

Buloke Shire Council

Buloke Planning Scheme Heritage Controls – Incorporated Plan 2012

Incorporated Document

Incorporated document pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

[19 February 2015]

Buloke Planning Scheme Heritage Controls – Incorporated Plan 2012

This incorporated plan applies to all land in the following Heritage Overlay Map References:

HO9	Charlton Commercial Heritage Precinct
HO14	Birchip Township Heritage Precinct
HO15	Charlton Clifton Hill Heritage Precinct
HO16	Charlton Cultural Heritage Precinct
HO17	Charlton Kaye Street Heritage Precinct
HO18	Donald Champagne Paddock Heritage Precinct
HO19	Donald Railway Heritage Precinct
HO20	Donald Township Heritage Precinct
HO21	Donald Civic Heritage Precinct
HO22	Wycheproof Township Heritage Precinct

It does not apply to any other heritage place listed in the Schedule to the Heritage Overlay.

NO PERMIT REQUIRED

In addition to the provisions of Clause 43.01-2, no permit is required for the following:

Demolition

- Demolish a building and associated outbuildings and fences within a site identified as being 'not of heritage significance' within this incorporated document.

Front Fences

- Construct a front fence less than 1.2 metres in height above footpath level.

Removal, lopping or pruning of trees

- Remove, lop or prune a tree in the above mentioned precincts.

Statement of significance – HO9 Charlton Commercial Heritage Precinct

The Charlton Commercial Heritage Precinct has significance as a predominantly intact 19th and early 20th century commercial townscape of commercial, bank, hotel, government and industrial buildings. The variety of businesses and buildings reflects the complexity of building uses and types in High Street from the 1870s. Most of the commercial buildings along High Street are significant and relatively intact, being one and two storeys in height and constructed of face, painted or rendered brick or horizontal timber weatherboards. These buildings are designed in a range of Victorian, Federation and interwar styles and most have pitched roof forms clad in galvanised corrugated steel behind prominent parapets. The streetscape is further defined by the projecting single storey skillion verandahs and the strategically placed plane trees that line both sides of the street. The town layout – to which High Street is the main central thoroughfare – is a physical legacy of the original town survey in 1864. The buildings represent the subsequent development of the town, most notably in the 1870s-1890s, very early 20th century before the First World War, and during the interwar (c.1920s-1940s) period. The name of the town, Charlton, is derived from the original name of the Charlton East and Charlton West pastoral runs first occupied by Robert Cay and William Kaye in 1844 and 1845. Originally named “Charlton East”, the township of Charlton was first identified by this name in 1879 and was proclaimed a town in 1885. Charlton was also the headquarters of the Charlton Shire Council, established in 1895.

The Charlton Commercial Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates original and early design qualities associated with the commercial, governmental and industrial development of the central Charlton township, particularly between the 1870s and the 1940s. These qualities include the Victorian, Federation and interwar styled commercial, governmental and industrial buildings. These buildings are a significant legacy of the growth of the township throughout the 19th and early 20th centuries. The significant design qualities include the prominent parapets in either stepped, gabled or rectangular forms and overall simple designs, single and double storey heights, and face, painted or rendered brick or horizontal timber weatherboard wall construction. The hipped and gabled roof forms (with a pitch between 25 and 40 degrees) clad mainly in galvanised corrugated steel (non-zincalume), projecting skillion verandahs (and occasional first floor balcony), timber and cast iron verandah posts represent other early qualities. Further design features include the predominantly interwar shopfronts, with their metal framed windows, ingoes with timber and glazed doors, glazed tiled surrounds and leadlight or frosted glass highlights. The timber framed double hung first floor windows to the few two storey buildings, signage in the parapets, shopfronts and few verandah hoardings are other features that also contribute to the architectural significance of the place.

The Charlton Commercial Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development of the township and contribute to the setting of the place. These qualities include the configuration of the township allotments flanking the main High Street thoroughfare (with some narrow drives, lanes and side yards that punctuate the strip of commercial activity), and the flanking plane trees strategically placed along High Street. The two Washingtonia Palms at the south-eastern end of High Street form an important urban landmark and there are also important uninterrupted views to the 19th century Elliott Gardens and War Memorial at the north-western end of the street.

The Charlton Commercial Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with the early development of Charlton after the first survey of the town was completed in 1864. The layout and surviving buildings of the 1870s reflect the growth of the town as a result of the Land Amendment Act of 1869, which opened up the surrounding squatters’ holdings to a larger population. Originally named “Charlton East” after the nearby run taken up by Robert Cay and William Kaye in 1845, the town was officially identified as Charlton in 1879 and was proclaimed a town in 1885. Charlton was also the headquarters of the Charlton Shire Council, established in 1895. With the arrival of the railway line and construction of the railway station in 1883 came further progress in the central township area, with some surviving buildings being a legacy of that period. An economic boom in the 1920s heralded the commencement of interwar commercial developments, which continued in the 1940s as identified in the small number of commercial buildings, banks and hotels.

The Charlton Commercial Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area of Charlton is recognised and valued by the local community for commercial and cultural reasons.

Overall, the Charlton Commercial Precinct is of **LOCAL** significance.

Buildings Significant to a Precinct

The following buildings are considered to be of heritage significance to the Charlton Commercial Heritage Precinct based on their period of construction. All other buildings within this precinct are considered to be prima facie non contributory to the heritage significance of the precinct and the Heritage Overlay controls are not applicable.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

HO9 Charlton Commercial Heritage Precinct

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
5 High Street	Yes	No	No	No	No	No
10 High Street	No	No	No	No	No	No
11 High Street	No	No	No	No	No	No
13 High Street	Yes	No	No	No	No	No
15-17 High Street	Yes	No	No	No	No	No
19-21 High Street	No	No	No	No	No	No
23 High Street	Yes	No	No	No	No	No
24 High Street	No	No	No	No	No	No
26 High Street	Yes	No	No	Yes	No	No
27-31 High Street	Yes	No	No	No	No	No
28 High Street	No	No	No	No	No	No
30-34 High Street	No	No	No	No	No	No
33 High Street	Yes	No	No	No	No	No
36-40 High Street	Yes	No	No	No	No	No
42-44 High Street	No	No	No	No	No	No
48 High Street	No	No	No	No	No	No
52 High Street	Yes	No	No	No	No	No
53 High Street	Yes	No	No	No	No	No
55 High Street	Yes	No	No	No	No	No
56-58 High Street	No	No	No	No	No	No
60 High Street	No	No	No	No	No	No

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
64 High Street	Yes	No	No	No	No	No
66 High Street	Yes	No	No	No	No	No
68 High Street	Yes	No	No	No	No	No
69-71 High Street	No	No	No	No	No	No
73-75 High Street	Yes	No	No	No	No	No
80-82 High Street	No	No	No	No	No	No
86-90 High Street	No	No	No	No	No	No
85 High Street	No	No	No	No	No	No
82 High Street	Yes	No	No	No	No	No
6 Learmonth Street	No	No	No	No	No	No

Statement of significance – HO14 Birchip Township Heritage Precinct

The Birchip Township Heritage Precinct has significance as a moderately intact late 19th and early 20th century commercial townscape supported by a small number of residential and government buildings. Most of the commercial buildings along Cumming Avenue are significant and relatively intact, of single storey and brick, rendered brick or timber construction and designed in a range of late Victorian, Federation and interwar styles. These buildings are a physical legacy of the early survey of the town carried out by Sherwood Vernon, surveyor, in 1887, and particularly after the arrival of the railway in 1893 and from the 1920s when Birchip became the district business centre and the building boom of the 1930s. The name of the town, Birchip is derived from the original name of Wirmbirchip that was the pre-emptive right taken up by R. Bell. Prior to 1887 there was a small collection of buildings, the first store having been established by the Glowrey brothers near ‘five ways’ in c.1882.

The Birchip Township Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates original and early design qualities associated with the commercial, governmental and residential development of the central Birchip township, particularly between the 1890s and the 1930s. These qualities include the Victorian, Federation and interwar styled commercial, residential and governmental buildings, with their predominant single storey heights; dominant stepped, gabled or rectangular parapets (some elaborately constructed); face brick, rendered or weatherboard wall construction; hipped and/or gabled roof forms (pitched between 25 and 40 degrees) clad mainly in galvanised corrugated steel; brick chimneys; projecting skillion verandahs over the footpaths (commercial buildings only) or front and return verandahs (government and residential buildings); timber and metal framed shopfronts including the ingoes, stall boards, and rendered and timber surrounds (commercial buildings only); some signage on the parapets, shopfronts and verandah hoardings (commercial buildings only), timber framed windows and rear outbuilding/garage locations.

The Birchip Township Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development of the township and contribute to the setting of the township. These qualities include the configuration of the township allotments flanking the main and very wide Cumming Avenue thoroughfare (with some narrow drives and walkways that punctuate the strip of commercial activity); and particularly the central grassed median strip in Cumming Avenue with Canary Island palms and sugar gums and associated memorials and landscape elements. The aesthetic value of the precinct is further enhanced by the Memorial Park in the centre of the town

including its mature Moreton Bay Fig and eucalypt trees and Lone Pine. Some landmark buildings and views to landmark buildings also contribute to the significant urban fabric and visual amenity of the town, including the Birchip Hotel at the southern end of Cumming Avenue, former CBC Bank at 26 Cumming Avenue, and the former Birchip Court House at 2 Cumming Avenue. The uninterrupted view of the railway station along Rundle Street from Cumming Avenue is also significant aesthetically and historically, given the importance that the railway played in the early development of Birchip.

The Birchip Township Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with the early development of Birchip predominantly after 1887 when the first survey of the town was carried out by the surveyor, Sherwood Vernon. The layout and many of the buildings reflect the growth experienced after the arrival of the railway in 1893, from the 1920s when Birchip became the district business centre, and from the building boom of the 1930s. The name of the town, Birchip, is derived from the original name of Wirmbirchip that was the pre-emptive right taken up by R. Bell. Prior to 1887 there was a small collection of buildings, the first store having been established by the Glowrey brothers near ‘five ways’ in c.1882. The precinct also has associations with several significant figures in the early development of Birchip as identified in the names of several of the streets. These figures include Joseph Lockwood, Shire Councillor for 60 years and long-time store owner who had taken over the first store in Birchip from the Glowrey brothers in 1882; William Cumming, grazier and Councillor; and J.T. and E.J. Glowrey, operators of the first store in Birchip.

The Birchip Township Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area of Birchip is recognised and valued by the local community for commercial, cultural, commemorative and recreational reasons.

Overall, the Birchip Township Precinct is of **LOCAL** significance.

Buildings Significant to a Precinct

The following buildings are considered to be of heritage significance to the Birchip Township Heritage Precinct based on their period of construction. All other buildings within this precinct are considered to be prima facie non contributory to the heritage significance of the precinct and the Heritage Overlay controls are not applicable.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

HO14 Birchip Township Heritage Precinct

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
1 Cumming Avenue	No	No	No	No	No	No
2 Cumming Avenue	No	No	No	No	No	No
3 Cumming Avenue	Yes	No	No	No	No	No
12 Cumming Avenue	Yes	No	No	No	No	No
14 Cumming Avenue	Yes	No	No	No	No	No
21 Cumming Avenue	No	No	No	No	No	No
26 Cumming Avenue	Yes	No	No	No	No	No
30-32 Cumming Avenue	Yes	No	No	No	No	No

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
35 Cumming Avenue	No	No	No	No	No	No
41 Cumming Avenue	No	No	No	No	No	No
47 Cumming Avenue	No	No	No	No	No	No
49-51 Cumming Avenue	No	No	No	No	No	No
53 Cumming Avenue	No	No	No	No	No	No
57 Cumming Avenue	No	No	No	No	No	No
59 Cumming Avenue	No	No	No	No	No	No
61 Cumming Avenue	No	No	No	No	No	No
71 Cumming Avenue	No	No	No	No	No	No
77 Cumming Avenue	Yes	No	No	No	No	No
79a Cumming Avenue	Yes	No	No	No	No	No

Statement of significance – HO16 Charlton Cultural Heritage Precinct

The Charlton Cultural Heritage Precinct has significance as a predominantly intact area with a contextually high concentration of 19th and early 20th century buildings that reflect the cultural development of the town during that era. These buildings were first constructed from 1871, seven years after the original town survey in 1864. One of the earliest streets in Charlton and in the precinct is Camp Street. It was the location of some of the town's earliest government buildings and the police camp from 1878. The Court House was built in Camp Street in 1882 and the surviving former police residence followed in 1886-87. Other surviving cultural buildings include the Wesleyan Chapel (built 1876), Uniting Church (built 1885) and the Mechanics Institute (built 1882) in the Elliott Gardens. These gardens make a significant contribution to the aesthetic and cultural amenity of the area with mature oak, cypress, Norfolk Island pine and Christmas trees and band rotunda. The War Memorial near the gardens in High Street acts as a significant urban landmark. Other buildings include the Masonic Lodge (former Salvation Army Citadel), former Power House (built c.1911), and the fire station (built 1931). The area also includes some Victorian, Edwardian and interwar "Charlton" Bungalow styled dwellings on large allotments. Also contributing to the heritage significance of the area are the treelines of Ash trees in Halliday Street, ash trees at the western end of High Street, landmark trees outside the Uniting Church in Halliday Street and the combination of wide and narrow streets with gravelled and grassed road verges. The few timber picket, timber post and woven wire and ripple iron fences to a height of 1.3 m help to characterise the 19th and early 20th century streetscapes.

The Charlton Commercial Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates original and early design qualities associated with the cultural and residential development of the western end of the central township area between 1871 and the early-mid 20th century. These qualities are expressed in a small range of Victorian, Edwardian and interwar building styles. The significant design qualities include the single storey height, detached compositions, hipped and gabled roof forms with a pitch between 20 and 40 degrees, front verandahs (residential buildings) and prominent parapets or gable ends (cultural buildings), galvanised corrugated steel roof cladding, face brick, rendered brick and horizontal timber weatherboard wall construction, timber framed windows arranged in regular bays, narrow and wide eaves and decorative detailing consistent with the period and style of the building, including gable infill and verandah

treatments. Architectural significance is also embodied in the dominance of the buildings on their sites, with garaging and carports being recessive and situated at the rear.

The Charlton Cultural Precinct is **aesthetically** significant at a **LOCAL** level (AHCcriteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development of the western end of the central township area. These qualities include the contextually large allotments and particularly the early landscaping as especially identified in the Elliott Gardens (with mature oak, cypress, Norfolk Island pine and Christmas trees and memorial Band Rotunda), treelines of Ash trees in Halliday Street and Ash trees at the western end of High Street, landmark trees outside the Uniting Church in Halliday Street and the urban landmark of the War Memorial in High Street. The combination of wide and narrow streets with gravelled and grassed verges, grassed nature strips and the concrete driveway cross overs also contributes to the aesthetic amenity of the area.

The Charlton Cultural Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with the early development of Charlton after the first survey of the town was completed in 1864. In particular, the precinct has associations with the establishment of several of the town’s cultural institutions. The earliest government buildings were situated in Camp Street, one of the earliest streets in Charlton where the police camp was established in 1878 (the police station previously being situated in Flugg’s Inn from 1873). Camp Street became the location of Charlton’s law and order, with a Court House constructed in 1882 and the police lockup, stabling, mens’ rooms and residence in 1886-87. Other institutions that were established within the area included St. Andrew’s Presbyterian Church from 1871 (now demolished), Methodist (now Uniting) Church from 1876, Mechanics Institute from 1882, Salvation Army Citadel (which became the Masonic Lodge in 1891), Power House from c.1911 and fire station from 1931. The cultural amenity of the area was further enhanced with the landscaping of the Mechanics Institute Reserve into the Elliott Gardens at the western end of High Street after the completion of the Mechanics Institute in 1882. The area also has historical associations with Victorian, Edwardian and interwar residential developments that provide a further legacy of Charlton’s progress during the period between 1871 and the early-mid 20th century.

The Charlton Cultural Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area of Charlton is recognised and valued by the local community for cultural, religious and commemorative reasons.

Buildings Significant to a Precinct

The following buildings are considered to be of heritage significance to the Charlton Cultural Heritage Precinct based on their period of construction. All other buildings within the this precinct are considered to be prima facie non contributory to the heritage significance of the precinct and the Heritage Overlay controls are not applicable.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

HO16 Charlton Cultural Heritage Precinct

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
2 Camp Street	No	No	No	No	No	No
4 Camp Street	No	No	No	No	No	No
6 Camp Street	No	No	No	No	No	No
8 Camp Street	No	No	No	No	No	No

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
10 Camp Street	Yes	No	No	No	No	No
Corner Halliday & Camp Streets (fire station)	Yes	No	No	No	No	No
2 Halliday Street	No	No	No	No	No	No
4 Halliday Street	No	No	No	No	No	No
5 Halliday Street	No	No	No	No	No	No
8 Halliday Street	No	No	No	Yes	No	No
9 Halliday Street	No	No	No	No	No	No
10 Halliday Street	No	No	No	No	No	No
14 Halliday Street	No	No	No	No	No	No
16 Halliday Street	No	No	No	No	No	No
1 High Street	Yes	No	Yes	Yes	No	No
2 High Street	No	No	No	No	No	No
Uniting Church High Street	Yes	No	Yes	Yes	No	No
War Memorial, High Street	No	No	No	No	No	No

Statement of significance – HO15 Clifton Hill Heritage Precinct

The Charlton Clifton Hill Heritage Precinct has significance for its high concentration of intact dwellings built between the 1870s and 1950s. The area was initially subdivided for residential development in the 1870s and again in c.1880 with the breaking up of a strip of Peter Johnson's land which he had acquired in 1875. Other subdivisions followed in 1911 and c.1919-20, with the selling off of the early landholdings of Patrick Spain, Edwin Peverill and James Currie. The dwellings demonstrate original design qualities of the Victorian, Late Victorian, Federation and interwar eras and collectively these houses established the town's most pre-eminent residential area. Several of the interwar Californian Bungalows were built by A.W. Dunstan, local builder. Of particular interest is the sizeable number of a specific Federation and interwar "Charlton" styled dwellings that appear to have been constructed between c.1911 and the 1920s by Richard Windsor, a local master builder who for many years was the town's only carpenter.

The Charlton Clifton Hill Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC D.2, E.1). It demonstrates original and early design qualities associated with the residential development of the area from c.1870 until c.1950. These qualities are expressed in the large concentration of Victorian, Late Victorian, Federation and interwar Bungalow styled dwellings that are all single storey in appearance and feature detached compositions on contextually large allotments. Of particular significance are the specific Federation and interwar "Charlton" styled houses, which feature wide frontages and dominant hipped or gambrel roof forms that terminate into bullnosed return and encircling verandahs. Other generally intact or appropriate domestic

design qualities for the area include the corrugated galvanised steel roof cladding, hipped and/or gabled roof pitches between 25 and 35 degrees, face brick, timber cladding (simulating ashlar blockwork) and horizontal timber weatherboard wall construction, prominent brick chimneys, narrow and wide eaves, timber verandah posts with decorative brackets and/or valances, timber framed windows arranged singularly or in pairs or bays, and the rear location of carports and garaging. The two surviving commercial buildings, Vale of Avoca Hotel and the former Nurse McConnell's Private Hospital and Café (both in Mildura Way), also contribute to the architectural significance of the area.

The Charlton Clifton Hill Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and residential development of the area. These qualities include the contextually large allotments and particularly the substantial private garden settings. Particular landscapes of significance include the mature palm trees at 11 Peel and 15 View Streets, row of Ash trees in Mildura Way, treelines of Prunus and Ash trees in Waugh Street and the treelines in View Street. The early surviving concrete kerb and channel with tall upstands and associated concrete cross overs in Waugh Street, and the combination of gravel verges and grassed nature strips within the area also contribute to the significance of the place.

The Charlton Clifton Hill Heritage Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with the most pre-eminent residential development in Charlton between c.1870 and c.1950. The area was originally the landholdings of Peter Johnson, Patrick Spain, James Currie and Edwin Peverill and throughout the 19th and first half of the 20th century many single storey dwellings were constructed on large allotments with substantial garden settings. A number of these dwellings have associations with Richard Windsor, local master builder who for several years was the town's only carpenter. Other local builders responsible for the construction of houses in the area included A.W. Dunstan, Sam O'Brien (originally apprenticed to Richard Windsor) and Fol Gilmore. The Clifton Hill area also has associations with some early commercial developments. In particular, the establishment of the Vale of Avoca Hotel in 1879 and Nurse McConnell's Private Hospital and Café in 1920.

The Charlton Clifton Hill Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). It is recognised by the Charlton community as the town's pre-eminent 19th and early 20th century residential area. Overall, the Charlton Clifton Hill Precinct is of **LOCAL** significance.

Buildings Significant to a Precinct

The following buildings are considered to be of heritage significance to the Charlton Clifton Hill Heritage Precinct based on their period of construction. All other buildings within this precinct are considered to be prima facie non contributory to the heritage significance of the precinct and the Heritage Overlay controls are not applicable.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

HO15 Charlton Clifton Hill Heritage Precinct

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
4 Clifton Street	No	No	No	Yes	No	No
10 Clifton Street	Yes	No	Yes	No	No	No
12 Clifton Street	Yes	No	No	No	No	No
19 Clifton Street	No	No	No	No	No	No

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
20 Clifton Street	No	No	No	Yes	No	No
21 Clifton Street	No	No	No	No	No	No
24 Clifton Street	No	No	No	No	No	No
11 Mildura Way	No	No	No	No	No	No
15 Mildura Way	Yes	No	No	Yes	No	No
17 Mildura Way	No	No	No	No	No	No
19 Mildura Way	No	No	No	No	No	No
21 Mildura Way	No	No	No	No	No	No
22 Mildura Way	No	No	No	No	No	No
23 Mildura Way	No	No	No	No	No	No
24 Mildura Way	No	No	No	No	No	No
25 Mildura Way	No	No	No	No	No	No
26 Mildura Way	No	No	No	No	No	No
27 Mildura Way	No	No	Yes	No	No	No
29 Mildura Way	No	No	Yes	No	No	No
30 Mildura Way	No	No	No	No	No	No
32 Mildura Way	No	No	No	Yes	No	No
33 Mildura Way	No	No	Yes	No	No	No
34 Mildura Way	No	No	No	No	No	No
35 Mildura Way	No	No	No	No	No	No
36 Mildura Way	No	No	No	No	No	No
40 Mildura Way	Yes	No	No	No	No	No
42 Mildura Way	No	No	Yes	No	No	No
44 Mildura Way	Yes	No	No	No	No	No
48 Mildura Way	No	No	No	Yes	No	No
1 Peel Street	Yes	No	No	Yes	No	No
3 Peel Street	No	No	No	No	No	No

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
5 Peel Street	No	No	No	No	No	No
6 Peel Street	No	No	No	No	No	No
7 Peel Street	No	No	No	No	No	No
9 Peel Street	No	No	No	No	No	No
10 Peel Street	No	No	No	No	No	No
11 Peel Street	No	No	Yes	Yes	No	No
13 Peel Street	No	No	No	No	No	No
16 Peel Street	No	No	No	Yes	No	No
18 Peel Street	No	No	No	No	No	No
1 View Street	Yes	No	No	Yes	No	No
2 View Street	No	No	No	No	No	No
3 View Street	No	No	No	No	No	No
6 View Street	No	No	No	No	No	No
8 View Street	No	No	No	No	No	No
9 View Street	No	No	No	Yes	No	No
12 View Street	No	No	No	No	No	No
4 Waugh Street	No	No	No	No	No	No
5 Waugh Street	No	No	No	No	No	No
6 Waugh Street	No	No	No	No	No	No
7 Waugh Street	No	No	No	No	No	No
8 Waugh Street	No	No	No	No	No	No
11 Waugh Street	No	No	No	No	No	No
14 Waugh Street	Yes	No	No	Yes	No	No
16 Waugh Street	No	No	No	Yes	No	No
17 Waugh Street	No	No	No	Yes	No	No
19 Waugh Street	No	No	No	No	No	No
22 Waugh Street	No	No	No	No	No	No
23 Waugh Street	Yes	No	No	No	No	No

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
24 Waugh Street	Yes	No	No	No	No	No
26 Waugh Street	No	No	No	No	No	No
27 Waugh Street	No	No	No	Yes	No	No
29 Waugh Street	No	No	No	Yes	No	No

Statement of significance – HO17 Charlton Kaye Street Heritage Precinct

The Charlton Kaye Street Heritage Precinct has significance as an intact grouping of modestly scaled, single storey, interwar Bungalow and interwar Californian Bungalow styled dwellings largely constructed in horizontal timber weatherboard wall cladding with projecting front or side verandahs. Originally comprising 10 acres owned by W. Armstrong in the 1860s, Kaye Street was named in 1884 after William Kaye, early pastoralist of Charlton West station (from c.1879 the thoroughfare was named Kirk Street, after William Kirk's coach building factory on the High Street corner). The regularly arranged dwellings with complex hipped and/or gabled roof forms were constructed during the interwar (1920-1940) period and reflect the growth of Charlton after the economic boom in the 1920s and particularly the opening of Noske's Flour Mill nearby in 1927.

The Charlton Kaye Street Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC D.2). It demonstrates original and early design qualities associated with the residential development of the area during the interwar era (1920- 1940). These qualities are expressed in the predominantly intact examples of modest interwar Bungalow and interwar Californian Bungalow styled houses. The intact design qualities include the single storey heights, detached compositions, complex hipped and/or gabled roof forms (with a roof pitch between 25 and 35 degrees), front or side verandahs mainly supported by timber posts, galvanised corrugated steel roof cladding, horizontal timber weatherboard wall cladding, timber framed double hung windows, face red brick chimneys, and wide eaves. The low visually permeable type of fencing, rudimentary open front garden settings, treelines of Ash trees along Kaye Street and the recessive carports and garaging (behind the dwellings) also contribute to the significance of the place.

The Charlton Kaye Street Heritage Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4). It is associated with a specific residential development in Kaye Street during the interwar (1920-1940) period after the economic boom in Charlton in the 1920s and in particularly the opening of Noske's Flour Mill nearby in 1927.

Overall, the Charlton Kaye Street Precinct is of **LOCAL** significance.

Buildings Significant to a Precinct

The following buildings are considered to be of heritage significance to the Charlton Kaye Street Heritage Precinct based on their period of construction. All other buildings within this precinct are considered to be prima facie non contributory to the heritage significance of the precinct and the Heritage Overlay controls are not applicable.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

HO17 Charlton Kaye Street Heritage Precinct

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
106 High Street	No	No	Yes	Yes	No	No
11 Kaye Street	No	No	No	No	No	No
15 Kaye Street	No	No	No	No	No	No
17 Kaye Street	No	No	No	No	No	No
19 Kaye Street	No	No	No	No	No	No
21 Kaye Street	No	No	No	No	No	No
23 Kaye Street	No	No	Yes	No	No	No
25 Kaye Street	No	No	No	No	No	No
27 Kaye Street	No	No	No	No	No	No
29 Kaye Street	No	No	No	No	No	No

Statement of significance – HO18 Donald Champagne Paddock Heritage Precinct

The Donald Champagne Paddock Heritage Precinct has significance as a small grouping of Late Victorian, Federation and early 20th century Bungalow styled single storey dwellings that reflect the subdivision of land known as Champagne Paddock in 1900. Subdivided by James Long, the original 8-acre paddock was first sold to J. Bennetto in 1868. It was from this time when the land took on its well known local name, Champagne Paddock, as it had been decided at the land sale that the purchaser should “shout” a case of champagne to celebrate the acquisition. The area features five dwellings that reflect the residential developments in the very early 20th century. These dwellings are at 43-49 and 51 McCulloch Street.

The Donald Champagne Paddock Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criterion D.2). It demonstrates original and early design qualities associated with the residential development of the Champagne Paddock after it was subdivided in 1900. These qualities include the detached and symmetrical compositions, Late Victorian, Federation and early 20th century Bungalow styles, single storey height, predominantly timber wall construction, hipped and/or gabled roof forms clad in corrugated sheet metal, narrow eaves, prominent face or rendered brick chimneys, front and/or return verandahs supported by turned timber posts, and timber framed double hung windows. There are also visually permeable front fences (the intact fencing being cyclone wire in construction) to a height of approximately 1100-1200 mm. The design qualities of the area are also expressed in the regular placement of the dwellings, including the consistent subdivision layout (when viewed from McCulloch Street) and the regular front and side setbacks. The precinct has further architectural significance for its recessive location of garaging, maintaining its traditional streetscape appearance. The grassed nature strip (without footpath) has aesthetic value that also contributes to the significance of the area.

The Donald Champagne Paddock Heritage Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with the subdivision and residential development of the Champagne Paddock in 1900. Initially sold to J. Bennetto in 1868, it was from this time when the land was first named Champagne Paddock as a consequence of an agreement at the land

sale, whereby the purchaser was to provide a crate of champagne to celebrate the acquisition. Since that time, the name of this small area of Donald has become well known. Owned by James Long from 1900, the results of his subdivision of the 8 acres of land were first realised with the construction of Hugh G. Tonkin's substantial brick dwelling at 49 McCulloch Street in 1901. Other dwellings, including those at 43 and 45 McCulloch Street for James Long, followed soon after. The construction of at least some of these dwellings was noted in *The Donald Times*, indicating the importance of the residential development to the town.

Overall, the Donald Champagne Paddock Heritage Precinct is of **LOCAL** significance.

Buildings Significant to a Precinct

The following buildings are considered to be of heritage significance the Donald Champagne Paddock Heritage Precinct based on their period of construction. All other buildings within this precinct are considered to be prima facie non contributory to the heritage significance of the precinct and the Heritage Overlay controls are not applicable.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

HO15 Donald Champagne Paddock Heritage Precinct

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
43 McCulloch Street	No	No	No	No	No	No
45 McCulloch Street	No	No	No	Yes	No	No
47 McCulloch Street	No	No	No	No	No	No
49 McCulloch Street	Yes	No	No	No	No	No
51 McCulloch Street	No	No	No	No	No	No

Statement of significance – HO21 Donald Civic Heritage Precinct

The Donald Civic Heritage Precinct has significance as an area that reflects part of the town's cultural identity. One of the main contributors to this identity is the intact Shire Hall in McCulloch Street that was built in a highly unusual picturesque Arts and Crafts style in 1912 and which symbolises the civic progress of the Donald township. Initially created in 1897 as a detached part of the much larger St. Arnaud Shire, the Donald Shire Council has had a major role in shaping the development of the town of Donald that was first surveyed in 1866. Other intact cultural buildings in McCulloch Street are the Federation styled former Methodist Church (built in 1915), Masonic Hall (built in 1891), fire station (built in 1930) and the R.S.L. Memorial Hall (built in 1936, having replaced an earlier memorial hall that was destroyed by fire). Also in the precinct in Walker Street is the Primary School that was originally built in 1874, a year after the four acre site was reserved for school purposes in 1873. These other buildings also contribute to the historical and social values of the broader township area. Supporting the cultural building stock are a number of predominantly early 20th century dwellings in a mix of Edwardian, Federation and interwar Bungalow styles. A small number of these dwellings also have historical associations with the cultural development of the place, such as the Federation styled former Methodist parsonage at 12 McCulloch Street and the unusual interwar Bungalow styled dwelling at 10

McCulloch Street with its “Hollywood style” colonnaded portico that was originally the home of R.A. Adams, Donald Shire Councillor.

The Donald Civic Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates original and early design qualities associated with the civic, cultural and residential development of this part of Donald between the 1870s and the 1930s. In relation to the cultural buildings, these qualities include the unusual but high quality early 20th century designs as expressed in the picturesque Arts and Crafts Shire Hall, Federation Gothic former Methodist Church, Late Victorian Masonic Hall, interwar R.S.L. Hall, interwar Stripped Classical fire station and the Victorian and early 20th century primary school building. The detached compositions, complex roof forms, tiled or corrugated sheet metal roof cladding, timber framed windows, and face or rendered brick or horizontal timber weatherboard wall construction represent the intact architectural fabric. Of the residential buildings, the design qualities include a mix of Edwardian, Federation and interwar styles, single storey height, detached compositions, hipped and/or gabled roof forms, tiled or corrugated sheet metal roof cladding, face or rendered brick or horizontal timber wall cladding, front or return verandahs, timber framed windows and broad eaves. Some of the front fencing to both the cultural and residential buildings reflects the design and construction of these buildings and also contributes to the significance of the area. The recessive garaging is another important design quality.

The Donald Civic Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates some important visual qualities that reflect the historical and cultural development of the area and include the broad open grassed and treed school grounds, substantial grassed reserve in front of the kindergarten in Houston Street and the Norfolk Island Christmas tree line in McCulloch Street and the treeline of Prunus trees in Houston Street.

The Donald Civic Heritage Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with the early cultural and residential development of Donald from the 1870s after the survey of the town. In particular, the area has associations with the progress and development of the Donald Shire Council that was created in 1897 and relocated to its highly unusual Shire Hall in McCulloch Street in 1912. The building symbolised the importance of the town at the time. Other cultural associations include the development of the Methodist Church (from 1915 until the late 20th century), and also the Masonic Lodge (at the Masonic Hall from 1891), Fire Brigade (at the fire station from 1930), R.S.L. (from 1923 at the original hall that was replaced with the existing hall in 1936) and primary school (from 1874). Collectively, these buildings reflect part of the cultural identity of the Donald township during the late 19th and early 20th century period. There are also important historical associations with residential developments in the area. Some of the early occupants had direct associations with the cultural development of the place, including the former Methodist parsonage at 12 McCulloch Street and the dwelling at 10 McCulloch Street, original home of R.A. Adams, Donald Shire Councillor.

The Donald Civic Heritage Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area of Donald is recognised and valued by the local community as a symbol of the civic achievements and cultural development of the town between the 1870s and the 1930s.

Overall, the Donald Civic Heritage Precinct is of **LOCAL** significance.

Buildings Significant to a Precinct

The following buildings are considered to be of heritage significance to the Donald Civic Heritage Precinct based on their period of construction. All other buildings within this precinct are considered to be prima facie non contributory to the heritage significance of the precinct and the Heritage Overlay controls are not applicable.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

HO21 Donald Civic Heritage Precinct

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
14 Houston Street	No	No	No	No	No	No
6 McCulloch Street	No	No	No	No	No	No
8 McCulloch Street	No	No	No	No	No	No
10 McCulloch Street	No	No	No	No	No	No
12 McCulloch Street	Yes	No	No	Yes	No	No
14 McCulloch Street	Yes	No	No	Yes	No	No
27 McCulloch Street	No	No	No	No	No	No
30 McCulloch Street	No	No	No	No	No	No
31 McCulloch Street	No	Yes	No	No	No	No
32 McCulloch Street	No	No	No	No	No	No
33 McCulloch Street	Yes	No	No	No	No	No

Statement of significance – HO19 Donald Railway Heritage Precinct

The Donald Railway Heritage Precinct has significance as an area with a predominantly intact example of a 19th and early 20th century railway station complex and with a small group of interwar Bungalow railway station housing, bowling green and public reserve with an early locomotive engine (which provides interpretation of the precinct) situated on the original railway reserve (now public reserve). The railway arrived in Donald in 1882, but the original station building and associated goods and grain sheds were replaced by a brick Edwardian station in 1910 and corrugated steel good sheds in subsequent years. The railway houses were constructed between 1920 and 1928 for railway employees and represent two standard interwar Bungalow types, typical of standard house designs established by government departments and banking institutions for the period. The late Edwardian/interwar Bungalow styled former station master's residence is also intact and forms part of the small group of surviving railway houses. The bowling green was established in 1908 and contributes to the landscape significance of the area, as do the mature palm trees, row of ash trees along Walker Street and the evergreen trees fronting onto Walker Street outside the bowling green. Although the public reserve at the corner of Walker and Hammill Streets represents a more recent development, the locomotive engine has acquired significance as a method of interpreting the importance of the railway in Donald, which by 1911 was known as a railway town.

The Donald Railway Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criterion D.2, E.1). It demonstrates original and early design qualities associated with the development of the Edwardian styled railway station building in 1910 and the goods sheds and associated buildings in subsequent years, together with the station master's residence and interwar Bungalow styled railway houses that were designed in two standard types between 1920 and 1928. The original design

qualities of the station building include the elongated hipped roof form and projecting central gabled bay and minor gable clad in terra cotta tiles, brick and stuccoed wall construction, single storey height and the asymmetrical composition. Other intact qualities of the station complex include the adjoining lamp room, yard and van goods store, gabled galvanised corrugated steel goods sheds and associated buildings, and the timber briquette store and crew room structures to the south of the station building. The original design qualities of the interwar Bungalow styled railway houses include the gable roof forms that traverse the sites, horizontal timber weatherboard or concrete block wall construction, galvanised corrugated steel roof cladding, front and/or return verandahs supported by timber posts, wide eaves, simple brick or concrete block chimneys, timber framed double hung windows, and the timber framed doorways. The front timber post and timber capped cyclone fencing and the tubular steel cyclone wire gates with rounded ends – to a height of approximately 1000 mm – also contribute to the significance of the place, as do the highly recessive locations of garaging and carports.

The Donald Railway Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC criterion E.1). It demonstrates important visual and landscape qualities as expressed in the central bowling green, two mature palm trees (north of the bowling green), row of Ash trees along Walker Street, evergreen trees fronting Walker Street outside the bowling green and the grassed nature strip along Walker Street. The public reserve, which includes the early locomotive engine, also contributes to the aesthetic significance of the place even though it does not represent original fabric. The reserve and locomotive engine provide interpretation of the importance of the railway at Donald from the 19th century.

The Donald Railway Heritage Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with the development of railway infrastructure in Donald from as early as late 1881 (with the construction of goods sheds and associated buildings by J. Foot) and particularly from 1882 with the arrival of the railway line and the building of the first station building in 1882 by P. Irwin. First used to transport water to Donald as a consequence of the severe drought affecting the town, the railway became a vital component of local infrastructure for the transportation of produce and people. By 1911, Donald was known as a “railway town”. A new station building was constructed in 1910 by Moore and Symons and goods sheds replaced original buildings in the ensuing years. As a result of a deputation by railway employees in 1919, a series of interwar Bungalow dwellings were constructed by local builders between 1920 and 1928 for the Railways Department. A bowling green was established in the railway reserve in 1908. The public reserve at the corner of Walker and Hammill Streets was established in more recent times (post 1967) and displays an early locomotive engine, providing an historical link to the early days of the railway in Donald.

Overall, the Donald Railway Heritage Precinct is of **LOCAL** significance.

Buildings Significant to a Precinct

The following buildings are considered to be of heritage significance to the Donald Railway Heritage Precinct based on their period of construction. All other buildings within this precinct are considered to be prima facie non contributory to the heritage significance of the precinct and the Heritage Overlay controls are not applicable.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

HO19 Donald Railway Heritage Precinct

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
Railway Station	Yes	No	No	Yes	No	No
5 Walker Street	No	No	No	Yes	No	No

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
7 Walker Street	No	No	No	No	No	No
9 Walker Street	No	No	No	No	No	No
11 Walker Street	No	No	No	Yes	No	No
13 Walker Street	No	No	No	Yes	No	No
23 Walker Street	No	No	No	Yes	No	No
25 Walker Street	No	No	No	Yes	No	No

Statement of significance – HO20 Donald Township Heritage Precinct

The Donald Township Heritage Precinct has significance as a reflection of the 19th and early 20th century cultural, residential and especially commercial development of the township of Donald between the 1860s and the 1930s. The commercial building stock of this period is largely intact, being one and two storey in height with hipped and/or gabled roof forms, prominent parapets and projecting skillion or bullnosed verandahs (mainly single storey in height) and horizontal timber weatherboard or face or rendered brick wall construction. The cultural buildings are particularly defined by three church-related edifices built in the 1920s: St. Andrew's Uniting Church, St. George's Anglican Church and St. Mary's School (formerly convent). The original and early town layouts of 1866 and 1867 continue to be reflected in the configuration and alignment of the allotments and main thoroughfare, Woods Street, and the secondary streets (McCulloch, Blair, Campbell and Hammill Streets). Named after William Donald, pioneer pastoralist of the Banyenong East run (established 1844 and which originally included the area now taken up by the town), the settlement had its beginnings near the bridge over the Richardson River when J.A. Meyer established a store and shanty in 1863. These early beginnings are reflected in the former police residence and associated buildings in Woods Street. From this time, Donald became an important stopover for passing traffic enroute to St. Arnaud.

The Donald Township Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates original and early design qualities associated with the commercial, cultural and residential development of the central Donald township particularly between the 1860s and the 1930s. These qualities include the Victorian, Federation and interwar styled commercial buildings and the Late Victorian and interwar styled residential and cultural buildings. These buildings are a significant legacy of the growth of the township throughout the 19th and early 20th centuries. The significant commercial design qualities include the hipped and/or gabled roof forms with a pitch between 25 and 40 degrees (some with projecting monitor lights), galvanised corrugated steel (non zincalume) or slate tile roof cladding, prominent parapets (some with early signage), horizontal timber weatherboard or face or rendered brick wall construction, projecting single storey skillion or bullnosed verandahs supported by timber posts, early 20th century shopfronts with metal frames and ingoes, glazed tile surrounds, timber framed double hung windows, and the signage located in the parapets. The original and early design qualities of the interwar Gothic styled church buildings include the steeply pitched gable roof forms (with a pitch between 35 and 45 degrees), face brick wall construction, slate or terra cotta tiled roof cladding, and projecting, vertically oriented towers. The notable design qualities of the Late Victorian and interwar Bungalow styled houses include the single storey heights, detached compositions, hipped and/or gabled roof forms with a pitch between 25 and 35 degrees, galvanised corrugated steel (non zincalume) or tiled roof cladding, horizontal timber weatherboard or rendered brick wall construction, narrow or wide eaves, timber framed double hung windows, front verandahs or porches, low front fencing and highly recessive garaging/carpports.

The Donald Township Heritage Precinct is **aesthetically** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates important visual qualities that reflect the historical and cultural development of the township and contribute to the setting of the place. These qualities include the J.A. Meyer Memorial Park (with mature trees and other plantings, and war memorials) in the south-eastern corner of the precinct off Houston and Campbell Streets, and the mature memorial oak tree outside the post office in Woods Street.

The Donald Township Heritage Precinct is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with the early development of Donald from 1863 when J.A. Meyer established the first store and shanty beside the bridge over the Richardson River. This fledgling business was strategically placed to cater for the passing traffic enroute to St. Arnaud. More particularly, the precinct has historical associations with the survey of the town in 1866 and the subsequent commercial, cultural and residential progress that ensued over the next 70 years. Named after William Donald, pioneer pastoralist of the Banyenong East run from 1844 (which included the area of the township), by the late 19th century the small town had become a meeting centre for the vast Shire of St. Arnaud and it was proclaimed a town in 1872. Further developments occurred at the turn of the century and substantial progress was made in the 1920s and 1930s, as reflected in some of the residential and particularly cultural and commercial buildings.

The Donald Township Heritage Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area of Donald is recognised and valued by the local community as a symbol of the achievements of the 19th century pioneers and the progress of the townspeople into the early 20th century.

Overall, the Donald Township Heritage Precinct is of **LOCAL** significance

Buildings Significant to a Precinct

The following buildings are considered to be of heritage significance to the Donald Township Heritage Precinct based on their period of construction. All other buildings within this precinct are considered to be prima facie non contributory to the heritage significance of the precinct and the Heritage Overlay controls are not applicable.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

HO19 Donald Township Heritage Precinct

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
6 Blair Street	Yes	No	No	Yes	No	No
9 Byrne Street	No	No	No	No	No	No
1 Campbell Street	Yes	No	No	Yes	No	No
3 Campbell Street	Yes	No	No	No	No	No
5 Campbell Street	No	No	Yes	No	No	No
3 McCulloch Street	No	No	No	No	No	No
29 Woods Street	No	No	No	No	No	No
35-37 Woods Street	Yes	No	No	No	No	No
39 Woods Street	No	No	No	No	No	No
44-50 Woods Street	Yes	No	No	No	No	No
47 Woods Street	Yes	No	No	No	No	No

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
51 Woods Street	No	No	No	No	No	No
52-54 Woods Street	Yes	No	No	No	No	No
56 Woods Street	Yes	No	No	No	No	No
58 Woods Street	Yes	No	No	No	No	No
60 Woods Street	No	No	No	No	No	No
63 Woods Street	Yes	No	No	No	No	No
64 Woods Street	No	No	Yes	No	No	No
65 Woods Street	No	No	No	No	No	No
66 Woods Street	Yes	No	No	No	No	No
68 Woods Street	No	No	No	No	No	No
69 Woods Street	Yes	No	No	No	No	No
71-73 Woods Street	No	No	No	No	No	No
74-76 Woods Street	Yes	No	No	No	No	No
75 Woods Street	No	No	No	No	No	No
77 Woods Street	No	No	No	No	No	No
78-80 Woods Street	No	No	No	No	No	No
81 Woods Street	Yes	No	No	No	No	No
82-90 Woods Street	No	No	No	No	No	No
83 Woods Street	Yes	No	No	No	No	No
85-87 Woods Street	Yes	No	No	No	No	No
89 Woods Street	No	No	No	No	No	No
91 Woods Street	Yes	No	No	No	No	No
92 Woods Street	No	No	No	No	No	No
98-102 Woods St	No	No	No	No	No	No
108 Woods Street	No	No	No	No	No	No
114 Woods Street	No	No	No	No	No	No
125 Woods Street	Yes	No	No	No	No	No

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
126 Woods Street	Yes	No	No	No	No	No
128 Woods Street	No	No	No	No	No	No
134 Woods Street	Yes	No	No	No	No	No

Statement of significance – HO 22 Wycheproof Township Heritage Precinct

The Wycheproof Township Heritage Precinct has significance as a rare example of a 19th century rural Victorian town centre with a functional railway line traversing its main street, Broadway. Wycheproof is the only known 19th century Victorian town with a railway line in its main street that continues to function and partly serve its original purpose. The location and physical manifestation of the railway line is a unique legacy of the importance of the railway to outlying Victorian towns including Wycheproof in the late 19th century. Opened in 1883, Wycheproof was the terminus of the line from East Charlton until 1894, when the railway was extended to Sea Lake, and punctuated Wycheproof's main street, Broadway. The precinct is also significant for its intact late 19th and early 20th century commercial townscape supported by a small number of residential and government buildings. Most of the commercial buildings along Broadway are significant and relatively intact, predominantly single storey and constructed of brick, rendered brick or timber, and designed in a range of late Victorian and interwar styles. These buildings reflect the growth of the town from its initial development in 1877 and 1882, and particularly after the arrival of the railway in 1883 and later prosperity during the interwar (1920s-1940s) period. Established after the opening of James O'Connor's Mount Wycheproof hotel in 1874, the township was proclaimed in 1882 and in 1894 it became the headquarters of the newly-formed Shire of Wycheproof. The town has been an important service centre to the outlying wheat farms since the 19th century.

The Wycheproof Township Heritage Precinct is **aesthetically** and **scientifically** significant at a **NATIONAL** level (AHC criteria D.2, E.1, F.1). The layout of the town, and particularly the central location of the functional railway line through the town's main street, represents a rare example of surviving 19th century infrastructure in Australia and celebrates the importance of the railway to outlying towns like Wycheproof that were otherwise isolated from direct communication and transport systems. Together with the central median strip that includes the railway line in Broadway, the precinct demonstrates other important visual qualities that reflect the historical and cultural development of the township and contribute to the setting of the place. These qualities include the configuration of the township allotments flanking the central and very wide Broadway thoroughfare (with some narrow drives and walkways that punctuate the strip of commercial activity); the row of mature peppercorns on the west side of Broadway, and the avenue of Sugar Gums north of the town centre. The aesthetic value of the precinct is further enhanced by the public reserve with Golden Cypress and other trees and the small park next to the Shire offices that features two mature palms. The mature hedge immediately south of the Commercial Bank at 403 Broadway is also important. The early engineering infrastructure, notably the brick spoon drains, open quartz and concrete lined drains and the gravelled verges also contribute to the significance of the place.

The Wycheproof Township Heritage Precinct is **architecturally** significant at a **LOCAL** level (AHC criteria D.2, E.1). It demonstrates original and early design qualities associated with the commercial, governmental and residential development of the central Wycheproof township particularly between the 1880s and the 1930s. These qualities include the Late Victorian and interwar styled commercial, residential and governmental buildings, with their predominant single storey heights; dominant stepped, gabled, rectangular or semi-circular parapets (some elaborately decorated); face brick, rendered or weatherboard wall construction; hipped and/or gabled roof forms (pitched between 25 and 40 degrees) clad mainly in galvanised corrugated steel; brick chimneys; projecting skillion or bullnosed verandahs over the footpaths (commercial buildings only) or front and return verandahs (government and residential buildings); timber and metal framed shopfronts including the ingoes, and rendered, timber and glazed tile surrounds (commercial buildings only); elaborate frosted glazed highlights and leadlighting above the shopfronts (commercial buildings); early signage on the parapets, shopfronts and verandah hoardings (commercial buildings)

only), timber framed windows and rear outbuilding/garage locations. Importantly, the precinct also has architectural significance for its railway station complex (including the Late Victorian styled timber station building, galvanised corrugated steel goods shed, turntable, and associated structures) and the railway houses represented by the former station master's house at 1 Railway Place and the dwelling at 8 Railway Place. Both houses represent standard Railways Department design types.

The Wycheproof Township Heritage Precinct is **historically** significant at a **STATE** level (AHC criteria A.4, H.1). Originally established in 1874 as the location of James O'Connor's Mount Wycheproof Hotel on the "surveyed road", the town was further developed on the east side of Broadway from 1877 and after the subdivision of James Dempsey's allotments on the west side of the road in 1882. The arrival of the railway as a result of the Railways Act of 1880 brought about the most notable prosperity to the town with its opening in 1883. Of particular significance is the further expansion of the railway system between Wycheproof and Sea Lake in 1894. Although not originally laid out to service the railway line in its main street, Broadway, this was the chosen location given the substantial width of the street. Wycheproof is the only known 19th century town in Victoria with a functional railway in its main street that continues to partly serve its original purpose.

Wycheproof has further historical significance as the headquarters of the Shire of Wycheproof from 1894, the same year the rail line was extended through Broadway. The Wycheproof Township Heritage Precinct is **socially** significant at a **LOCAL** level (AHC criterion G.1). This area of Wycheproof is recognised and valued by the local community for commercial, cultural, commemorative and recreational reasons.

Overall, the Wycheproof Township Heritage Precinct is of **NATIONAL** significance.

Buildings Significant to a Precinct

The following buildings are considered to be of heritage significance to the Wycheproof Township Heritage Precinct based on their period of construction. All other buildings within this precinct are considered to be prima facie non contributory to the heritage significance of the precinct and the Heritage Overlay controls are not applicable.

The Statement of Significance for this heritage precinct identifies the period of construction that is of significance.

HO20 Wycheproof Township Heritage Precinct

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
220 Broadway	No	No	No	Yes	No	No
250 Broadway	Yes	No	No	Yes	No	No
252 Broadway	No	No	No	No	No	No
267 Broadway	No	No	No	No	No	No
270-272 Broadway	No	No	No	No	No	No
271 Broadway	No	No	No	No	No	No
274 Broadway	No	No	No	No	No	No
281 Broadway	No	No	No	No	No	No

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
289 Broadway	No	No	No	No	No	No
290 Broadway	No	No	No	No	No	No
294-298 Broadway	No	No	No	No	No	No
300 Broadway	No	No	No	No	No	No
310 Broadway	No	No	No	No	No	No
314 Broadway	No	No	No	No	No	No
315 Broadway	Yes	No	No	No	No	No
316 Broadway	No	No	No	No	No	No
317 Broadway	No	No	No	No	No	No
322 Broadway	No	No	No	No	No	No
324-326 Broadway	No	No	No	No	No	No
332 Broadway	No	No	No	No	No	No
340 Broadway	Yes	No	No	No	No	No
343 Broadway	Yes	No	No	No	No	No
350 Broadway	Yes	No	No	No	No	No
351 Broadway	No	No	No	No	No	No
353 Broadway	Yes	No	No	No	No	No
367 Broadway	Yes	No	No	No	No	No
385 Broadway	No	No	No	No	No	No
397 Broadway	No	No	No	No	No	No
403 Broadway	No	No	No	Yes	No	No
413 Broadway	No	No	No	No	No	No
8 Charles Street	No	No	No	No	No	No
19 High Street	No	No	No	No	No	No
29 High Street	No	No	No	No	No	No
38 High Street	Yes	Yes	No	No	Yes	No
41 High Street	No	No	No	No	No	No
46 High Street	Yes	No	No	No	No	No

Address	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?
Stone Gutters O'Connor Street	No	No	No	No	No	No
11 O'Connor St	No	No	No	No	No	No
1 Railway Place	No	No	No	No	No	No
9 Railway Place	No	No	No	No	No	No
12 Railway Place	Yes	No	No	No	No	No
Victorian Railway Institute, Railway Place	No	No	No	No	No	No
Wycheproof Railway Station, Railway Place	No	No	No	Yes	Yes	No