strong east-west axis (an unpaved road), with a roundabout at the centre, leading to the main entrance, with modern gates, off Thewlis Road. There is also an entrance road from the north side, off Cemetery Road, and another leading to the south side of the cemetery (both unpaved).

The majority of the graves and headstones are modern, with a concentration of 19th-century graves along the east-west axis. Many of them retain cast-iron fences around the graves. The west end of the site and around the edges is now used as a lawn cemetery.

There is no evidence of an early planting scheme at the cemetery, though pittosporum along the northern boundary could be remains of an earlier hedge. There is a remnant eucalypt (Brush Box?) at the centre of the site, near the roundabout.

Condition Good

Integrity Evidence of stages

Threats None apparent

Key elements Cemetery

Designer

Builder

HISTORY

HISTORY OF PAKENHAM

In the 1830s Dr William Kerr Jamieson established his 13,000-acre squatting run, I.Y.U in this area. The name of Pakenham derives from Pakenham Park, the name given by Dr James Bathe to a pre-emptive right purchase of 640 acres in 1854. This property was close to where the town is today and was owned by the Henty family from the 1860s. The original settlement started on the banks of the Toomuc creek and centred on Bourke's Hotel. When the Gippsland Railway came through in the 1880s, "New" Pakenham developed to satisfy the needs of railway workers with shops and services developing in this area. The railway gave a great boost to both local agriculture and commerce and the two parts of the town merged to form one Pakenham. Orchardring was a very important part of the economy; the Toomuc Valley Orchard at Pakenham was one of the earliest large-scale orchards in the district. It was established in the 1870s by the Kitchen brothers who planted 150 acres with apple trees. Cottages and barracks were built for workers and in the 1880s the Kitchens established a school for employees' children, which was used as a church on Sundays. Seven Oaks, the Kitchen family home, still stands.

HISTORY OF CEMETERY

The earliest grave-stones in Pakenham Cemetery date from c. 1850 but records do not commence until 1863[1]. Notable burials include pioneering farmer Michael Bourke (1814-1877) who settled at Minton's run, a 12,800 acre property at Toomuc Creek, established Bourke's Hotel and was one of the founding families of Pakenham, and John Dore (1808-1895) another pioneering grazier, who, with Michael Hennessy established the Mt Ararat No. 1 Run in the early 1840s. Other notable names include farmers Alexander Ritchie (1826-1912), James Ramage (1848-1928), orchardist and rate collector, and James Thewlis, (1852-1921) a Methodist preacher and prominent local citizen. The cemetery is on Thewlis Road[2].

Sources:

[1] www.ozgenonline.com/aust_cemeteries/vic/Cardinia/Pakenham.htm accessed 21.4.2008.

[2] Written communication from Lynne Bradley, Research Officer, Narre Warren and District Family History Group, June 2008.

Creation Date 1850s

Change Dates

Associations

Local Themes

09.12-98 Commemorating the dead and honouring the fallen

STATEMENT OF SIGNIFICANCE

What is significant?

Pakenham Cemetery, 50 Thewlis Road, Pakenham, founded in the 1850s. It is organised around a strong east-west axis (an unpaved road), with a roundabout at the centre, leading to the main entrance, with modern gates, off Thewlis Road. The majority of the graves and headstones are modern, with a concentration of 19th-century graves along the east-west axis. Many of them retain cast-iron fences around the graves.

How is it significant?

Pakenham Cemetery is of local historic significance to Cardinia Shire.

Why is it significant?

Historically, for the history of the Pakenham district recorded in its headstones, which date back to the 1850s. It is also an important memorial to the district's pioneer men, women and children. (RNE criteria A.4, H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property.

1. In accordance with Clause 43.01-2 of the Cardinia Planning Scheme, no permit is required: 'For internments, burials and erection of monuments, re-use of graves, burial of cremated remains and exhumation of remains in accordance with the Cemeteries and Crematoria Act 2003.'

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

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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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

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8. Retain views of significant building(s) and plantings from the street.

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Extra Research None specified

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Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

PAKENHAM SOUTH HALL

Pakenham South School

Place No. 272

ADDRESS 815 McDonalds Drain Road West
Pakenham South
Allot. 46B Sec. J PARISH OF KOO-WEE-RUP

Last Update 16/06/2008
HO No.



DESCRIPTION

An interwar weatherboard one room school that has been converted for use as hall. It has a hip and gable roof that extends to form a skillion on the north side. There are two Health Dept vents along the ridgeline and one brick chimney with a terracotta pot. There are original high-set hopper windows in the front and north side elevation. The building has been extended on the south and west sides.

There is a low timber arised rail fence along the frontage and mixture of exotic and native trees along the rear and side boundaries, which may have been planted by students on Arbour Day. A notable specimen is a mature Oak in the centre of the site.

Condition Good

Integrity Altered

Threats None apparent

Key elements Building
Fence/gate
Tree(s)

Designer

Builder

HISTORY

Pakenham South developed south of the township of Pakenham as a separate farming community in the late 19th century. Schools were often the centre of small communities, as, with the passing of the Education Act of 1872, school attendance became compulsory, and secular education was provided by the state.

By the early part of the 20th century, Pakenham South's community had grown sufficiently to warrant a school of its own, and in 1910 an acre of land was bought from local farmer Mr H. Sawyer, on the north east corner of allotment 46, costing £10. By the time a wooden school, State School No.3751, was erected in 1913, it became immediately apparent that the building, with dimensions of 18x14 foot, was too small, and in 1914 it was removed and replaced with a bigger building, costing £425. This wooden building could accommodate 50 children and was also used for social functions. An adjoining piece of land measuring one acre was also bought, for £35, in case further expansion was needed. This did not prove the case and by the 1940s attendance had dropped to seven pupils. It was decided to close the school in 1946, but the building continued to be used for its original purpose until 1951 when all the children could be accommodated at other district schools. The old school and outbuildings were then bought by the Pakenham South and District Progress Association from the Education Department for £755 in 1952. The Public Works Department made a grant of £377 towards this, the balance to be raised by the community on a pound-for-pound basis. Electricity was installed, and under the aegis of the newly formed Social and Parents' Committee, the hall became a hub of entertainment and activity, with monthly dances and euchre evenings (euchre is a card game for groups of four in two pairs) among its attractions. In 1963 the committee celebrated the 50th anniversary of the opening of the building (although this is actually the 1914 building) with a monster euchre party (Williams, 1984:117-19).

SOURCE

Williams, Eileen, 'Look to the Rising Sun, A History of Cardinia and District including Rythdale and Pakenham South', 1984

Creation Date 1914	Change Dates 1952
Associations	Local Themes
Pakenham South and District Progress A	08.0-98 EDUCATING 08.1-98 Education development

STATEMENT OF SIGNIFICANCE

What is significant?

The Pakenham South Public Hall at 815 McDonalds Drain Road was erected in 1914 as a school. After the school closed in 1951 the old school and outbuildings were bought by the Pakenham South and District Progress Association and converted for use as a hall. The hall has the form of an interwar weatherboard one room school. It has a hip and gable roof that extends to form a skillion on the north side. There are two Health Dept vents along the ridgeline and one brick chimney with a terracotta pot. There are original high-set hopper windows in the front and north side elevation. The building has been extended on the south and west sides. There is a timber post and rail fence along the frontage and mixture of exotic and native trees along the rear and side boundaries. There is a mature Oak in the centre of the site.

How is it significant?

The Pakenham South Hall is of local historic and social significance to Cardinia Shire.

Why is it significant?

Historically, it is significant as tangible evidence of the formation of the Pakenham South community in the early decades of the twentieth century. The re-use of the school as the hall demonstrates the importance of this facility to the local community. (RNE criteria A.4)

Socially, it is significant for its associations with the local community as a public building that has served the community for over 90 years. (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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			Incorporated Plan Details	None specified

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

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4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

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Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

VALLEY VIEW ORCHARDS MANAGER'S HOUSE & COOLSTORE, FORMER

Shelton Bros. Orchards

Place No. 490

ADDRESS 15 & 30 Shelton Road
Pakenham Upper
Lot 1 PS437712, Lot 2 LP 131234

Last Update 25/09/2006

HO No.



DESCRIPTION This complex includes a coolstore with fragments of the Woolf store and a partly renewed engine room with a working Ruston engine from 1928. The complex has been extended considerably and is located at the corner of Shelton Road. Further along Shelton Road is the timber former

manager's house which is a typical house of its era.

The former Woolf coolstore is located on Bourke Creek Road, at the south end of the 15 Shelton Road property. The remnant walls, surviving to the road (east side) and on the north side, are indicated by the ruled stucco finish. It has a new roof and has been extended to the rear. There are four sets of double metal doors to the road which are new. The engine room is a gabled timber-framed shed clad in fibro sheets, with sheets replaced in metal siding at the north end. The windows are 2-over-2 sashes. While the ammonia refrigeration plant, powered by the Ruston engine, is no longer in service, it has been kept in excellent condition and is fired up for interested groups several times a year.

The manager's house at 30 Shelton Road is occupied by the current owner of the Shelton Bros. Orchards. It is a weatherboard house with a gabled roof to the front and a hip to the rear. The roof is clad in corrugated metal.

Condition	Good	Integrity	Altered sympathetically
Threats		Key elements	Buildings
Designer		Builder	

HISTORY

The Pakenham Upper district became well-known for its many large orchards, with some 54 orchards active there in the period 1920 - 35. In 1913, Mr I. Woolf purchased 1000 acres and planted 200 orchard trees. Known as the Valley View Orchards, the property was second only to the Kitchens' Toomuc Valley Orchard. The associated coolstore was reputedly the largest in the State owned by one person. There were three workmen's houses on the property.

A manager's house was built in 1915 and a house for the Woolfs in 1918. The coolstore has since burnt out in the 1983 fires and rebuilt; the Woolf house has been burnt down. A 1933 article in The Argus titled 'Apples for Britain. Record Consignment from Pakenham Orchard' claimed that 2500 cases of apples from the Valley View Orchard were 'believed to the largest consignment of apples made on one ship by an individual grower in Victoria'. The owner of the property was Woolf still. The writer described Woolf's orchard as consisting of 200 acres, of which 60 acres were in full bearing. The varieties of apples grown were Delicious, Granny Smith, Rokewood, Yates and Jonathon. Of the 15000 cases picked previously from this orchard, 14000 cases had been sent overseas. The article also described how, 'A modern cool store had been built on the property, adjoining the grading and packing shed, which is one of the best in the State'.

In addition to packing their own fruit, 10 000 cases from other growers in the district had passed through the Valley View Shed. In 1937, the Shelton family took over the management of the Valley View Orchards and Cool Stores, occupying the manager's house. Ethel Shelton, in recent correspondence with the Shire, claims that this house 'is about the only one of its vintage left in the area after the 1983 fires'. She explains that the house has had a lot of alterations over the years. In 1937, there were passion fruit vines grown nearby. Woolf's house (burnt) had a large ballroom on one end and a tennis court.

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire (North) Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date 1913 - 15, 1928 **Change Dates**

Associations **Local Themes**

STATEMENT OF SIGNIFICANCE

What is significant?

The Valley View Orchards, comprising the coolstore, engine room and Ruston engine constructed 1928 at 15 Shelton Road, and the manager's house constructed 1915 at 30 Shelton Road, Pakenham Upper.

How is it significant?

The Valley View Orchards is of local historic and technical significance to Cardinia Shire.

Why is it significant?

Valley View Orchards is significant to the locality of Pakenham Upper because of the surviving

evidence of the development of orcharding in the district (RNE criterion A.4). This includes the manager's house (reputedly dating from c1915) part of the early Woolf coolstore (once one of the largest privately owned stores in the State) and a notable early refrigeration plant nearby featuring a Ruston engine (RNE F.1). This orchard was one of the biggest in the district and is one of the much smaller number to remain active.

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent Planning controls should be placed over the coolstore, engine shed & Ruston engine, and the manager's house.

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

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.
6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
8. Retain views of significant building(s) and plantings from the street.
9. 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 of buildings or trees may have changed.

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Extra Research None specified

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- BIBLIOGRAPHY** Context Pty Ltd, (2006), Cardinia Local Heritage Study Review
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 84

RYTHDALE RESERVE TREES

Place No. 161

ADDRESS 205 Soldiers Road
Rythdale
Allot. 99D PARISH OF NAR-NAR-GOON

Last Update 24/10/2006

HO No. /HO



DESCRIPTION Four mature Monterey pines and one Monterey cypress located at the Hobson Road corner, next to the tennis court, mark the Rythdale town recreation reserve which served the surrounding Soldier Settler community.

The trees are very mature and some appear senescent. Replacement of the trees will need to be contemplated in the near future.

Condition Varies

Integrity

Threats Natural decline

Key elements Tree(s)

Designer

Builder

HISTORY

After the First World War, the 'Discharged Soldier Settlement Act' made provision for the resettlement of soldiers as part of the Closer Settlement Scheme. The 'Land Purchase Board' recommended dairying combine with cash crops on blocks allotted. There was a rush of soldier applicants. Many in the former Pakenham Shire area were placed on small allotments subdivided from portions of large estates like the I.Y.U., Dalmore, Rythdale and Hagelthorne. The locality around the subdivided Rythdale Estate between McGregor Road and the Koo Wee Rup-Pakenham Road, divided by Soldiers Road, became known as Rythdale. There was a post office in Hobson's Road, and a hall. A number of the original soldier settlers continued to farm the area in the post-war era; including the locally well known Hobson family, whose descendants live there still, particularly in the Soldiers and Hobson Roads areas.

The exact date of the establishment of the Reserve and the planting of trees is not known. The Reserve was not officially gazetted until the post-war period.

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date c.1920s

Change Dates

Associations

Local Themes

STATEMENT OF SIGNIFICANCE What is significant?
The mature Monterey Pines and Monterey Cypress, planted c.1920s, at the Rythdale Reserve, 205 Soldiers Road, Rythdale.

How is it significant?
The mature Monterey Pines and Monterey Cypress at the Rythdale Reserve are of local historic and aesthetic significance to Cardinia Shire.

Why is it significant?
Historically, the mature trees at the Rythdale reserve are significant as they provide evidence of the formation of the Rythdale Estate, which was created by the subdivision of some of the larger district farming properties on former swamp land for Soldier Settlement after the First World War. The reserve has social significance as an important recreation place for the local residents over along period and the trees are an integral part of the identity of the Rythdale area. (RNE criteria A.4, D.2 and G.1)

Aesthetically, the trees are also locally significant for their landmark character in otherwise flat pasture, and contribute to the identity of the Rythdale district. (RNE criteria E.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent To the extent of the whole 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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

The trees are in poor condition and will soon require replacement. A management strategy should be developed by Council in consultation with the local community, which should focus upon the process for replacement when trees become senescent or dangerous. When trees are replaced the process should be documented (photographs and written record before, during & after) for future record.

SPECIFIC CONSERVATION GUIDELINES - TREES

In order to conserve the heritage significance of the identified significant trees, it is recommended that the following guidelines are used in the future management or development of the place:

1. Ensure that the tree/s survives in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.

4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed vegetation species.
5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.

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 of buildings or trees may have changed.

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Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review, Cardinia Shire
Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council, 394

TONIMBUK HALL

Place No. 281

ADDRESS 1900 Gembrook-Tonimbuk Road
Tonimbuk

Last Update 16/06/2008
HO No.



DESCRIPTION This is an interwar gabled hall with an external weatherboard dado and cement cladding above. Window are '6-over-6' double hung sashes at the eastern end and '2-over-2' at the west - it appears that the two eastern windows indicate where the building has been extended (the concrete stumps are also different in this section). There is also a skillion addition at the rear.

The hall is set within a wooded block with the long elevation facing Tonimbuk Road.

Condition Good

Integrity Evidence of stages

Threats None apparent

Key elements Building

Designer

Builder

HISTORY

HISTORY OF TONIMBRUK

The township of Tonimbuk started life as part of the Village Settlement Scheme of the 1890s. It was a time of severe economic depression and several unemployed families were sent to the area and given land, ranging in size from 20 to 360 acres. Saw-milling and other timber work were early industries, as was eucalyptus distilling. The settlement scheme wasn't particularly successful as many settlers had no experience of forestry or farming, but once the land was cleared, mixed farming was established, with successful ventures including orcharding, dairy farming, grazing and in the production of potatoes and onions.

HISTORY OF HALL

Tonimbuk hall dates from 1940, but replaces an older hall that has been a continuous and vital centre of community life. A hall for Tonimbuk was first built in about 1910, on land given by local farmer Mr D Topp. It was the centre of the area's social life with dances and concerts, and, at the end of WW I, receptions for returned servicemen. From its beginning it was used as a school as well, due to the inadequacy of the existing Tonimbuk school. After ten years of suffering in a hut with shrinking floorboards, gaps in the walls and a smoking chimney, the locals decided to use the new hall instead and from 1910 the Department of Education paid an annual rent of 12 shillings to the Hall Committee. The original hall was destroyed by fire and a new hall was built and opened by October 1940. The school immediately recommenced on the premises, but by 1942, only eight pupils were enrolled. After the enrolment dropped to six, and the resident teacher became sick and left, the school was finally closed in 1947. From then on the hall returned to its primary function as a centre for community entertainment and local clubs (Nest, 1990:27, 28 &55)

SOURCES

Denise Nest, 'Call of the Bunyip', Drouin 1990

Creation Date 1940

Change Dates

Associations

Local Themes

04.0-98 MAKING TOWNS TO SERVE
RURAL AUSTRALIA

04.17-98 Community halls

STATEMENT OF SIGNIFICANCE

What is significant?

The Tonimbuk Public Hall AT 1900 Gembrook-Tonimbuk Road, was opened in 1940 and replaced an earlier hall destroyed in the 1939 bushfires. It is an interwar gabled hall with an external weatherboard dado and cement cladding above. Window are '6-over-6' double hung sashes at the eastern end and '2-over-2' at the west - it appears that the two eastern windows indicate where the building has been extended (the concrete stumps are also different in this section). There is also a skillion addition at the rear.

How is it significant?

The Tonimbuk Hall is of local historic and social significance to Cardinia Shire.

Why is it significant?

Historically, it is significant as tangible evidence of the formation of the Tonimbuk community in the early decades of the twentieth century. The rebuilding of this hall, so soon after the destruction of the old hall demonstrated the importance of this facility to the local community. (RNE criteria A.4)

Socially, it is significant for its associations with the local community as a public hall that has served the community for over 60 years. (RNE criterion G.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

NOTE:

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Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

RUTTER FARM (FORMER) TREES

Place No. 313

ADDRESS 320 Tooradin Station Road
Dalmore
Lot 3 LP201262

Last Update 2/09/2015
HO No.



DESCRIPTION This site of the Rutter Farm is marked by the route of the former carriage drive, which is lined by an alternating Oak and Elm avenue with approximately 27 trees that leads from Tooradin Station Road to what is thought to be the original house site (demolished and now occupied by a modern house). Other mature trees on the site include a Bunya Bunya Pine (*Araucaria bidwillii*) and a Hoop Pine (*Araucaria cunninghamii*) to the north of the house.

The age of the trees is not known, but the size suggests that they are in the order of 80-100 years old and so may date from the time of the Rutter ownership or soon after. Hoop pines, in particular, grow very slowly when mature.

Condition Good

Integrity

Threats

Key elements Tree(s)

Designer

Builder

HISTORY

John Francis Rutter leased the Brim Brim pastoral property of 976 acres in 1877, being once part of Bakewell's Tooradin lease; Rutter reputedly purchased the freehold of this lease in c1877 (Gunson (1968): 123). The Sherwood parish plan shows this property as CA 65A, of 320 acres which was granted to John F Rutter in 1881. Rutter, then a farmer of Clyde, applied for a license to occupy the block in 1871. The land had been already been leased in part by one Lowry who had been led to believe that no selection would take place until a drainage scheme for the Koo Wee Rup Swamp had been approved. In 1874 his buildings included a clay & tea tree 4-room house, 30x31' with a thatch roof and cement floor, where he resided as much as he could although the winter floods prevented full time occupation, 'Until the land is drained neither cultivation or residence is possible'.

Half an acre had been cultivated and 4 acres sown with rye grass & clover [VPRO]. Elsewhere, about 6 miles distant, Rutter had some 892 acres freehold used for grazing. In a letter written to the Lands Department in 1874 he noted that he and other selectors had helped pay for a drainage system which had yielded some extensive outfall drains along main roads but not on his land. He had also planted some 5000 willow cuttings on the banks of these drains, an extensive planting project for the time [ibid.]. Rutter continued his ownership of this property into the first decade of this century after an initial residency period from c1888. After that time he leased the farm to a number of farmers, including Henry Sharp, EA Patterson, Hemphill, Douglas, Blake and Watson.

Note:

This is a direct extract from Graeme Butler's 1996 Cardinia Shire Heritage Study and footnotes excluded in this extract can be viewed in the original study.

Creation Date c.1900

Change Dates

Associations

Local Themes

John F Rutter

STATEMENT OF SIGNIFICANCE

What is significant?

The mature trees at the site of the Rutter Farm, comprising an Oak and Elm avenue, a Bunya Bunya Pine and a Hoop Pine, at 320 Tooradin Station Road, Dalmore.

How is it significant?

The mature trees at the site of the Rutter Farm are of local historic significance to Cardinia Shire.

Why is it significant?

The mature trees at the site of the Rutter farm are significant to the Cardinia Shire for their age and comparative rarity as specimens ('Araucaria sp. '), as a group and as drive planting (Elms and Oaks). Historically, the trees provide evidence of the early phase of settlement of this area and the desire of new settlers to create a more European landscape. They may be associated with the locally prominent grazier, John Rutter, whose other early planting projects were on an unusually grand scale for the size of his holdings. (RNE criteria A.4, B.2, D.2 and H.1)

LEVEL

Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended

Extent

To the extent of:

- The Elm and Oak Avenue
- The mature Araucaria species (Hoop Pine and Bunya Bunya Pine) at the eastern end of the property.

Including all land within the tree canopy and extending to 5m beyond the edge of the tree 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

SPECIFIC CONSERVATION GUIDELINES - TREES

In order to conserve the heritage significance of the identified significant trees, it is recommended that the following guidelines are used in the future management or development of the place:

1. Ensure that the tree/s survives in good condition according to their normally expected lifespan. Regular maintenance should include monitoring condition, pruning, and pest and disease management.
2. Develop a strategy for replacement when the tree/s becomes senescent or dangerous. Document the replacement process (photographs and written record before, during & after) for future record.
3. Replace 'like with like' species to maintain the significance and integrity of the vegetation fabric, unless an alternative planting scheme has been devised in accordance with an approved management plan.
4. Manage surrounding vegetation to maintain the integrity and condition of the tree/s. Remove weed

vegetation species.

5. Ensure that any future development, or changes in immediate environmental conditions, adjacent to the tree/s does not have a detrimental impact upon the integrity and condition of the of the tree/s. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the tree/s integrity and condition.

Extra Research None specified

BIBLIOGRAPHY Context Pty Ltd, (2006), Cardinia Local Heritage Study Review, Cardinia Shire
Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke),
Cardinia Shire Council, 139

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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:	No	Aboriginal Heritage Place:	No		
Outbuildings or Fences:	No	Incorporated Plan:	No	Incorporated Plan Details	
Description:	None specified			None specified	

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

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3. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.
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8. Retain views of significant building(s) and plantings from the street.
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Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1996), Cardinia Shire Heritage Study (ex Pakenham), Cardinia Shire Council

YANNATHAN UNION CHURCH

Place No. 430

ADDRESS 225 - 227 Heads Road
Yannathan

Last Update 23/08/2006
HO No.



DESCRIPTION A small post-war cream brick church with a gabled roof. There are four semi-mature Canary Island Palms along the Heads Road boundary. The building is adjacent to the Yannathan Public Hall (Please refer to that citation for further information).

Condition	Good	Integrity	Intact
Threats		Key elements	Building Tree(s)
Designer		Builder	

HISTORY Please refer to the citation for the Yannathan Public Hall.

Creation Date		Change Dates	
Associations		Local Themes	

STATEMENT OF SIGNIFICANCE Please refer to the citation for the Yannathan Public Hall.

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
Planning Scheme	HO		Recommended
Listed together with the Yannathan Public Hall.			

Extent To the extent of the whole property as defined by the title boundaries. Listed together with the Yannathan Public Hall.

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

CONSERVATION GUIDELINES - SPECIFIC

The following specific conservation guidelines apply to this property:

None specified.

CONSERVATION GUIDELINES - GENERAL

In order to conserve the heritage significance of this place, it is recommended that the following conservation guidelines, as appropriate, be given priority in the future maintenance, development or management of the place:

1. Conserve the fabric of the building/s or other built elements, 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.

For specific guidelines about how to conserve buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

2. Discourage the demolition or removal of significant fabric unless the demolition or removal is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:

- The fabric to be removed is not significant, or
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
- It will assist in the long term conservation of the place, or
- It will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

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. Where there is a complex of buildings and other elements the aim should be to conserve or reveal the historic visual relationship between the buildings and other elements in order to demonstrate the historical use and layout of the place.

4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

5. Encourage the removal of non-significant or intrusive elements, particularly where this would assist in understanding or revealing the significance of the place.

6. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

7. 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. For specific guidelines about new development or additions to buildings, please refer to the Restoration Guidelines in the 'Cardinia Shire (Pakenham) Heritage Study, Volume 1: Heritage Program, 1996'.

8. Retain views of significant building(s) and plantings from the street.

9. 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 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 should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

Extra Research None specified

BIBLIOGRAPHY

YANNATHAN PUBLIC HALL & CANARY ISLAND PALMS

Place No. 333

ADDRESS 491 - 495 South Yannathan Road
Yannathan

Last Update 16/06/2008
HO No.



DESCRIPTION

The Yannathan Public Hall is a large interwar gabled hall. It is a simple interwar weatherboard hall rectangular in plan with a main traverse gable roof and smaller projecting gable section at the side that forms a porch over a side entry door. There is also a centrally placed door in the front elevation beneath the signboard that has the name of the hall and the year of construction. The windows are rectangular double hung sash with four panes in each sash. There is one brick chimney now painted in the rear elevation. A brick toilet block has been added at one side.

There are three mature Canary Island Palms along the frontage and four semi-mature specimens along the east boundary. There are asphalt tennis courts on the west side.

Close to the intersection is the Yannathan Union Church, which is a simple brick interwar church with a gabled roof and rectangular windows (see individual citation).

Condition	Good	Integrity	Intact
Threats	None apparent	Key elements	Building Tree(s)
Designer		Builder	Mr. Stephenson

HISTORY

HISTORY OF YANNATHAN

The first selectors arrived in the area in the 1870s and a school was established in 1881. The

township grew slowly, with the Union Church built in 1890, the same year as the amalgamation of the original school and a second school at Yannathan South. A shop was not established until 1898.

A butter factory was opened 1900 followed by the Yannathan in 1902. The dairy-related economy was given a boost by the opening of a station in 1922, on the Strzelecki Railway line. A milk train ran daily between 1924 and 1930. Although a subdivision of 17 blocks was planned in the township it was never built upon.

HISTORY OF YANNATHAN PUBLIC HALL

Community halls were important meeting places for the local community, and held a wide range of activities from dances and working bees to clubs, lectures and religious services

A new public hall for Yannathan was opened on 10 August 1933. Mickle (1987:85) recounts an article about the opening that noted with enthusiasm “all roads led to Yannathan last Friday evening and an ideal moonlit night favoured the Yannathan Hall Committee”. The evening had an attendance of 500 and took £60. Councillor Stafford, the Hall President, and other committee members proposed a toast to the builder, a Mr Stephenson. The hall had been built and furnished in less than 12 months after the destruction by fire of the old hall in August 1932. Constructed in 1902 it was described as one of the ‘best equipped halls in South Gippsland’ and among the treasures that were lost was the World War I honour roll.

HISTORY OF THE YANNATHAN UNION CHURCH

Churches, as symbols of piety, civilization and of community pride play an important part in rural townships. Many religious gatherings were forced to meet in private houses or to share a general-purpose hall, until a dedicated church could be built.

Co-operation between Protestant denominations was strong during the settlement era in Cardinia Shire as it was in other parts of Gippsland. Local congregations like so many other country churches, were small, and communities struggled to keep their churches open. Removal or demolition was often the fate of tiny chapels while other parishes were the recipients of recycled buildings. In some parts of Australia a formal co-operative arrangement between denominations occurred with the formation of Union Churches by Baptists and Congregationalists. Although the Congregationalists and Baptists shared similar theologies there were differences over baptism - Congregationalists baptised infants, while Baptists fully immersed candidates who professed their faith - which needed to be accommodated in buildings. Phillips noted that the Caulfield Union Church congregation built a chapel with a baptistry in 1890 (Phillips, 1991:11). Adams (1980) refers to one or two Union Churches in the northern part of the former Shire of Narracan. The Union Church at Longwarry is a very late example, being erected in 1961.

The first Union Church in Yannathan was built in 1890, the same year as the amalgamation of the original Yannathan school and a second school at Yannathan South. It is not known if it was simply a church shared by various congregations or a ‘Union’ Church in the formal sense of the word. A new church was constructed in the post-war era.

Local historian David Mickle mentions that Joseph Carson J.P. gave the land for both the Yannathan Hall and church. Carson owned the 291 acre ‘Myrtlewood’ estate at Yannathan, which was sub-divided for Soldier Settlement. There was a farewell party for Carson on his departure from the district in 1919 (Mickle, 1987:184).

SOURCES

Gunson, Niel, ‘The Good Country. Cranbourne Shire,’ Melbourne, FW Cheshire Publishing Pty Ltd, 1968

Mickle, D.J., ‘Mickle Memories of Koo Wee Rup: for young and old. Volume 1 to 1927’, Dandenong, 1983

Mickle, D.J. ‘More Mickle Memories of Koo-wee-rup 1928-1940’, 1987

Creation Date Hall:1933

Change Dates

Associations

Local Themes

Union Church

04.0-98 MAKING TOWNS TO SERVE
RURAL AUSTRALIA
04.17-98 Community halls

STATEMENT OF SIGNIFICANCE What is significant?
 The Yannathan Public Hall was opened in 1933. It is a simple interwar weatherboard hall rectangular in plan with a main traverse gable roof and smaller projecting gable section at the side that forms a porch over a side entry door. There is also a centrally placed door in the front elevation beneath the signboard that has the name of the hall and the year of construction. The windows are rectangular double hung sash with four panes in each sash. There is one brick chimney, now painted, in the rear elevation. There are three mature Canary Island Palms along the frontage and four semi-mature specimens along the east boundary. Close to the intersection is the Yannathan Union Church, which is a simple brick post-war church with a gable roof and rectangular windows - this replaced the original church built in 1890.

The brick toilet block added at one side is not significant.

How is it significant?

The Yannathan Public Hall, Union Church and Canary Island Palms are of local historic, aesthetic and social significance to Cardinia Shire.

Why is it significant?

Historically, the hall and church are significant as tangible evidence of the development of the Yannathan community in the early decades of the twentieth century. The rebuilding of this hall, so soon after the destruction of the old hall demonstrated the importance of this facility to the local community. Although the church is not the original on this site it illustrates the continuity of worship since 1890 (RNE criteria A.4).

The Yannathan Public Hall and Union Church with the setting enhanced by mature Canary Island Palms has aesthetic significance as a local landmark within the Yannathan district (RNE criterion E.1)

Socially, the church and hall are significant for their associations with the local community as a public hall that has served the community for over 80 years, and a church that has been in this location for over 100 years. (RNE criterion G.1)

LEVEL Local significance

RECOMMENDATIONS

Heritage Register Listings

Register	Reference	Zoning	Status
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			Incorporated Plan Details	None specified

Conservation Management

CONSERVATION GUIDELINES - SPECIFIC

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4. Conserve significant plantings on the property (refer to specific conservation guidelines for trees), and maintain a visual relationship between the plantings and the significant buildings on the property.

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Extra Research None specified

BIBLIOGRAPHY Graeme Butler & Assoc., (1999), Cardinia Shire Heritage Study (ex Cranbourne & Sherbrooke), Cardinia Shire Council