

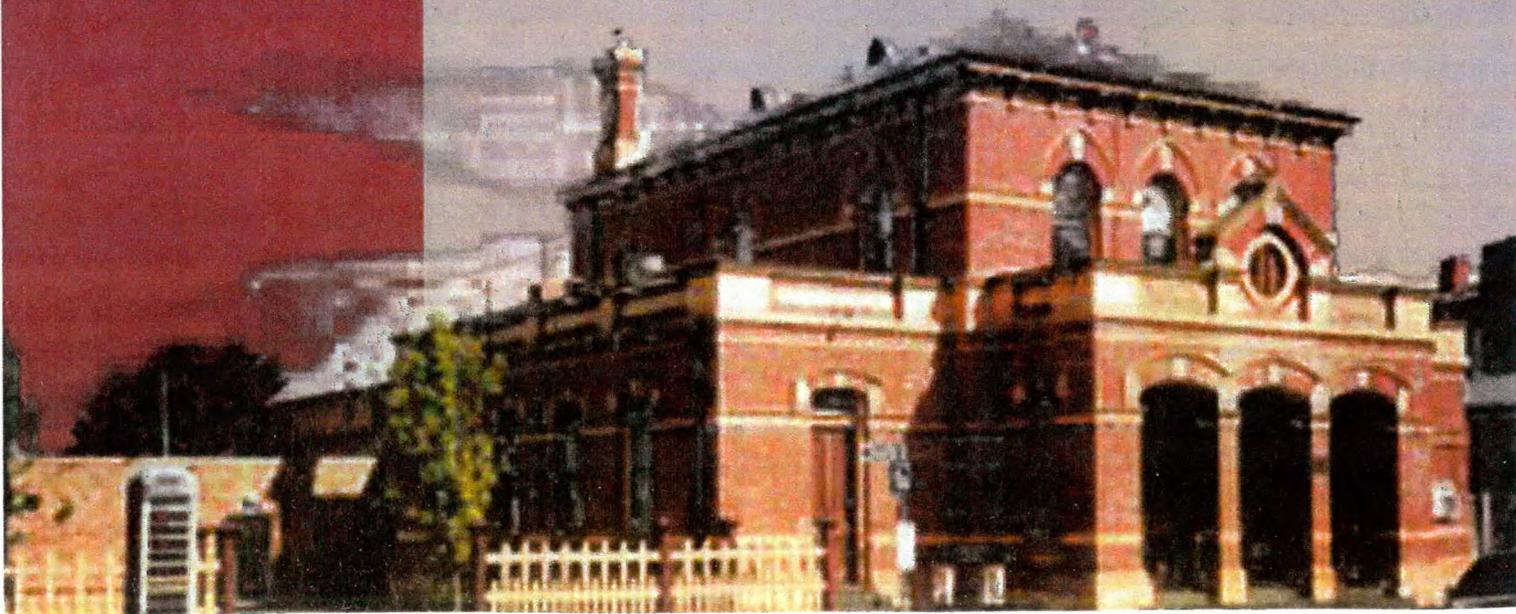
central Goldfields Shire

(Former Shire of Bet Bet)

Heritage Study 1985-1986

Volume 2

② Vol 2



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HERITAGE STUDY
1985-1986

2

SHIRE OF BET BET CONSERVATION STUDY
2 VOLUMES
1987

STUDY NUMBER
203
NATIONAL ESTATES
PROGRAMME
1985/86

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SHIRE OF BET BET CONSERVATION STUDY

VOLUME TWO PART TWO



BET BET CONSERVATION STUDY: VOLUME TWO

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**BUILDINGS RECOMMENDED FOR INCLUSION IN THE REGISTER OF
HISTORIC BUILDINGS OR THE REGISTER OF GOVERNMENT BUILDINGS****BUILDINGS REGISTERED**

DUNOLLY TOWN HALL (BROADWAY)

DUNOLLY COURT HOUSE

SCHOOL NO. 55 BROMLEY

DUNOLLY RAILWAY STATION

BEALIBA RAILWAY STATION

LAANECOORIE BRIDGE

ADDITIONS TO THE REGISTER

WESLEYAN CHURCH BUILDINGS (DUNOLLY)

LONDON CHARTERED BANK (DUNOLLY)

RAILWAY HOTEL (DUNOLLY)

BENDIGO HOTEL AND COACH DEPOT (DUNOLLY)

DUNOLLY POST OFFICE (SECOND)

HANSFORD HOUSE (DUNOLLY)

BELL HOUSE (DUNOLLY)

CHAUNCY HOUSE (DUNOLLY)

ANGLICAN PARSONAGE (DUNOLLY)

DUNOLLY POST OFFICE (FIRST)

MCCOY'S STORE (MOLIAGUL)

MOLIAGUL COMMON SCHOOL (MOLIAGUL)

VICTORIA HOTEL AND THEATRE (TARNAGULLA)

COLONIAL BANK OF AUSTRALASIA (TARNAGULLA)

WESLEYAN CHURCH (TARNAGULLA)

BELL COTTAGE (TARNAGULLA)

GOLD WARDEN'S OFFICE (TARNAGULLA)

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KEY TO MAPS

URBAN SITES



NON-URBAN SITES



BOUNDARIES OF AREAS

OF SPECIAL SIGNIFICANCE



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RECREATION RESERVE BUILDINGS (TARNAGULLA)

ARCHDALE BRIDGE (ARCHDALE)

BARUTO FARMHOUSE (BEALIBA)

WILD DOG DIGGINGS (DUNOLLY)

WELCOME STRANGER MONUMENT AND SITE (MOLIAGUL)

QUEEN'S BIRTHDAY MINE SITE (PAINSWICK)

LAANECOORIE BRIDGE

BET BET CONSERVATION STUDY: VOLUME TWO

BUILDINGS AND SITES FOR INCLUSION ON THE REGISTER OF THE NATIONAL ESTATE

ST. JOHN'S CHURCH AND SCHOOL (DUNOLLY)

MCBRIDE'S IRONMONGERY

FIRST DUNOLLY COURT HOUSE

OLD CEMETERY (DUNOLLY)

TERMINUS HOTEL (DUNOLLY)

DALY'S WINERY

NEWBRIDGE STATE SCHOOL TEACHER'S RESIDENCE (NEWBRIDGE)

UNION BANK (TARNAGULLA)

TARNAGULLA COURT HOUSE (TARNAGULLA)

NORTH DUKE MINE SITE (BET BET)

MODEL FARM (DUNOLLY)

HICKS FARMHOUSE (DUNOLLY)

MINER'S COTTAGE BROMLEY (DUNOLLY)

SLAB HUT (MOLIAGUL)

BRITTEN'S EUCALYPTUS PRESS (PAINSWICK)

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SHIRE OF BET BET CONSERVATION STUDY

LIST OF SITES RECOMMENDED FOR CONTROL UNDER LOCAL PLANNING CONTROLS AND UNDER THE PROVISIONS OF THE HISTORIC BUILDINGS ACT

LISTED BY TOWNSHIP AND PARISH

BEALIBA TOWNSHIP	MAP REFERENCE
BEALIBA COURT HOUSE	1
BEALIBA RAILWAY STATION	2
BEALIBA BUILDING GROUP	3
BEALIBA CEMETERY	(see parish map)
DUNOLLY TOWNSHIP	
ST JOHN'S ANGLICAN CHURCH	1
ST JOHN'S CHURCH AND SCHOOL	2
HOUSE AND OFFICE DUNOLLY	3
WESLEYAN CHURCH DUNOLLY	4
LONDON CHARTERED BANK	5
ROYAL HOTEL	6
BENDIGO HOTEL	7
BET BET SHIRE TOWN HALL	8
RAILWAY HOTEL	9
DUNOLLY POST OFFICE (2ND)	10
SHOP AND RESIDENCE	11
MCBRIDES IRONMONGERY	12

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HANSFORD HOUSE	13
DUNOLLY PRIMARY SCHOOL	14
BELL HOUSE	15
SECOND COURT DUNOLLY	16
FIRST COURT	17
ST MARY'S CATHOLIC CHURCH	18
DUNOLLY HOSPITAL	19
CHAUNCY HOUSE	20
ST JOHN'S ANGLICAN PARSONAGE	21
DUNOLLY POST OFFICE (1ST)	22
OLD CEMETERY DUNOLLY	23
WITTACKER'S CORDIAL FACTORY RESIDENCE	24
TERMINUS HOTEL	25
WIGHAM'S JUNCTION HOTEL	(see parish map)
HOUSE ELGIN ST	26
DUNOLLY RAILWAY STATION	27
NEW CEMETERY DUNOLLY	(see parish map)
DALY'S WINERY	(see parish map)
 MOLIAGUL TOWNSHIP	
(sites listed on parish map)	
ST MICHAEL'S AND ALL ANGELS CHURCH	7
MCCOYS STORE	10
MT MOLIAGUL HOTEL	9
MOLIAGUL COMMON SCHOOL	8

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NEWBRIDGE TOWNSHIP

NEWBRIDGE COMMON SCHOOL	1
STEWART'S GENERAL STORE	2
NEWBRIDGE STATE SCHOOL TEACHERS RESIDENCE	3

TARNAGULLA TOWNSHIP

HOUSE (FYFE)	1
BOWMAN'S BAKERY	2
HOUSE (CHEETHAM)	3
VICTORIA HOTEL AND THEATRE	4
COLONIAL BANK OF AUSTRALASIA	5
UNION BANK	6
PRESBYTERIAN CHURCH AND HALL	7
WESLEYAN CHURCH	8
ROMAN CATHOLIC CHURCH	9
TARNAGULLA STATE SCHOOL	10
GOLD WARDEN'S OFFICE	11
RECREATION RESERVE AND DAM	12
ANGLICAN CHURCH	13
POVERTY REEF	14
COURT HOUSE	15
CEMETERY	(see parish map)
BELL COTTAGE	(see parish map)

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ARCHDALE PARISH

PUZZLE FLAT BATTERY	1
ARCHDALE BRIDGE	2
DISCHARGED SOLDIER SETTLEMENT HOME	3

BARP PARISH

BELGIAN PERSEYERANCE MINE	1
SCENT FARM SITE	2

BEALIBA PARISH

FARMHOUSE (BEALIBA)	1
BARUTO/KIDSTON FARM COMPLEX	2
TUNSTALLS TOWN	3
BEALIBA RANGE	4
BEALIBA CEMETERY	5

BET BET PARISH

DUKE EXTENDED MINE	1
NORTH DUKE MINE	2
BET BET SCHOOL	3
OSAGE ORANGE HEDGE	4
LIMESTONE RESERVE	5
FARMHOUSE AND OUTBUILDINGS	6
TIMOR WEST SCHOOL	7
MT HOOGLY	8

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DUNOLLY PARISH

MODEL FARM	1
TOPPE FAMILY FARM	2
WILD DOG DIGGINGS	3
OLD LEAD DAM-GERMAN GULLY MINE WORKINGS	4
HICKS FARMHOUSE	5
BURNT CK. MINE NO. 1	6
DREDGING DAM	7
BROMLEY STATE SCHOOL	8
SCHOOL RESIDENCE BETLEY	9
MINER'S COTTAGE BROMLEY	10
BROMLEY CEMETERY	11
JUNCTION HOTEL	12
DALY'S WINERY	13
NEW CEMETERY	14

MOLIAGUL PARISH

SLAB HUT	1
FARM SHEDS	2
MT MOLIAGUL MOLYBDENITE LEASE	3
WELCOME STRANGER MONUMENT	4
QUEENS MINE AND DREDGING DAM	5
MOLIAGUL CEMETERY	6

BET BET CONSERVATION STUDY: VOLUME TWO

NATTE YALLOCK PARISH

CLOSER SETTLEMENT HOUSE	1
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PAINSWICK PARISH

COTTAGE : GOLDSBOROUGH PRE-EMPTIVE RIGHT	1
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GOLDSBOROUGH STATE SCHOOL	2
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SLAB COTTAGE, GOLDSBOROUGH	3
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QUEEN'S BIRTHDAY MINE	4
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MARTIN'S EUCALYPTUS PRESS	5
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HARVEST HOME DAM AND MINE WORKINGS	6
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OLD LEAD-GERMAN GULLY	7
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TARNAGULLA PARISH

HARD HILLS MINE AREA	1
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YORKSHIRE MINE	2
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NUGGETTY GULLY	3
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MORTON HOMESTEAD	4
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CORFU-GROWLERS REEF MINE AREA	5
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ROTHWELL	6
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BENYON FARMHOUSE	7
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BREWERY SITE	8
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IRISHTOWN BRIDGE WATER RACE	9
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SANDSTONE MINE	10
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TARNAGULLA CEMETERY	11
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BELL COTTAGE	12
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WAANYARRA

JANEYALE-LAANECORIE BRIDGE	1
LAANECORIE DAM	2
WET GULLY TRACK-ALAMEDA TRACK	3
POSEIDON MINE	4
WAANYARRA BRIDGE	5

WAREEK PARISH

NEW PEPPERS	(see Bet Bet map) ref. 9
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AREA OF SPECIAL SIGNIFICANCE**ARNOLD (1)**

LOCATION

On the Bridgewater-Dunolly Rd and following the road North from the Church of England, following the road north to the junction with the Arnold-Newbridge Road.

HISTORY

Arnold unlike other townships in the shire grew on the basis of farming and the creek crossing rather than through mining. For a time the railway brought activity to the town. Now the surviving buildings seem to be little used.

SIGNIFICANCE

The buildings are significant as markers of a former settlement and have an historical importance as survivors from a once solid village

KEY ELEMENTS

- 1. Church of England**
- 2. Former Hotel**

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AREAS OF SPECIAL SIGNIFICANCE**BEALIBA (2)**

LOCATION

The Area of Special Significance in Bealiba runs from the point at which Cochrane Street crosses the railway line. It follows the rear of properties facing the Eastern side of Cochrane Street to the junction with Davies Street. It follows Davies Street to the North-East to a watercourse and follows the watercourse to Main Street. The boundary passes to the rear of properties on the Western side of Davies Street to the junction with Cochrane's Creek, following the creek to its junction with Main Street. It returns along Main Street to the railway line and follows the railway to Cochrane Street.

SIGNIFICANCE

Bealiba owes its origins to the Cochrane's Creek rush. The town has since the 1860s become an agricultural centre and is still a central point for an important local trade in timber. It never rivalled other local towns in the nineteenth century. However the town retained a strong commercial and social focus into the twentieth century because of the strength of local farming, the timber trade, especially sleeper cutting, the function of the railway and passing traffic en route to St Arnaud.

Commercial strip, Cochrane Street to Grant Street along Main Street

The significance of the town lies in the materials and consistency in form and of buildings along the main street.

The commercial area does not have many large buildings. Nor does it include buildings to rank with those even of Dunolly; the many small shops have some unusual construction details, there have been few modern intrusions and the style of building reflects the character of a small farming centre of the late nineteenth century.

Civic and religious area, Davies St.

The adjacent school and religious buildings along Davies Street add a second dimension to the townscape. These are uniformly of red brick in similar styling and with a uniformity of scale. This almost miniaturised buildings form a compact and stylistically consistent element. They are linked to the main street by the placing of St Patrick's Roman Catholic Church in Main Street.

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these have a style and dimensions not expected in such a small town.

The Market Square area is surrounded by a range of buildings which date back to the 1860s. The last of these, the old post and telegraph office was completed in 1872. But the Anglican church, the former court house and town hall and gold office reflect the scale of building and the confidence of this period. The local brick gives a uniformity to these buildings and the Market Square itself, though largely altered, the Square draws these individual buildings together into a neat ensemble. Many of the buildings have been altered. the former gold office for example has had brick alterations which reduce its contribution to the local character. But nevertheless, the focus of the square is integral to the character of the area.

The commercial buildings along Broadway date from this period and later. Broadway itself was always remarked on by visitors, especially because of its generous dimensions and the fine buildings along it. Between the new Post Office and the Bendigo Hotel and on the opposite side of the street, an almost continuous run of commercial buildings retain a nineteenth century flavour. The town warrants an Area of Special Significance because of the quality of these two sorts of developments, their uniformity and their arrangement around Broadway and the Market Square. These give Dunolly a distinctive historic character, a character which ought to be protected.

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AREA OF SPECIAL SIGNIFICANCE**BETLEY (3)**

LOCATION

From Howards Lane, follows the course of the Betley Road to the shire boundary.

HISTORY

The township of Betley grew because of the quartz reef mines along the valley of the Bet Bet Creek. Although many of the buildings have disappeared, the township still has historic significance.

SIGNIFICANCE

It is significant because of the layout of buildings around the rising ground to the North-East of the Bromley Road. This gives the town a pleasing appearance and one which is unusual in the Shire. Buildings are grouped around open land and the hall on the site of the Mechanics Institute rather than in a grid or along a main street

KEY ELEMENTS

- 1. Former teacher's residence**
- 2. Former post office**
- 3. Uniting church**
- 4. Former shops(2)**
- 5. Remains of farm buildings**

Nearby the shape of the mine dump of the Burnt Creek No.2 mine reflects some of the links between the small town and mining.

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AREAS OF SPECIAL SIGNIFICANCE**DUNOLLY: COMMERCIAL AND CIVIC PRECINCT (4)**

LOCATION

The proposed Area of Special Significance covers the civic and religious buildings to the east of the town and the central section of the commercial district. The North-Easternmost point of this area is formed by the hospital reserve. The boundary then follows the North-eastern side of Havelock St. in a Southerly direction to the intersection of Havelock and Burke Streets. It includes 3-4 of Sec. 29 and runs South-west, parallel to Burke Street, then North West, along Alice Street to the junction with Bull St. Including Sand 6 of sec. 31, the boundary runs south-west, taking in 5-8 of 26. The boundary crosses Market St. turning North-West along Market Street. It then runs South-West along Tweedale Street, crossing Broadway to Inkerman St. It runs South-West along Inkerman Street to the junction with Thompson Street. It then runs North-West to the Church Reserve in Barkly Street. the boundary includes the Church Reserve and continues to Alice Street and runs North-East along Burke Street passing to the rear of 5/30 A.

SIGNIFICANCE

The town of Dunolly grew around the site of the Old Lead rush from the middle of 1856. The town of Dunolly grew as an administrative centre for the gold fields of central Victoria. The civic and religious buildings within the defined area reflect this expectation of continued growth. the broad expanse of Broadway also indicates the expected future role of the town. Dunolly prospered as a centre for mining, but for the rest of the nineteenth century it gradually lost people, buildings and political and economic prominence.

The significance of Dunolly lies in

1. The range of buildings which represent the immediate post-alluvial rush period.
2. The street plantings, dimensions and major commercial structures along Broadway. This street where it passes through the Area of Special Significance retains a special period character, largely created by the verandahs of shops, the larger hotels and the period features of shop fronts.
3. Some of the remaining post-gold rush buildings erected as private dwellings.

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AREA OF SPECIAL SIGNIFICANCE**DUNOLLY-BURNT CREEK VALLEY(5)**

LOCATION

Following the Dunolly Road fifty meters to the north-west of the roadway beginning at the Dunolly town boundary and continuing to the roadway which leads into Goldsbrough. The South-Western boundary of the Area follows the railway to the boundary of the Dunolly Township and then follows the township boundary north-east to the Dunolly Rd

HISTORY

This area is significant because of its association with the alluvial mining period in Bet Bet. Miners passed along the Burnt Creek to later rushes and the creek bed is marked by a chain of alluvial mining remnants. As well the first Dunolly settlement took place in this area and many of the first farming subdivisions were in this area.

KEY ELEMENTS

Many remnants of this period survive along the creek valley. **The course of the creek** was central to the history of the shire and this is in itself an important aspect of the character of modern Bet Bet. **Amongst surviving buildings**, two of significance stand out. A split timber hut on the western side of the Dunolly-St. Arnaud roadway and the Shey cottage on the east of the St. Arnaud-Dunolly roadway approximately one kilometre south of the Goldsbrough turn-off. The creek vegetation is significant, the land form is a valuable part of the natural environment of the shire and the land subdivision still reflects the influence of the alluvial rush period and the difficult but crucial period of change to small-scale agriculture.

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← GOLDSBOROUGH (6)**LOCATION**

The whole of the township of Goldsborough is proposed as an Area of Special Significance. The boundary ought to extend to take in the State School site and allots. 14C and 10 of B Painswick.

Significance lies in the remains of mine workings and the eucalyptus still and their relation to the surviving buildings and the street pattern. Like Tarnagulla, Goldsborough depended on a single mine. Unlike Tarnagulla, Goldsborough almost disappeared when the Queen's Birthday Mine closed. It is significant as a representative case of this urban decline and for the few surviving structures. The lay-out of the town is significant in that it was a private subdivision, by the squatter Simson.

KEY ELEMENTS

Goldsborough State School

Eucalyptus distillery

Pat Martin's and neighbouring cottage

Queen's Birthday Mine and sluice gates

Remaining scattered cottages

Street layout

Native vegetation

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AREA OF SPECIAL SIGNIFICANCE**LLANELLY (7)**

LOCATION

At Llanelly, at junction of Bendigo-St Arnaud Rd and Bridgewater-Dunolly Rd.

HISTORY

The village of Llanelly grew up around the Cambrian reef. The town flourished as long as mines worked the reef, but quickly died in the twentieth century. Now few buildings remain.

SIGNIFICANCE

Individually the surviving buildings may not merit protection. But as a group marking a former town they have significance

KEY ELEMENTS

Farmhouse facing Bridgewater-Dunolly Road

Former bank building

Former Llanelly School, Bendigo-St Arnaud Rd

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AREA OF SPECIAL SIGNIFICANCE**NEWBRIDGE HISTORIC AREA (8)**

LOCATION

The Newbridge Historic Area begins in the West at the intersection of Market Street and Lyons Street. It includes the properties on along Lyons Street to the river. It follows Burke Street to the South including a former shop, church and school.

HISTORY

Newbridge is a unique place in the shire, owing its existence to the crossing over the Loddon River. The town flourished in the nineteenth century with several breweries and neighbouring orchards.

SIGNIFICANCE

The character of the town still depends on the river and the services grouped around it. The buildings grouped at the entrance to the bridge provide a focus still partly reflecting the nineteenth century role of Newbridge.

KEY ELEMENTS

- 1. Rebuilt Newbridge Hotel**
- 2. Stewarts Store and adjacent building.**
- 3. Houses, Lyons Street**
- 4. Former shop and church Burke Street**
- 5. Newbridge School**

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AREAS OF SPECIAL SIGNIFICANCE**MOLIAGUL HISTORIC AREA****LOCATION**

The Moliagul Area of Special Significance is similar to the Moliagul Historic Area (J5) listed in the Land Conservation Council Final Recommendations for North Central Victoria (area 1010 hectares). For the purpose of the present study, the distinction between public and private land is not paramount. As a result, the township area of Moliagul has been taken to form a part of the Historic Area. The Area of Special Significance is bounded on the North by the shire boundary and on the West by the boundary of the parish of Moliagul. The Southern boundary runs from the Old Bealiba- Moliagul Rd. at the point at which this road crosses the parish boundary (Moliagul-Bealiba) to a point on the Old Bealiba-Moliagul Rd. one kilometre to the East of the Bealiba-Moliagul parish boundary. The boundary runs directly south from this point to allot. A1 Sec. 9 parish of Moliagul and along the northern boundary of Allots. A2, A4, the Eastern boundary of Allots. A4 and A5 to the southern boundary of the parish of Moliagul. This Southern boundary then runs East along the boundary of the parish of Moliagul until it meets the Dunolly-Moliagul Rd. The Eastern boundary of the Area follows the Dunolly - Moliagul Rd. to the Moliagul township boundary and follows the Eastern and Northern boundaries of the township to the Dunolly-Wedderburn Rd. The cemetery reserve on the southern border of the parish of Moliagul is included within the area.

Within this broad historic area are several key sites. These are as follows

1. Mt. Moliagul; significant land form feature in the shire with some remnants of Molybdenite Mining (on the shire boundary and for the most part outside Bet Bet)
2. Former Moliagul School and schoolyard
3. St Michael of All Angels Church
4. former - Mt Moliagul Hotel
5. McCoy's Store
6. Flynn Memorial
7. Welcome Stranger Nugget Monument 1897
8. Former Queens Mine and dredge dam
9. Burnt Creek Mine Workings
10. Moliagul-Inkerman Cemetery reserve

SIGNIFICANCE

The Moliagul area forms an important part of the remains of Victoria's mining history. The first of the Bet Bet rushes took place to Moliagul at the beginning of 1853 and from Moliagul miners followed the course of the Bet Bet Creek South through the Shire. The Area is significant in that mining in the shire began here. The course of this mining can still be traced by following the Burnt Creek Valley south to Goldsbrough and then to Dunolly and Gooseberry Hill, later workings in

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the Shire. The tailings along the course of the creek and the few unfilled shafts at several points in the Area are visible reminders of this phase of mining. In addition, the township includes several buildings dating from the early phases of gold mining. McCoy's Store, the Mt Moliagul Hotel, the Moliagul School and the Anglican church, St. Michael of All Angels are the key buildings. Though scattered over a broad area, they still give the visitor a sense of the character of a gold fields town, especially of the style and structure of comunal buildings - school, church, pub and store. The monuments, to Flynn and to the Welcome Stranger discovery reflect the people and the events which gave the town its character - firstly the role Moliagul played as a source of immense nuggets and then the social role of a small mining town in throwing up figures central to the shape of everyday life in distant parts of Australia.

The Queens Mine.

The shaft of the Queen's Mine was dug in the 1870s. The mine was let on tribute several times and for a while was worked by a group of Chinese. At sometime in the later nineteenth century the mine site was open cut and later the tailings were dredged. The remnants of this mine are important in that they show several phases of heavily capitalised mining; a different phase of mining operations to the alluvial workings along Burnt Creek.

Welcome Stranger Monument(1897)

This monument commemorates the find of two local miners Deason and Oates in 1869. The Welcome Stranger Nugget was dug up in 1869 at the Bulldog Reef, Moliagul and when discovered was the largest gold nugget ever found. The nugget began a minor rush back to Moliagul and the reef where it was found has been worked over time and time again since 1869. The site of this discovery is important in that it is a reminder of one of the most important single gold discoveries in Australian mining history. It is also important as part of a continuing tradition of fossicking. The huge nuggets of the Moliagul area attracted independent miners long after alluvial miners disappeared from other fields in Victoria. The Moliagul area was rushed again in the twentieth century and during the 1930s unemployed men took up mining in the area. The site of the Welcome Stranger find is a reminder of this continuing practice of small scale mining. The monument itself, created at the instigation of the local member of parliament, D.J. Duggan reflects the local faith in gold as a panacea for economic ills and is significant not only as a reminder of the discovery of the Welcome Stranger nugget but as well it suggests something of the manner in which the people of the shire looked back on their own past from the later nineteenth century.

Township Buildings.

The Moliagul mining township has all but disappeared, but the few remaining buildings are significant in that they are reminders of the scale of building and the life of a small mining community in the 1860s and 1870s. The church (St. Michael's) the School, McCoy's Store and the former Mt. Moliagul Hotel all date from the 1860s and early 1870s. These were built to service a flourishing mining community. They are significant as relics from this phase of mining and town building from which so much has already disappeared.

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Flynn Memorial.

The Flynn Memorial reminds us of the town's most famous former citizen, John Flynn, founder of the Flying Doctor Medical Service. It is an important reminder not only of this enterprise but also of the role small mining towns have played in sending out creative men and women to other parts of Australia, where they played crucial and innovative historical roles.

Moliagul-Inkerman Cemetery.

This cemetery is still in use and is significant as a register of the continuities in the local community. Memorials date from the 1860s to the present and many well-known individuals are buried in the cemetery. It is an important testament to the survival of mining families in what is now a largely agricultural area.

Looking at these key sites together the area is significant for the range of items representing different phases and methods of mining, relics of town buildings and the individuals recalled in cemetery and other monuments. The natural landforms of the creek and Mt Moliagul add interest to the area as a whole. While the individual items are scattered over a wide area, it is crucial in this Historic Area that the spaces between the distinct items be protected.

The social life of mining, its role in the broader community and the various phases in the gold economy are represented in one or other of these relics. Individually they are simply bits and pieces left over from a richer past. When seen together, as elements in a broader and coherent landscape they are able to demonstrate the process of change in mining and the changing society which was based on mining. Therefore, within this Historic Area, careful consideration ought to be given to any proposal which would not only alter the land surface and impede access to any one of these sites. More importantly, the space between each individual item needs to remain open to access and the area ought to be seen as a network of items which together make up a site, rather than as distinct and isolated items spread across an unimportant landscape.

It ought to be born in mind in dealing with the area beyond these contributory elements listed here, that the forest surrounding them is itself a cultural artefact, created through deliberate human activity. It forms a part of the historic fabric of the site.

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AREA OF SPECIAL SIGNIFICANCE**TARNAGULLA (10)**

LOCATION

While the key elements in the townscape are grouped along Commercial Road or to the West in the religious area around Stanley Street, the town as a whole warrants protection as an Area of Special Significance. The town has strong and tangible historical qualities. However these are fragile and easily lost. To protect the historic property of the town, planning controls ought to cover the whole of Tarnagulla. Accordingly the proposed boundary of the Area of Special Significance follows the boundary of the township itself. It is proposed that the whole of Tarnagulla become an Area of Special Significance.

HISTORY

Tarnagulla is a unique town in many ways. Initially an alluvial field, the open space of the old Sandy Creek rush is still an important element in the townscape. Its wealth then depended on the Poverty Reef mines. Its uniqueness lies in this association. The commercial parts of the town spread at the foot of this mine and the town's fortunes rose and fell with the mines. It is significant as a small mining town with a quartz reef workforce and mine owners living within the town and heading a range of community organisations.

KEY ELEMENTS

This interdependence is still expressed in the buildings and lay-out.

The distinct location of churches and government buildings across the old Sandy creek diggings from the Poverty Reef give an added sense of the history of mining and an interesting appearance to the town. The crucial role of Wesleyan Methodists in the town and in mining is reflected in the location of the Methodist chapel on a ridge next to Poverty reef. Tarnagulla is unique in the scale and style of its public buildings, their location in almost a bushland setting and the still visible links between mining and the social life of a small urban centre.

It is also unique in the character of Commercial Road where several small shops still face onto the curving thoroughfare. The loss of any more of these buildings or the intrusion of modern structures which did not respect existing form, scale and materials would be a disaster for a town with an incomparable historic character.

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Open space within township

Between all of these elements there remain several open spaces which balance the buildings. The town is composed of compact public and commercial buildings, small housing blocks and several small allotments devoted to livestock in the heart of the town.

These three elements give Bealiba a unique quality, one worthy of preservation. While the religious buildings, especially the Anglican and Uniting churches are possibly valuable in their own right, their real importance lies in their part in the ensemble of structures which define the character of Bealiba.

As a result these structures have been grouped as an Area of Special Significance and not listed as individual buildings. It is the quality of the whole which is crucial, not the distinctiveness of any one building.

Bealiba is a small declining town now, but one where its earlier service role is reflected in the commercial buildings, its brief gold diggings era is reflected in the scale of churches and school and where small allotments for agriculture are still used within the town, in a manner reminiscent of the later nineteenth century.

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AREA OF SPECIAL SIGNIFICANCE

WAANYARRA CREEK VALLEY (11)

LOCATION

Following the valley of the Waanyarra Creek from Waanyarra Rd Tarnagulla - Eddington Rd intersection, follows road and creek to the former township reservation on Bridgewater - Dunolly Rd. Includes subdivisions along Waanyarra Cemetery Road.

HISTORY

The Waanyarra or Jones Creek area was a major gold mining area in the 1850s. It declines speedily from then but within the valley there are a range of buildings which reflect the extent of settlement in the 1860s and later. The valley makes an important aesthetic contribution to the shire, and the land subdivision reflects the character of declining gold fields in the 1860s and 1870s when miners took advantage of new land laws and combined fossicking with small scale agriculture. The appearance of the valley reflect this perfectly.

KEY ELEMENTS

The principle built items contributing to this character are

1. Waanyarra cemetery and gates

The cemetery has several wooden grave markers and remnants of iron boundaries to burial plots. the gates are important and rare survivors.

2. Morton's Hotel

A simple stone building now used as a farm shed. the building was once a centre of goldfield life and so reflects the character of life in these outlyong mining areas - The hotel has little in common with the grand structures of Dunolly.

3. Old Waanyarra Rush Post Office

4. Farmhouses (2) Waanyarra crossroads

SHIRE OF BET BET CONSERVATION STUDY: VOLUME TWO

HERITAGE CONSERVATION IN THE PLANNING CONTEXT: EXISTING AND PROPOSED PLANNING POLICIES AND THEIR IMPACT UPON EFFECTIVE CONSERVATION

Introduction

The preceding section of this report listed buildings and sites considered to be of historic importance within the Shire of Bet Bet. The protection and control of these buildings depends on the broader planning context; in particular it depends on the planning actions of regional, state and commonwealth agencies with a role to play in controlling the environment of the area. This section of the study report considers the principal activities and proposals likely to affect heritage planning.

LOCAL

The Shire of Bet bet considers planning questions in the light of the Shire's Interim Development Order. An amendment (4.4) has been drawn up which will control mining as it influences significant heritage areas.

REGIONAL

1. Loddon-Campaspe Regional Strategy Plan

In March 1987 the Loddon-Campaspe Regional Planning Authority published its 'final draft' of a strategy plan for the region. The Shire of Bet Bet lies within this region and the policies listed within this proposed strategy plan will influence any conservation controls introduced within the Shire. Significant recommendations within this strategy plan are as follows.

1. Amongst the functions of the Loddon-Campaspe Regional Planning Authority is the the task of co-ordinating and integrating land-use planning with economic and social planning.
2. The Loddon-Campaspe Regional Planing Authority seeks also to assist in preventing degradation of the environment and to conserve significant natural and man-made features in the region.
3. In its discussion of regional identity, the Draft strategy plan refers to the role of gold-mining in the period between 1851 and 1900 in shaping the character of the towns of the region. The place of the 'Welcome Stranger' nugget in cementing a tradition of fossicking within the 'Golden Triangle' is referred to. The Draft strategy plan also points to the character of towns in the area, especially towns where the lay-out and building form dates back to the period of intensive gold-mining in the nineteenth-century.
4. These characteristics are also referred to as having an important role to play in attracting tourism to the region.
5. The Draft strategy plan also refers to increasing demands for conservation and the need to incorporate these into long-term planning.
6. Amongst suggested objectives for rural areas, the Draft strategy plan suggests that mining operations should be encouraged where they are carried out in a manner which minimises the adverse environmental effects.
7. The Draft strategy plan's objectives include the goals of conserving significant natural areas and protecting geological and archaeological features

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for scientific, educational and cultural value.

8. A further objective of the Draft strategy plan is to increase recognition of the value of the regions heritage features as a basis for both conservation and tourism. This objective requires the Ministry for Planning and Environment to assist Councils by preparing historic preservation guidelines with specific reference to the goldfields area.

2. With regard to the natural environment of areas within the shire, the Regional Planning Authority has already completed 'An assessment of habitat significance in the Loddon-Campaspe Region' (1982). This study referred to significant aspects of the natural environment of the Shire of Bet Bet. The study found that the Red Ironbark forest on public land in the Shire was of 'medium significance'. There were also areas of 'high habitat significance' within the shire. The study recorded rare plants within the Shire including the 'Red Beard Orchid' in the Painswick forest and at Timber Top, the 'Holly Grevillea (var. angustiloba) found at Bealiba, the Dainty Phebalium in the Green Valley Ranges, the Crimson Sun-orchid at tarnagulla, the Leafy Templetonia in the Bealiba district and the double-flowered form of the 'Fairy wax-flower' found at Waanyarra.

The accompanying maps illustrate areas of high and medium habitat significance. The conservation of natural features within the Shire ought to begin with these already identified significant areas. The Shire has already recognised this in its Proposed Planning Scheme Amendment (clause 15).

State

1. Amongst Ministries of the Victorian government, Conservation, Forests and Lands and the Ministry of Planning and Environment both have interests in the character of the historic environment within the Shire. Officials of the Department of Conservation, Forests and Lands indicated that they have no plans for the Shire which are likely to impinge on heritage matters. The Central Goldfields Restoration Fund, administered through the Heritage Branch of the Ministry of Planning and Environment is a means for encouraging preservation and restoration of the building stock of the region. The fund supports restoration projects through loans or grants to property owners for approved work on buildings which contribute to the historical character of the environment.

2. At the same time the Tourism Development Division of the Victorian Tourism Commission has published a 'Goldfields Development Program' which indicates the importance to tourism of the buildings and landscapes of the goldfields areas.

While much of the emphasis of the Program is on areas outside the Shire of Bet Bet, Moliagul and the site of the "Welcome Stranger" nugget discovery are mentioned as '*Key Gold Era Products*'. The Program's list of '*complementary products*' also lists the flora and fauna at tarnagulla and Bealiba as significant in augmenting tourist interest in the goldfields area as a whole. The Program moreover calls for the promotion of the area as a whole rather than singling out significant items.

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If this aim is put into practice, the central location of the Shire of Bet Bet makes it a key element in any tourism scheme for the district. From the point of view of heritage conservation this means that the remnants of goldfield activity within the

shire become key component in any tourism strategy – components to be presented as a system of linked items.

Conservation of these sites ought to reflect this systematic rather than piecemeal approach to the conservation of landscape items. At the same time the extension of tourism through the Shire may provide a possible re-use for large buildings which have historical interest but no real economic function (the Bendigo Hotel in Dunolly for example). The programme singles out the Welcome Stranger memorial and opportunities for fossicking and metal detecting as crucial in any tourism scheme. The Welcome Stranger discovery is mentioned as an event but it is not given enough attention in existing tourist itineraries. With the C.F. & L. project to restore the Dunolly Court House as an information centre, the Tourism Program recommends excursions for gold fossicking and visits to the Dunolly gold museum and visits to current mining operations as possible extensions for a tourist promotion central to the whole goldfields area and not just for the Shire of Bet Bet. The buildings, landforms and lay-out of farms and towns of the Shire of Bet Bet ought to be seen as parts of any successful tourist promotion. The Program recognises the importance of nineteenth-century hotels but not other buildings within the Shire.

3. The Department of Minerals and Energy and the Ministry for Planning and Environment have issued a joint booklet, Planning guidelines for responsible authorities for exploration and mining activities (1984, reissued 1985) Many of the sites identified in this study lie within areas likely to attract mining ventures. The Planning guidelines suggest that when conservation measures conflict with mining interests, use for mining may be prohibited. The Shire's proposed planning amendment governing mining operations seems to fit within the proposed guidelines.

Summary

Planning controls by the Shire of Bet Bet are implemented on the basis of the Shire's IDO. A proposed amendment will control mining activities, especially where they might impinge on areas of historic importance or on significant areas of natural environment. Principal elements of the broader planning context of conservation include first of all the proposed strategy plan of the Loddon-Campaspe Regional Planning Authority. The findings of the Authority's Habitat Study are also important. The Ministry for Planning and Environment has commenced a Goldfields Restoration Scheme with National Estates funding. As well the Ministry and the Department of Minerals and Energy has suggested that local planning controls are possible to protect natural and man-made features from destruction by mining operations. Finally, the interest of the Victorian Tourism Commission in promoting tourism in the goldfields suggests a greater emphasis on conservation in the Moliagul area, a linking of sites in a systematic fashion and some attention to the built form of gold field towns. All of these elements of the broader planning context point to the need to protect and interpret the various elements, man-made landscapes, natural features and built forms identified in this study.

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SECTION TWO: PROPOSALS TO ADD NEW CLAUSE TO THE PLANNING CONTROLS OF
THE SHIRE OF BET BET**PROPOSED CONTROLS TO BE INCORPORATED INTO THE LOCAL
PLANNING SCHEME**

As can be seen, only a few of the buildings identified in this study are recommended for inclusion on either the Historic Buildings Register or the Register of the National Estate. The Shire of Bet Bet's Interim Development Order, until replaced by a new planning scheme, will thus become the basis for protecting buildings and for directing any attempts at restoration and conservation. Buildings will need to be listed within the Interim Development Order and then in any Planning Scheme which will replace it. In the first instance controls will have to be exercised through the existing IDO. This will require a new clause (16B). A possible structure for such a clause is set out below.

The principles of such a clause are directed essentially to protecting buildings from deterioration or demolition rather than to promote restoration or recreation of past appearances or landscapes.

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1 AMENDMENT TO IDO: NEW CLAUSE 16B

This refers to areas and to individual buildings which ought to be protected under local planning controls. It follows the shire council's proposed new clause governing mining operations within the shire.

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2 AREAS PROPOSED TO BE INCLUDED IN MAPS:

ARNOLD	AREA OF SPECIAL SIGNIFICANCE (1)
BEALIBA	AREA OF SPECIAL SIGNIFICANCE (2)
BETLEY TOWNSHIP	AREA OF SPECIAL SIGNIFICANCE (3)
DUNDOLLY TOWNSHIP	AREA OF SPECIAL SIGNIFICANCE (4)
DUNDOLLY-BURNT CREEK VALLEY	AREA OF SPECIAL SIGNIFICANCE (5)
GOLDSBOROUGH	AREA OF SPECIAL SIGNIFICANCE (6)
LLANELLY	AREA OF SPECIAL SIGNIFICANCE (7)
NEWBRIDGE	AREA OF SPECIAL SIGNIFICANCE (8)
MOLIAGUL	AREA OF SPECIAL SIGNIFICANCE (9)
TARNAGULLA TOWNSHIP	AREA OF SPECIAL SIGNIFICANCE (10)
WAANYARRA VALLEY	AREA OF SPECIAL SIGNIFICANCE (11)

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2. GUIDELINES FOR PUTTING THIS AMENDMENT INTO EFFECT ARE LISTED BELOW**(A) Aims of the planning amendment**

(1) The aim of these controls is to prevent demolition or major alteration to buildings and structures which reflect important elements in the history of the shire .

(2) To that end specific areas have been selected as areas of 'special significance'. Within them there are groups of buildings and structures as well as land forms and lay-out of streets and gardens which represent in more concise form the historical themes evident throughout the rest of the Shire.

(3) Beyond these specific areas of 'special significance' there are individual structures within the Shire which have been selected as important to the character of Bet Bet and which require protection.

(4) The purpose of these planning controls is to prevent the reduction of the materials remaining from the history of the shire. This reduction might take the form of demolition, alteration, additions so as to obscure the character of particular buildings; adjacent buildings and material structures which would detract from the present character of areas of special significance; infill which would interfere with views throughout the shire and in specific locations.

(5) These controls refer to the specific historic character of buildings and landforms in the shire. They are to be implemented in conjunction with the Shire's Amendment governing mining activities (CLAUSE 15).

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(B) Principles to be kept in mind in implementing the amendment

(1) The amendment refers to buildings and areas identified through the conservation study. There may be other items which have not been stressed in this study but which will be important to the history of the Shire. If these are located at a later date they ought to be treated in the same light as items already identified.

(2) In the light of this, any application for demolition or alteration or for work in mining or agriculture etc. ought to be considered from the viewpoint of heritage.

(3) Buildings and areas have been selected because they are central to the environmental history of the Shire. This does not mean that unlisted buildings and areas have no historic importance. In viewing building or other applications, the Shire staff ought to be mindful of any implications which these might have for the **OVERALL** character and appearance of the Shire.

(4) In implementing the controls listed below, Shire officers will be mindful of the following points

(a) The intention is to prevent loss of buildings, landforms, vegetation and overall character; the relation of one building to another is as significant, historically, as are individual items.

(b) Buildings and areas have been selected for protection with a mind to two governing principles.

(i) To protect central elements in the heritage of the shire

(ii). To minimise cost and other burdens on local residents and property owners.

5. There will be inevitable occasions in which these intentions will come into conflict. While it is the function of the shire to protect the interests of property holders; the long-term objective of protecting historic character does not necessarily conflict with the short term aims of minimising cost and inefficiency.

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6. In dealing with such conflicts over individual buildings, Shire officers ought to consider the following points.

(1)-The significance of the building or area and its relation to other such structures in the shire

(2)-The loss which would be suffered to the Shire in the event of demolition or alteration.

(3)- Assistance to property owners in maintenance of historic buildings or areas.

(4)- Advice from outside agencies.

(5)- Alternatives to demolition and alteration.

(6)-Costs to property owners of maintenance.

(7)-Sale to new owners in the event of excessive burdens on present owners of historic properties.

(8)-Reference to an Advisory Committee constituted to oversee the survival of historic properties in the shire.

Conclusion

These are the general considerations which ought to be brought to bear on any case in which buildings listed in this study are threatened by demolition or alteration.

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PLANNING SCHEME AMENDMENT TO PROTECT HISTORIC AREAS AND SITES

3. THE AMENDMENT PROPOSES TO INCLUDE REFERENCE TO THE CONSERVATION STUDY, MPE HERITAGE BRANCH, THE HERITAGE ADVISOR TO THE SHIRE AND A SHIRE OF BET BET HISTORICAL AREAS ADVISORY COMMITTEE. [SEE CLAUSE 15B.7(2)(d)(e)(f), 15B.8(3)(d)(e)(f)].

[Historical Areas Advisory Committee:- the consultants consider that the imposition of planning controls will not in themselves be effective, without some referral body constituted locally. We therefore propose that on the completion of this study, the Shire Council takes steps to create an Historic Areas Advisory Committee. As a starting point the present Steering Committee for the conservation study could be constituted as an Historic Areas Advisory Committee. Membership of this body could be expanded to take in representatives from areas designated as Areas of Special Significance; a professional advisor on heritage matters (employed on a part-time basis) and representatives of owners of individual properties listed as worthy of statutory protection. This new body would have the role of advising of changes to controls and of suggesting sites and areas which might be added to those already listed in this study. Its other tasks would be as a referral body for applications to demolish or alter buildings and changes within areas of special significance.

SPECIAL CONTROL AREAS

15B PROTECTION OF BUILDINGS OBJECTS AND SITES OF HISTORIC, ARCHITECTURAL, NATURAL OR SCIENTIFIC INTEREST AND VALUE

- 16B.1 General - requires compliance with provisions
- 16B.2 Council to have regard to Conservation Objectives
- 16B.3 Objectives
- 16B.4 Areas of Special Significance (specified)
- 16B.5 Areas of Natural Importance (specified)

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- 16B.6 Buildings and Sites (specified)
- 16B.7 Areas of Special Significance - controls
- 16B.8 Individual Buildings listed for inclusion on Historic Buildings Register, Register of Government Buildings or Register of the National Estate .
- 16B.9 Other listed Buildings or Building Groups
- 16B.10 Areas of Natural Importance
- 16B.11 Permit Conditions
- 16B.12 Multiple Applications of Provisions
- 16B.13 Buildings on the Historic Buildings Register or Government Buildings Register

SPECIAL CONTROL AREAS

16B PROTECTION OF BUILDINGS OBJECTS AND SITES OF
HISTORIC ARCHITECTURAL NATURAL OR SCIENTIFIC INTEREST AND VALUE

16B.1 General

Notwithstanding anything to the contrary in this Order all use and development of land containing buildings objects or sites of historic, architectural, natural or scientific interest as identified on Special Control Areas Maps shall comply with the provisions of this clause.

16B.2 Council to have regard to Conservation objectives

In considering any application for any clearing, new development, alteration, addition, decoration, demolition or other change to any natural area, site, building or works subject to this Clause the Council shall have regard to the Conservation objectives specified in sub-clause 15B.3

16B.3 Objectives

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The objectives of the conservation controls are the protection and enhancement of all areas, buildings, objects and sites of historic, architectural, natural or scientific significance, and in particular safeguarding areas identified as having special significance in the shire.

(a) the conservation and enhancement of areas of architectural or historic character and the need for development which is in harmony with the existing character and appearance of the area.

(b) the conservation, enhancement and restoration of identified buildings and building groups which are recognised as being of historic or architectural significance for the Shire of Bet Bet and its townships

(c) ensuring that external alterations to identified buildings are sympathetic to the style and appearance of the building and to abutting buildings in an identified group

(d) ensuring that new development does not detract from the appearance of adjacent buildings recommended for inclusion on the Historic Buildings Register or the Register of Government Buildings, or from building groups, or from an area of special significance

(e) encouraging architectural diversity outside areas of special significance while maintaining the overall scale and character of the centres

(f) recognising the range of importance of individual buildings and groups of buildings, as reflected in recommendations for the Historic Buildings Register, the register of Government Buildings and the Register of the National Estate.

(g) ensuring the protection and enhancement of areas of natural bushland particularly along main roads and in areas of scenic beauty or conservation significance

16B.4 Areas of Special Significance

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Land located within the areas indicated on accompanying maps, the Conservation Map of Areas of Special Significance, is hereby specified as being an area of Special Significance.

16B.5 Areas of National Significance

Land located within the areas indicated on Map relating to Clause 15 the Conservation Study Maps of Areas and Sites of National Beauty, interest of importance are hereby specified as being of national beauty or importance

16B.6 Buildings and Sites

Buildings and sites identified on the Conservation Study's Maps of Buildings and Sites of Historical and Architectural interest and listed in Schedule 1 are hereby specified as being of historical, architectural or scientific interest.

16B.7 Areas of Special Significance

Within the Areas of Special Significance

- (1) Except with the consent of the Responsible Authority no new building or works and no alteration demolition or addition to any existing building or works shall be carried out.
- (2) In considering any application for consent on land within an Area of Special Significance the Responsible Authority shall have regard to the matters set out in Clause 6.2 and
 - (a) the effect of the proposal on the historic character, appearance and integrity of buildings or objects on the site and buildings and objects on nearby sites;
 - (b) the need to preserve and enhance the character and amenity of the area and its streetscapes;
 - (c) the need for new buildings not to detract from the character and amenity of an area by reason of their height, setback, scale, level of detail, materials, colour and overall design; the proposed use or development and possibility of non-conforming use to enhance heritage value of area.

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- (d) the recommendations of the Shire of Bet Bet Conservation Study; and notice to shire council and Heritage Areas Advisory Committee.
- (e) the comments of the Bet Bet Historic Areas Advisory Committee; and,
- (f) the comments of the Ministry for Planning and Environment Heritage Branch and Heritage Advisor to the Shire of Bet Bet.

16B.8

Buildings recommended for the Register of Government Buildings and Buildings recommended for the Historic Buildings register and the Register of the National Estate

- (1) Except as elsewhere provided in this sub-clause none of these buildings or groups of buildings shall be demolished.
- (2) Except with the consent of the Responsible Authority none of these buildings shall be externally altered, defaced, sand blasted, painted, re-painted or decorated in any respect whatsoever.
- (3) In considering any application to externally alter, deface, sand blast, paint, re-paint or decorate such buildings, the Responsible Authority shall in addition to the matters set out in Clause 6.2 have regard to:
 - (a) the effect of the proposal on the external appearance of the building and whether it involves alterations to any elements or features of the building indicated as being in original or representative condition in the Shire of Bet Bet Conservation Study;
 - (b) the architectural or historic significance of the building and its contribution to a building group or the character of a larger site identified in Schedule 1
 - (c) the need to preserve and enhance the architectural and historic character of each building recommended for the Historic Buildings Register, the Register of

BET BET CONSERVATION STUDY: VOLUME TWO

Government Buildings and the Register of the National Estate;

- (d) the Shire of Bet Bet Conservation Study;
 - (e) the comments of the Bet Bet Historic Areas Advisory Committee; and,
 - (f) the comments of the Ministry for Planning and Environment Heritage Branch and the Heritage Advisor to the Shire of Bet Bet.
 - (g) the status of buildings and sites in relation to the Register of Historic Buildings and the Register of Government Buildings for the State of Victoria.
- (4) In applying for new work and buildings, the applicant must demonstrate to the responsible authority that any new work will be carried out only after having regard to elevation siting, materials and general appearance of adjacent properties in preparing the application.
- (5) The Responsible Authority may permit the demolition of buildings recommended for addition to the Register of the National Estate only where it is satisfied that any or more of the following apply:
- (a) the building is structurally unsound and repair is impossible;
 - (b) demolition is necessary to comply with other Authority requirements.
 - (c) the effect of the proposal on the character of areas of special significance or on adjacent buildings or groups of buildings.
 - (d) having in mind that these buildings have been identified as having central importance to the Shire, the effect of the proposal on the cultural and historic significance of the building to the shire and the likely loss of cultural heritage resulting from Demolition or

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Alteration.

- (e) the Shire of Bet Bet Conservation Study and the reasons for recommending buildings for addition to the Register of the National Estate.

16B.9 Other Buildings identified in the study but not recommended for addition to the Register of the National Estate and Building Groups

- (1) Except with the consent of the Responsible Authority no such building shall be demolished, externally altered, defaced, sand blasted, painted, re-painted or decorated in any respect whatsoever.
- (2) In considering any application under Clause 15B.9(1) the Responsible Authority shall in addition to the matters set out in Clause 6.2 have regard to:
 - (a) the effect of the proposal on the external appearance of the building and the external appearance of adjacent buildings;
 - (b) where the building is part of an identified building group, the effect of the proposal on the integrity of the group including the architectural and historic significance of the group;
 - (c) the contribution of the building to the character and appearance of the area within which it is located;
 - (d) the effect of the proposal on the particular historic architectural or cultural significance of the building and its contribution to the heritage value of the Shire of Bet Bet;
 - (e) the Shire of Bet Bet Conservation Study.

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16B.10 Areas of Natural Importance

Within the Areas of Natural Significance shown on accompanying maps, the following conditions will apply

- (1) Except with the consent of the Responsible Authority no native vegetation shall be lopped topped ringbarked or cleared and no alteration to the natural surface of the ground shall be carried out.
- (2) Except with the consent of the Responsible Authority no building or works shall be carried out and no alteration or addition to any existing building or works shall be carried out.
- (3) In considering any application for consent on land within the Area of Natural Significance the Responsible Authority shall in addition to the matters set out in Clause 6.2 have regard to the following:
 - (a) the effect of the proposal on the landscape adjacent to or visible from any Scenic/Tourist Road specified on maps and referred to in Planning Amendment 4.4.
 - (b) the effect of the proposal on adjacent land particularly where no development or clearing of bushland has previously occurred;
 - (c) the sensitivity of the site to alteration to its vegetation or topography and the impact of the proposal on the site and its flora and fauna;

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16B.11 Permit Conditions

In considering an application for a permit pursuant to this Ordinance, the Council may include conditions in any permit relating to:

- (a) the erection of any new building specifying the materials, siting, dimensions, roof pitch or design requirements to be used, or in the case of the alteration of any existing building, specifying the materials, colours and finishes to be used on the exterior of the building including the verandahs,
- (b) the alteration to the vegetation or topography of any site specifying the extent of works permitted and any requirements relating to replanting reinstatement stockpiling of soil and landscaping of the site.

16B.12 Multiple Application of Provisions

Where a building is identified individually and as part of a group or area of special significance, for the purpose of this Clause, it shall be considered subject to the strictest of the provisions applicable.

16B.13 Buildings on the Historic Buildings Register or Government Building Register

A copy of every application received by the Council to demolish alter or redevelop a building listed on the Historic Building Register or the Government Buildings Register shall be referred to the Historic Buildings Council for report, and in making its determination in respect of every such application, the Council shall take into consideration the report and /or decisions of the Historic Buildings Council.

SUMMARY

These possible changes to the existing IDO are designed to protect buildings and sites identified in the course of this study. The controls are to be implemented with reference to an Historic Areas Advisory Committee and a Heritage Adviser. For buildings on the Historic Buildings Register or the Register of Government Buildings, the Shire officers will make reference to the Heritage Unit of the Ministry for Planning and the Environment. Other buildings and groups of buildings become the responsibility of the Shire.

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The intention of these controls is to prevent any alteration which might reduce their historical or architectural importance. The controls are also designed to ensure that the special character of groups of buildings or areas is not reduced by alteration. In both cases, of areas and individual buildings, the controls are specifically designed to prevent demolition in as many cases as possible. Beyond these specific controls, the changes in the IDO suggested here seek to involve the broader community of Bet bet residents in taking responsibility for the heritage of the Shire through an Advisory Committee. Reports on buildings, strategies for planning directions in the Shire etc. will also be referred to this Committee. It is to be stressed that this is an Advisory Committee. However it ought to be able to advise Council and the Shire's officers with confidence that advice will be taken into full account in making decisions.

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GUIDELINES FOR ARCHITECTURAL INFILL OR ENHANCEMENT

For an area with so few people, the Shire includes a large number of structures with historical significance. There are also many landscape forms of historic importance, especially the remnants of mining. These pose special problems for conservation.

As regards the mining remnants and other landform items indicated as worthy of protection, the most appropriate policy appears to be preservation rather than any attempt at enhancement. It is clearly impossible to recreate any complete sense of the mining fields of the nineteenth century by enhancement of existing relics. Enhancement or restoration would overwhelm the qualities of the existing landscape items, especially those where most of the surrounding buildings have disappeared. For these items the most appropriate course to follow is to prevent destruction by new mining operations and to make sure that the remains of material structures i.e. battery footings, walls of boiler rooms etc. survive as they are now rather than trying to restore them to some imagined original state.

For urban structures and farm buildings, similar problems are presented. It may well be appropriate in the major public buildings of the Shire to follow some policy of restoration. Yet for many of the smaller buildings, preservation seems a more appropriate course. There is for many of these buildings no clear 'original' state to which the building can be restored anyway. And again any attempt at restoration would inevitable become recreation, since so much has disappeared from townscapes over the last one hundred years.

Residents will always want to carry out alteration to buildings listed in this study. Shire officers will need guidelines in dealing with such applications. The response to such demands ought to take into account the following considerations:

1. The extent to which alterations will be visible from the street or from important vantage points within towns.
2. The extent of change in the form of the building as a whole; i.e. does the alteration change the roof line or floor plan of the building?

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3. The extent to which alteration will require removal of original features from the building;- of special importance here are items such as doors, windows etc.

4. The extent to which alterations will introduce new materials into structures. Timber cladding for external walls and verandahs and iron as a roofing material are to be preferred.

5. The impact of alterations on surrounding vegetation which may have natural or historic importance.

6. The extent to which alterations on the site of identified buildings but not part of the building itself will reduce its historical importance.

SUMMARY

In general alterations to existing buildings and construction of new buildings within conservation areas ought to conform to the general character of surrounding buildings without attempting to recreate their appearance completely. Consistency in external materials, in scale, and in form all ought to be looked at in assessing applications for alteration or for new buildings. However within designated conservation zones, more serious consideration will need to be given to design principles.

MINING SITES

As regards landforms, especially mining sites, other factors will need to be considered.

Many of these mines and mine-workings have already been altered. No mine site within the Shire looks as it did during peak operation. The remains of mining within Bet Bet are largely filled shafts, although in some areas these are still open, tailing heaps of materials taken out of alluvial and deep lead shafts; footings of boilers or crushers, usually brick; dams from dredging or other operations and occasional building remnants such as the bluestone arch at the North Duke mine, cyanide vats at the Duke Extended and iron materials from the crushing battery near Growlers reef at Tarnagulla. It is impossible from these minor remnants to recreate a nineteenth-century mining field.

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The significance of these items is first of all in their impact on the landscape. The larger heaps are visible from some distance, especially in the southern parts of the Shire and are important markers of mining activity and reminders of the role which mining played in the local economy. The few areas of unfilled shafts come closer to a direct reflection of a nineteenth-century mining field but they no longer have all the technology of mining around them. The remnants of buildings, especially the footings of crushers or boilers are only small parts of the massive structures necessary for carrying out quartz reef mining.

The real importance of these elements lies in their marginality to the process of mining. Central to the economic and social role of mining in the Shire has been its precariousness. Rushes sprang up overnight and then disappeared just as quickly. Whole towns appeared and then suddenly vanished. Deep-lead mines returned massive profits for less than a decade and then were let on tribute and machinery was moved to another part of the Shire or to another town in Victoria. The temporary and insecure fortune of mining is perhaps best expressed through the few minor remnants of giant mining ventures which are left behind in the Shire. Heritage management ought to endeavour to protect the arrangement of the few remaining items. It ought to be governed by the following principles.

1. Maintenance of the landscape impact of mining dumps.
2. Protection and where necessary stabilisation of the remnants of the buildings associated with mining.
3. Protection of forest and watercourses surrounding these mining areas and linking one site to the next. Since so little of mining activity in the Shire is registered in material remains, the few surviving artefacts need to be protected by providing wide boundaries around sites and by allowing for links to be drawn between individual small items remaining on once large but largely destroyed mining fields.
4. None of these guidelines ought to preclude reworking of mine sites; however any application to rework mining sites ought to be considered in relation to the landscape impact of existing mine areas, the extent of building remnants on the site and the need for protection of natural areas surrounding mine sites and linking individual items together.

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RURAL BUILDINGS

Rural buildings listed in this study pose different problems to those in urban areas. Most of the buildings are still parts of working farms. Those that are not are often deserted. The following principles ought to be considered in dealing with these buildings.

1. Stabilise and protect farm complexes which are deserted and no longer used for residence or for farming activities.
2. Allow alterations to buildings in use but encourage consistency of materials and form.
3. Encourage maintenance of garden lay-out.

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SPECIFIC CONSIDERATIONS

Each of the proposed conservation zones or areas of special significance within the Shire pose special problems for conservation. The following guidelines refer to specific areas

1. DUNOLLY

The area recommended for zone controls includes the major public buildings of the town grouped around Market Square and the commercial shopping strip along Broadway. The following principle ought to apply

a. Market Square

Most of the original lay-out of the gardens has disappeared although some of the imported trees on the Western boundary date back to the early twentieth century and the memorial to the creation of the Dunolly municipality is still in the centre of the gardens. Work on the gardens ought to be guided by the following principles.

1. Prevent further alienation of garden area for sporting facilities.
2. Screen existing sporting and other uses (i.e. Senior Citizen's Club) with plantings consistent with nineteenth-century remnants.
3. Emphasise the East-West axis which has the Municipal Memorial as its centrepiece and introduce nineteenth-century plantings to this central area of the gardens.

MARKET SQUARE / GORDON GARDENS

The Gardens are at the centre of some of the principle public buildings in the town. As well they link the old government centre to the East of the square with the rear of the commercial precinct. The rear of one of the most interesting buildings in the Shire can be seen from the Market Square. Infill around this square will be central to the future character of the town. Principles governing the periphery of the Square are as follows:

1. Leave unpaved pathways and road surfaced unpaved. Surface with gravel where necessary.
2. Prevent buildings intruding between the Square and the listed buildings which face across the surrounding streets.

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3. Keep remnants of stone kerbing and extend where possible.
4. The dominant building material of the churches and the public buildings in this area is the local red brick. This ought to be maintained as much as possible and painting ought not be permitted over unpainted brickwork.
5. Any plantings in areas facing the Market Square ought to be consistent with the plantings to be encouraged in the Square itself.
6. Fencing which faces the square ought to be returned to original form – the most appropriate general design being simple wooden pickets.
7. The rears of significant buildings extend from Broadway through to Barkly St. These are visible from Market Square. The rears of these buildings are important to the character of the town and so ought to be considered as a part of any planning for conservation. The prohibition of buildings at the rear of these properties ought to be considered.
8. In Broadway itself, any infill building ought to be kept to the existing building line and conform in facade to the general properties of adjoining buildings.
9. The principle characteristic of the streetscape are the post-supported verandahs. These wood and iron structures ought to be protected and consideration given to extending these building forms in any addition to the street.

It cannot be emphasised enough that no part of Dunolly town has remained untouched over the last one hundred years. Elements of a gold town still dominate the townscape and these dominant elements require protection from alteration, deterioration or demolition. At the same time to embark on any ambitious scheme to recreate a gold town or a nineteenth century village would ruin the charm of the town. Rather restoration ought to be piecemeal. Emphasis on protection rather than enhancement ought to be central. Any changes ought to reflect the gradual process of alteration which has occurred over the town's history and at the same time reflect the dominance of the gold town structures and lay-out. In this context, minor items like kerbing (or lack of it) plantings and street furniture and signage ought to be protected from 'improvement' or 'beautification'.

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2. BEALIBA

1. Commercial shopping once again is defined by simple post-supported verandahs. These ought to be protected and additions encouraged.

2. Other additions to the principle shopping street ought to conform in scale and building line to the existing streetscape.

3. Within the township, the open area along the creek is important for historical reasons and for its role in creating the character of the town. Buildings and works in the area ought to be examined carefully for any impact they may have on the town itself.

4. A large part of the character of the town derives from the open spaces alongside urban buildings. These are used for small scale farming. Fencing and plantings in these areas ought to be protected. Any developments need to be considered for their impact on the relation of buildings to open space.

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3. TARNAGULLA

The township of Tarnagulla poses special problems from the point of view of conservation. Not only does the town possess some major public buildings, at the same time it includes many open areas of public land and private blocks without buildings. As well the shops along Commercial Road are largely disused.

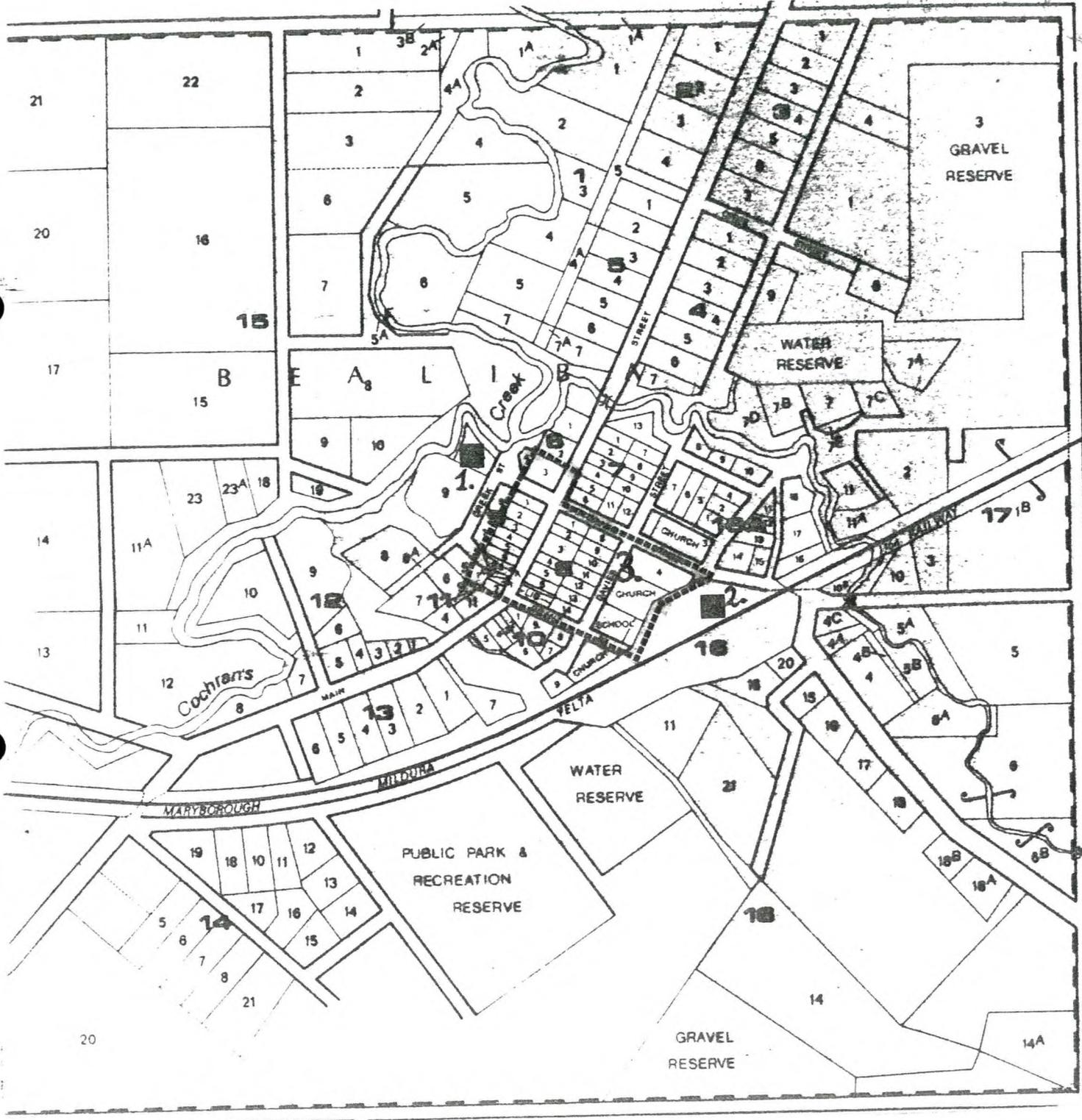
Conservation of the character of the town depends on the following principles:

1. Protection of vegetation within the town, especially street plantings in Commercial Road and native vegetation in religious-civic area (Stanley St, King St).
2. Maintenance of the existing commercial building stock, especially the shops in Commercial Road.
3. Re-use ought to be possible but with protection of the significant elements of the facade - verandahs and form of entrances and windows.
4. The two key axes of the town, Poverty Street and the open area following the original mining lead (gardens to the west of Commercial Rd.) ought to be maintained as dominant forms. The open area of the Sandy Creek diggings ought to be protected and the possibility of extending this through to the dredging dam considered.
5. The Poverty Reef ought to remain the central element in the town and the view across the town from the Wesleyan Chapel ought to be protected. This would require control over the destruction of vegetation, especially the native trees in the township and then controls on buildings in the view corridor extending across from the Chapel to the public buildings such as the School and Catholic Church.
6. The roof lines of new buildings are of crucial importance and ought to conform to the pattern established by shops along Commercial Rd.
7. The open spaces around the Court House and the Catholic , Church of England and Presbyterian Church are valuable parts of the character of the town. These ought to be protected from redevelopment where possible. Any building in this area will need to be carefully considered for its impact on the character of this area. Simple rectilinear form, nineteenth-century roof lines (and a prohibition on flat roofs) and protection of native vegetation on blocks both during and after building must be taken into account.

BET BET CONSERVATION STUDY: VOLUME TWO

4. GOLDSBOROUGH

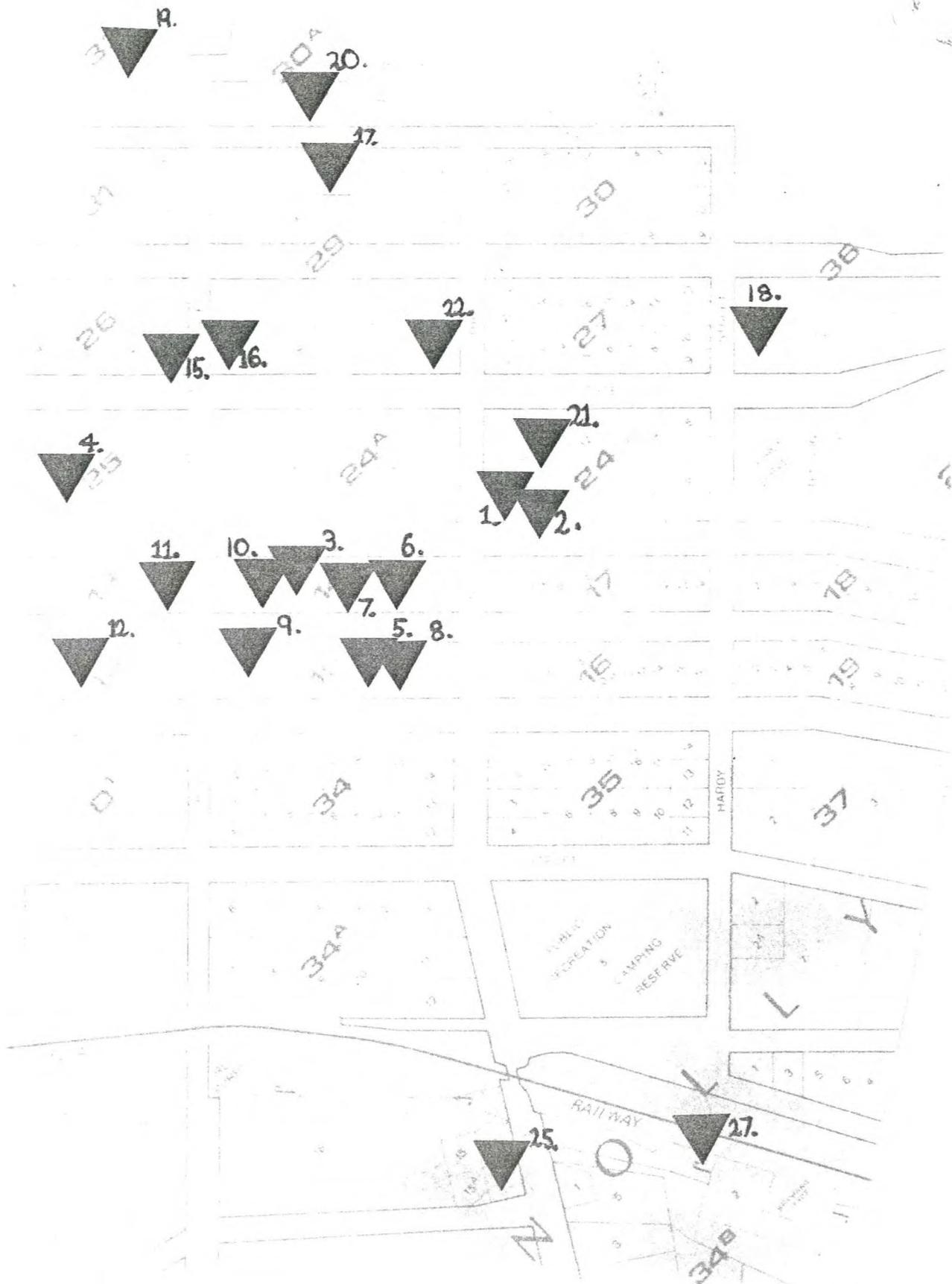
There are few buildings left in the Goldsborough area. Any rebuilding ought not be designed to recreate a lost town, but to extent in a modern manner, some of the characteristics of the few remaining buildings. These ought to reflect the existing form, massing and materials of existing structures. More important is the need to protect the remaining structures, preserve vegetation and landforms, especially mine sites and to retain the street layout. These are essential to the character of what is left of Goldsborough.



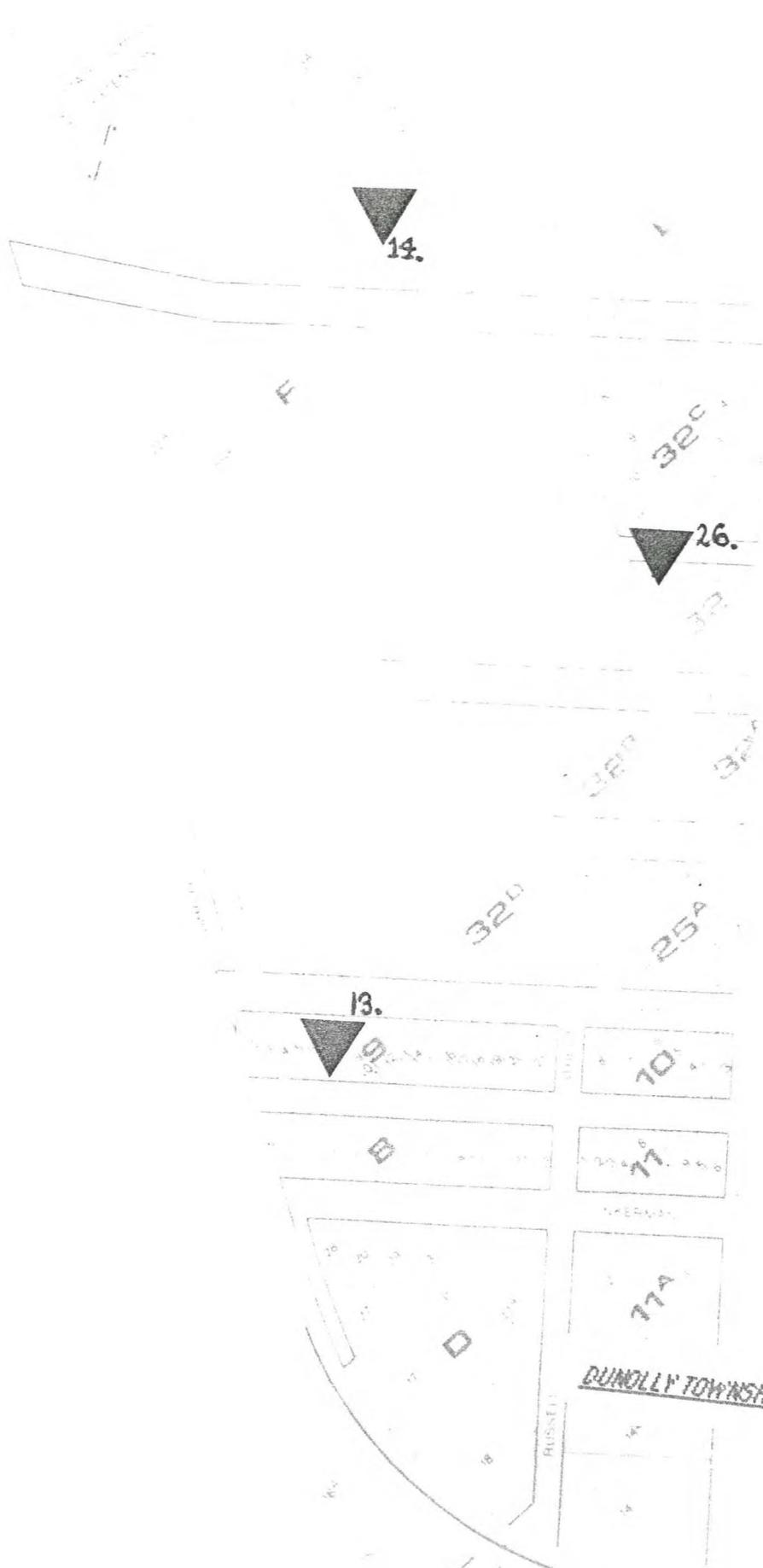
DEALIBA TOWNSHIP SITES



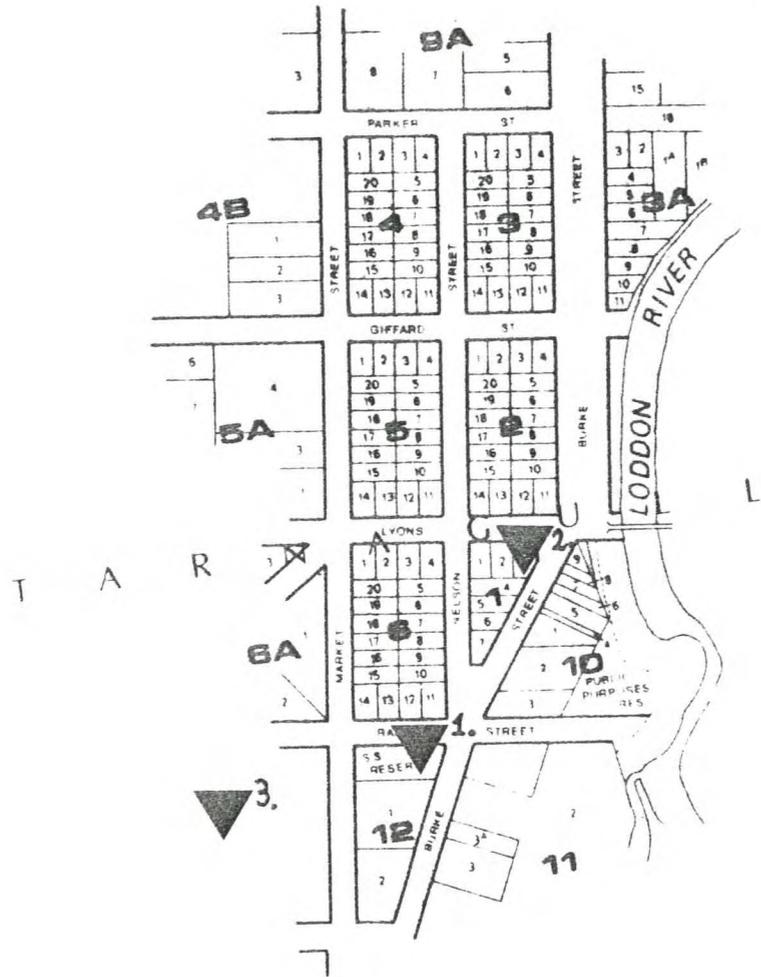
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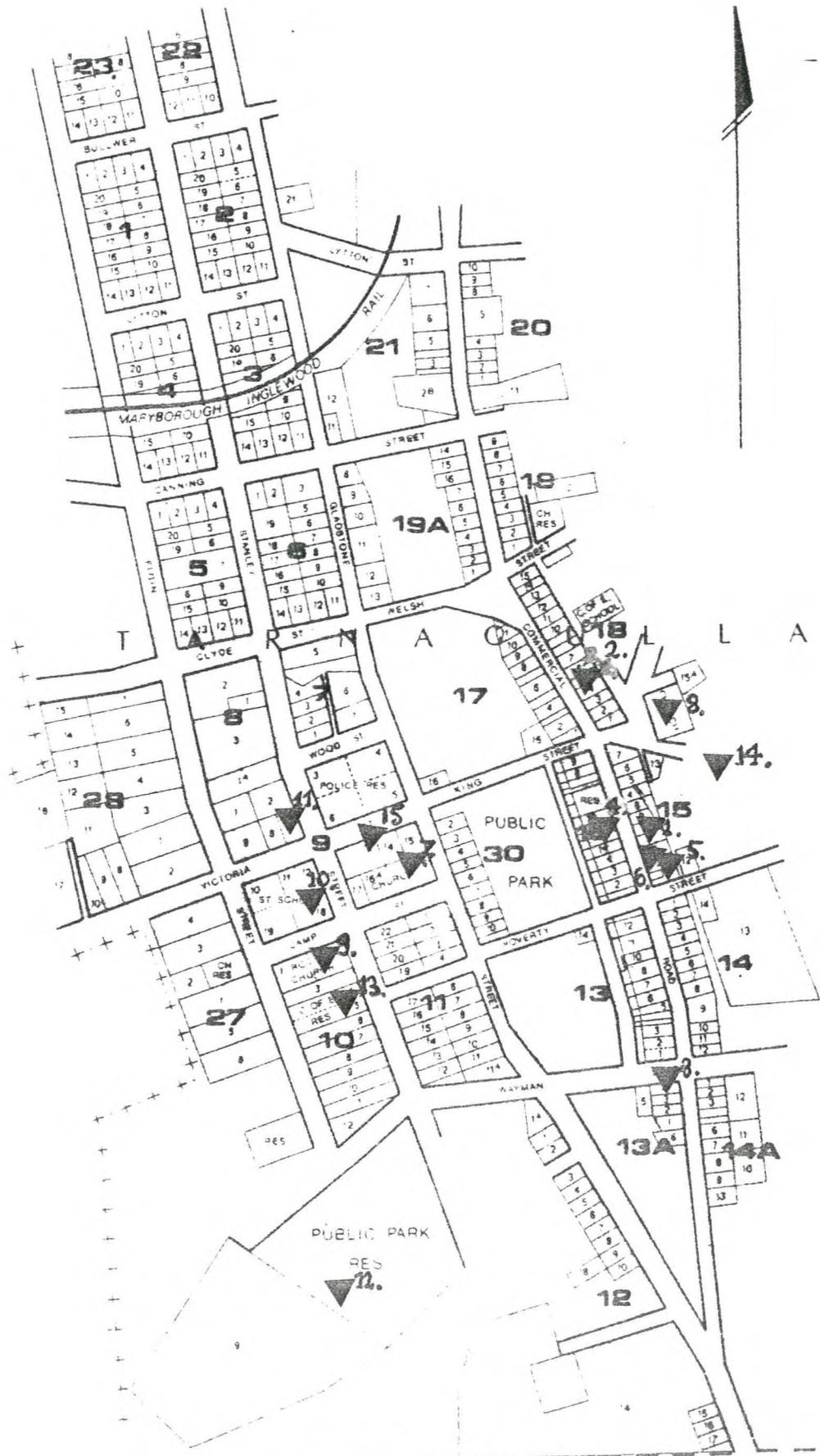
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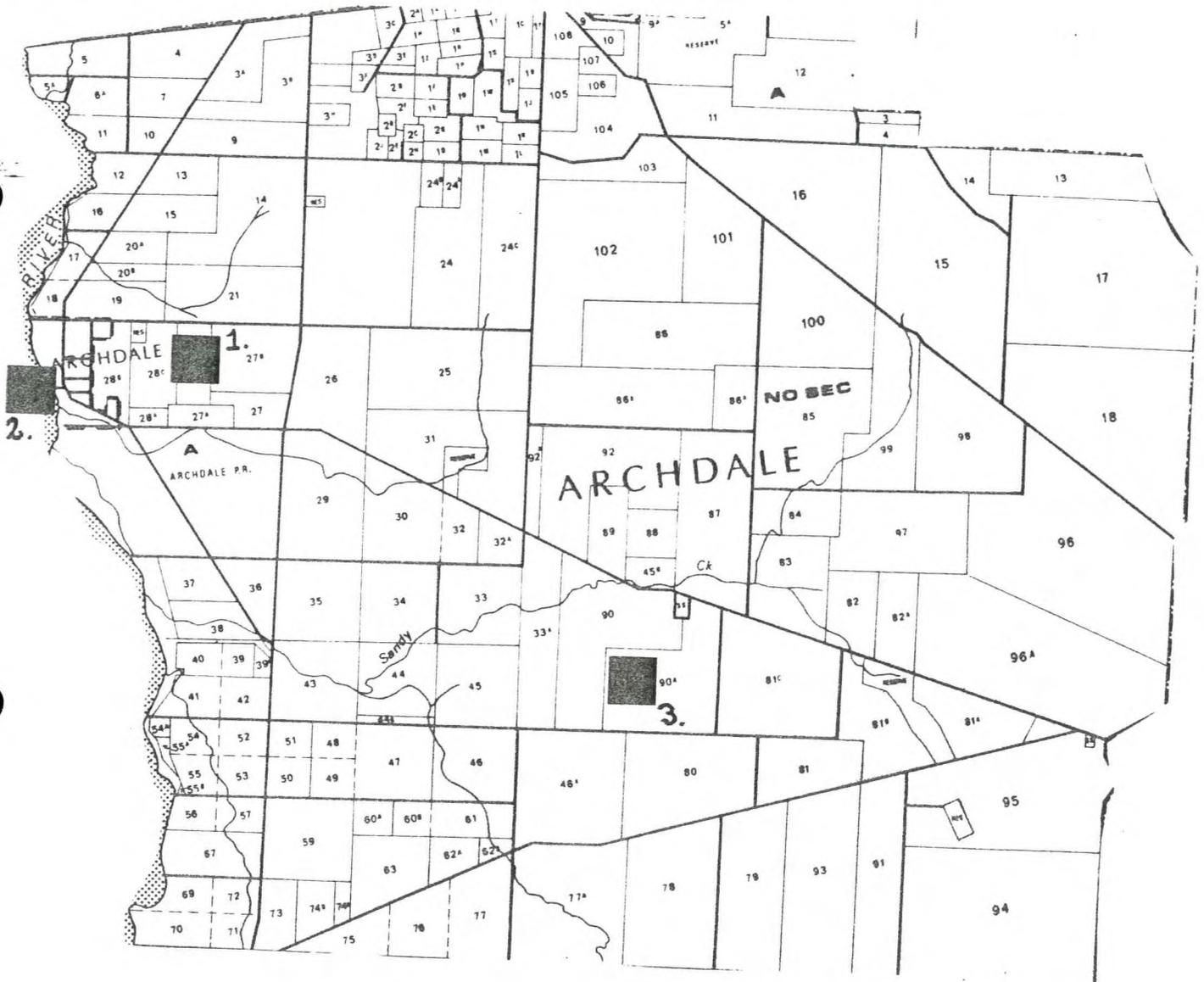


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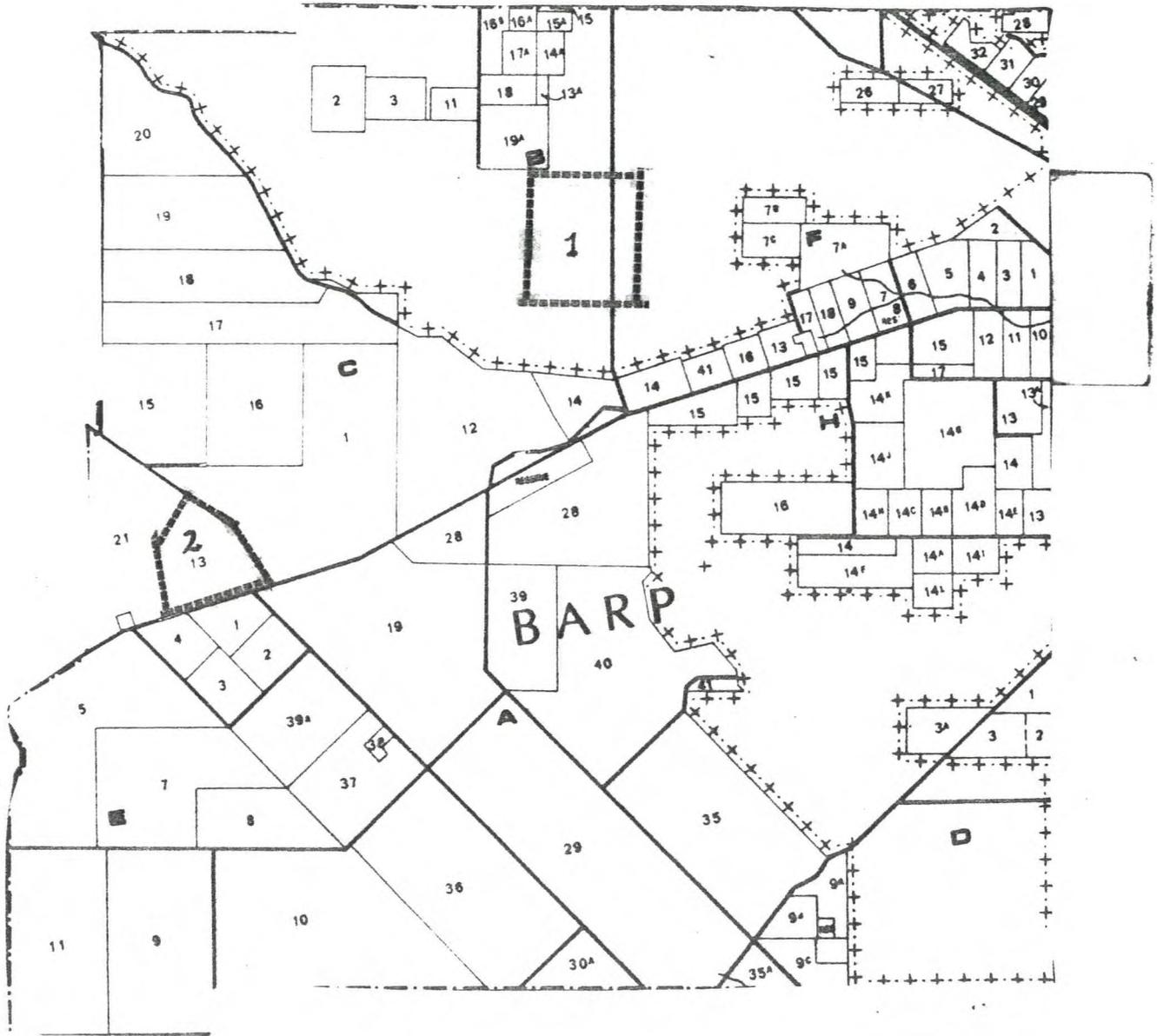
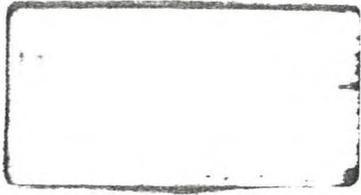


NEWBRIDGE TOWNSHIP SITES

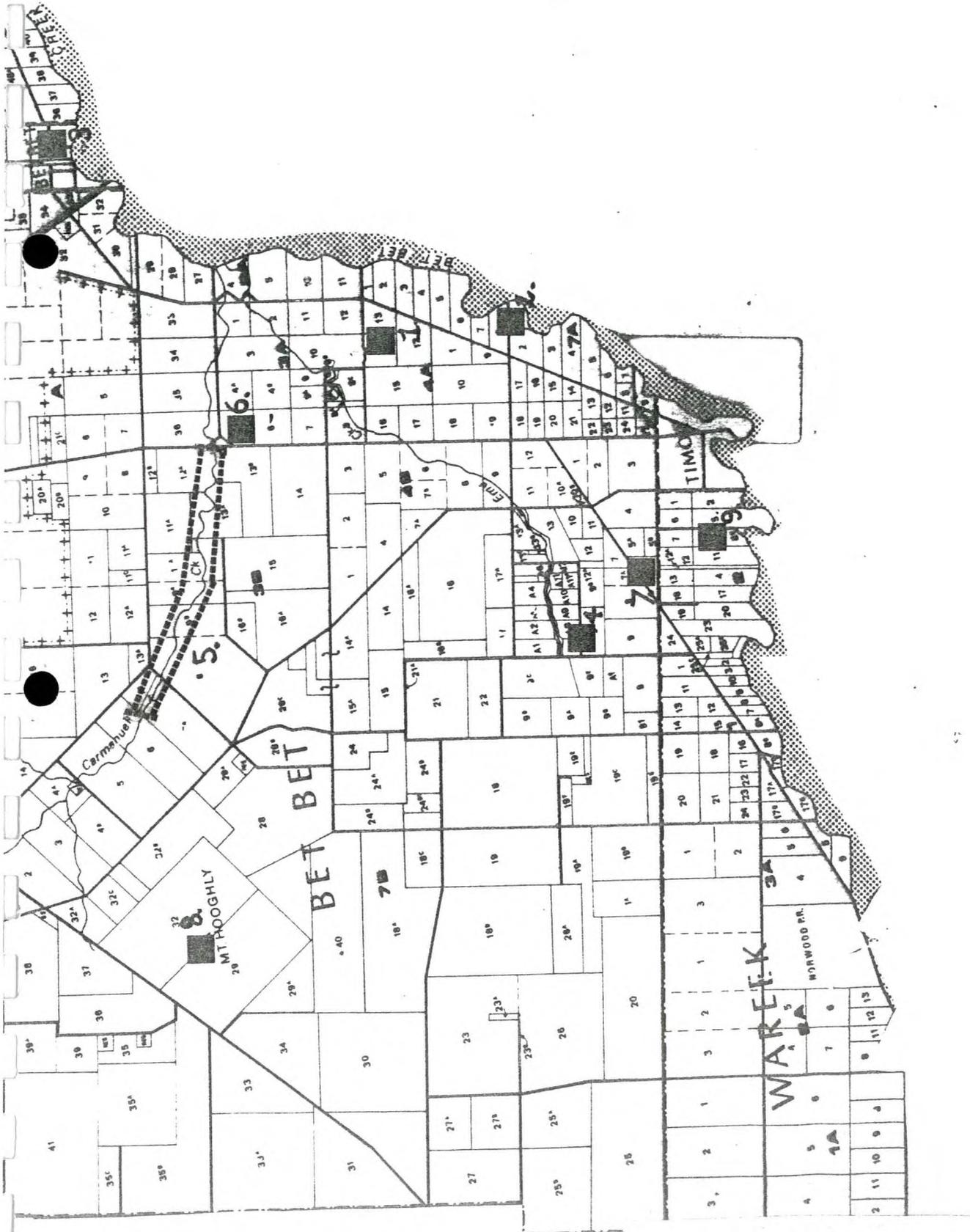




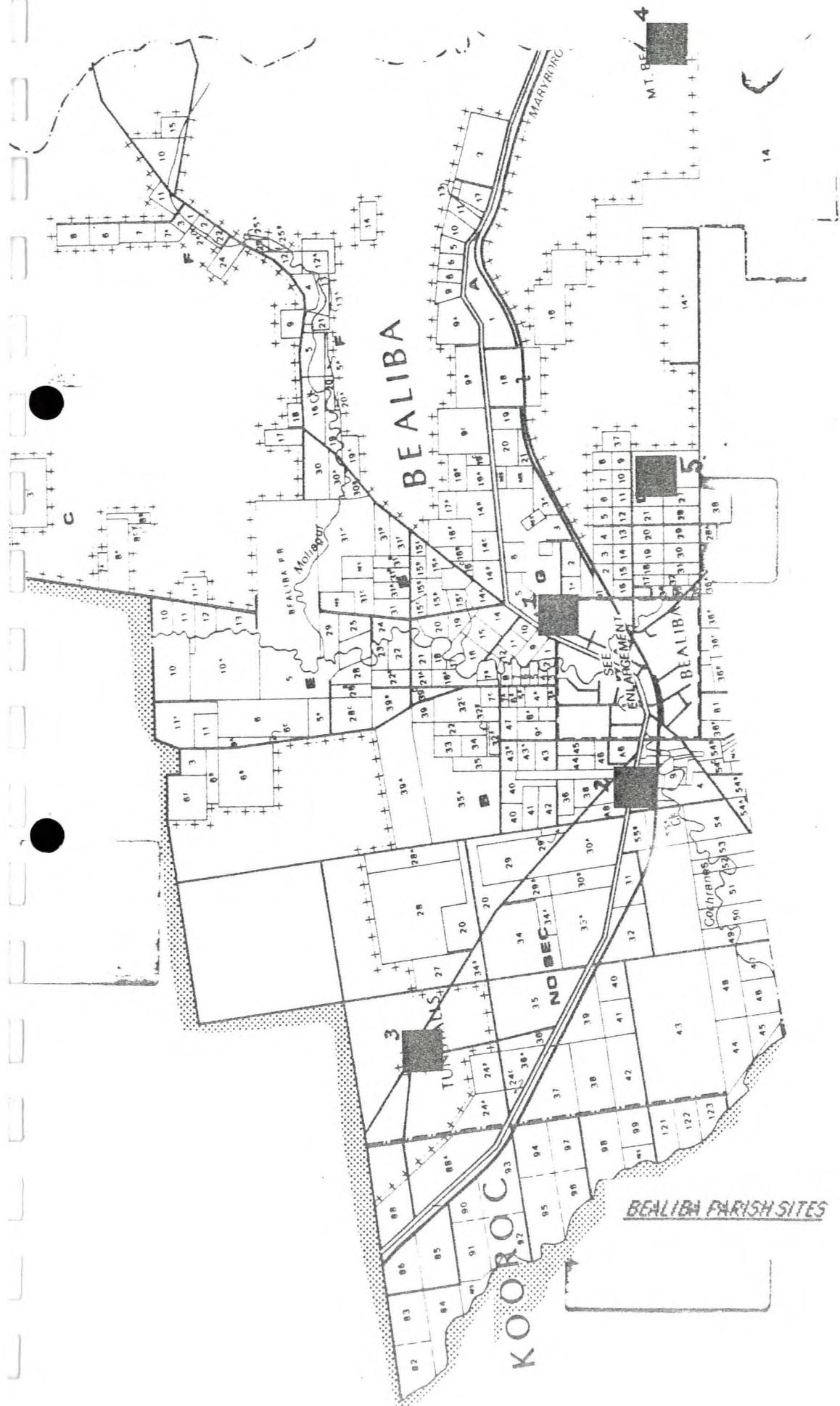
ARCHDALE PARISH SITES



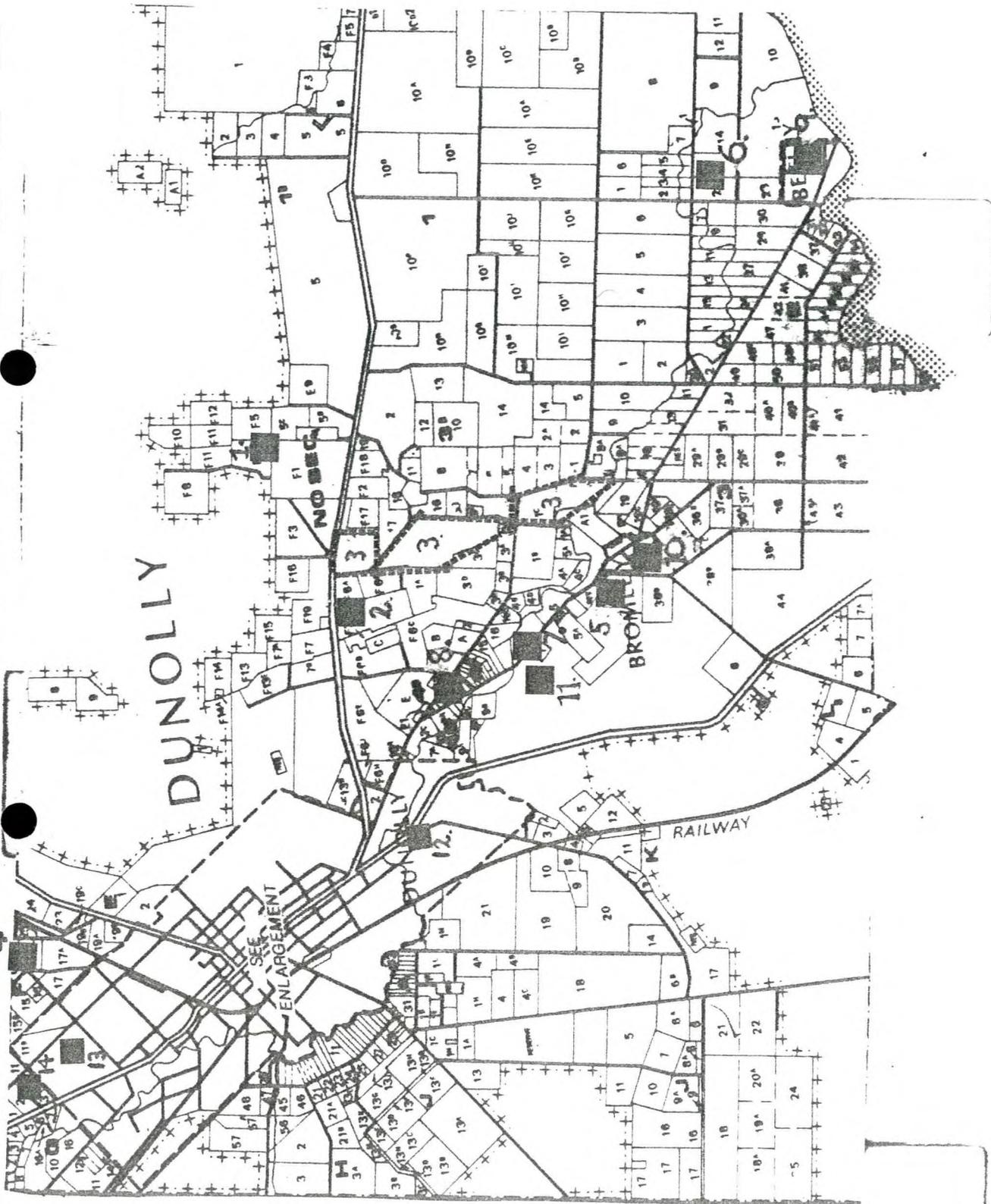
BARP PARISH SITES



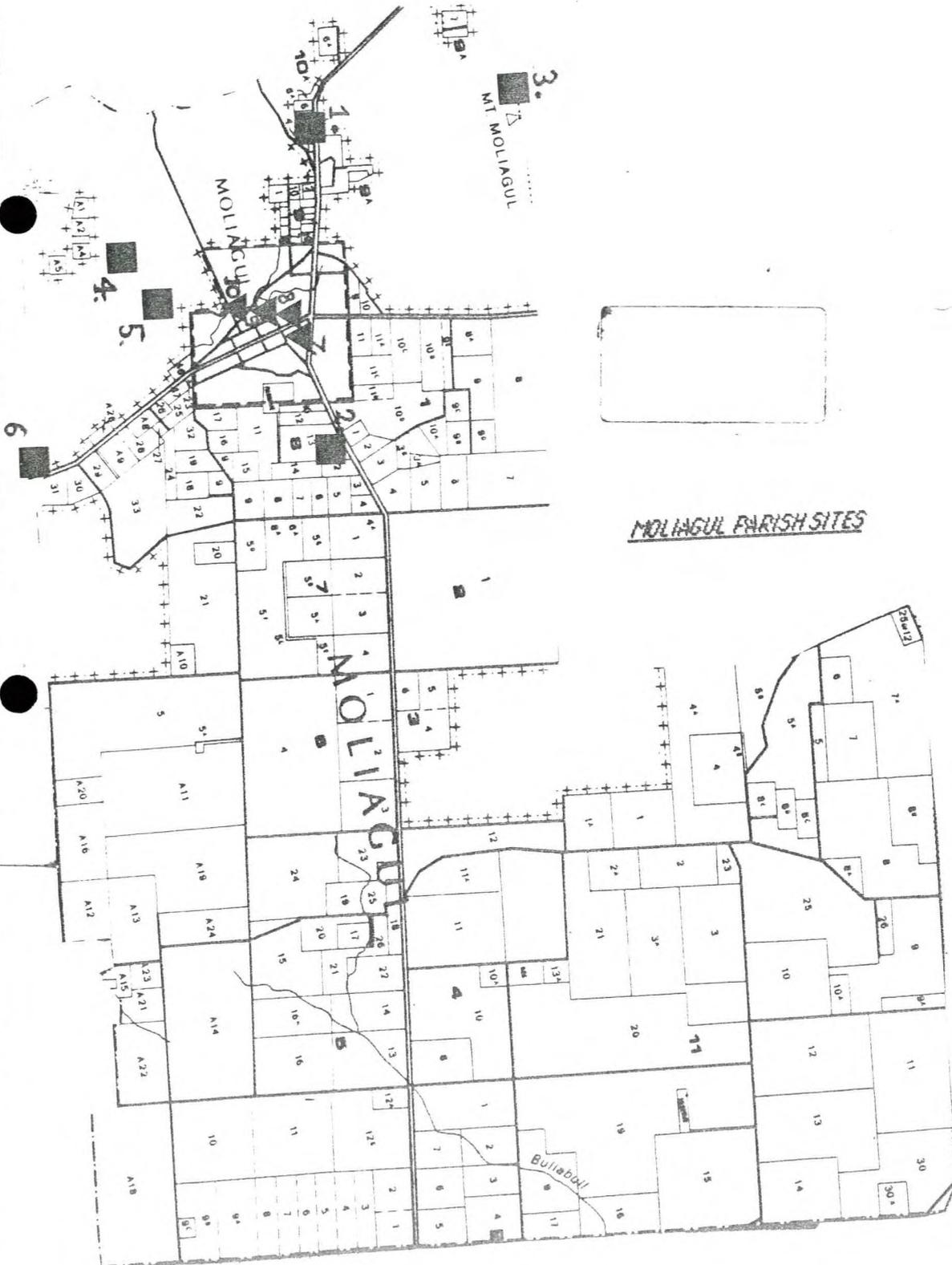
BET BET AND WAREEK PARISH SITES



BEALIBA PARISH SITES

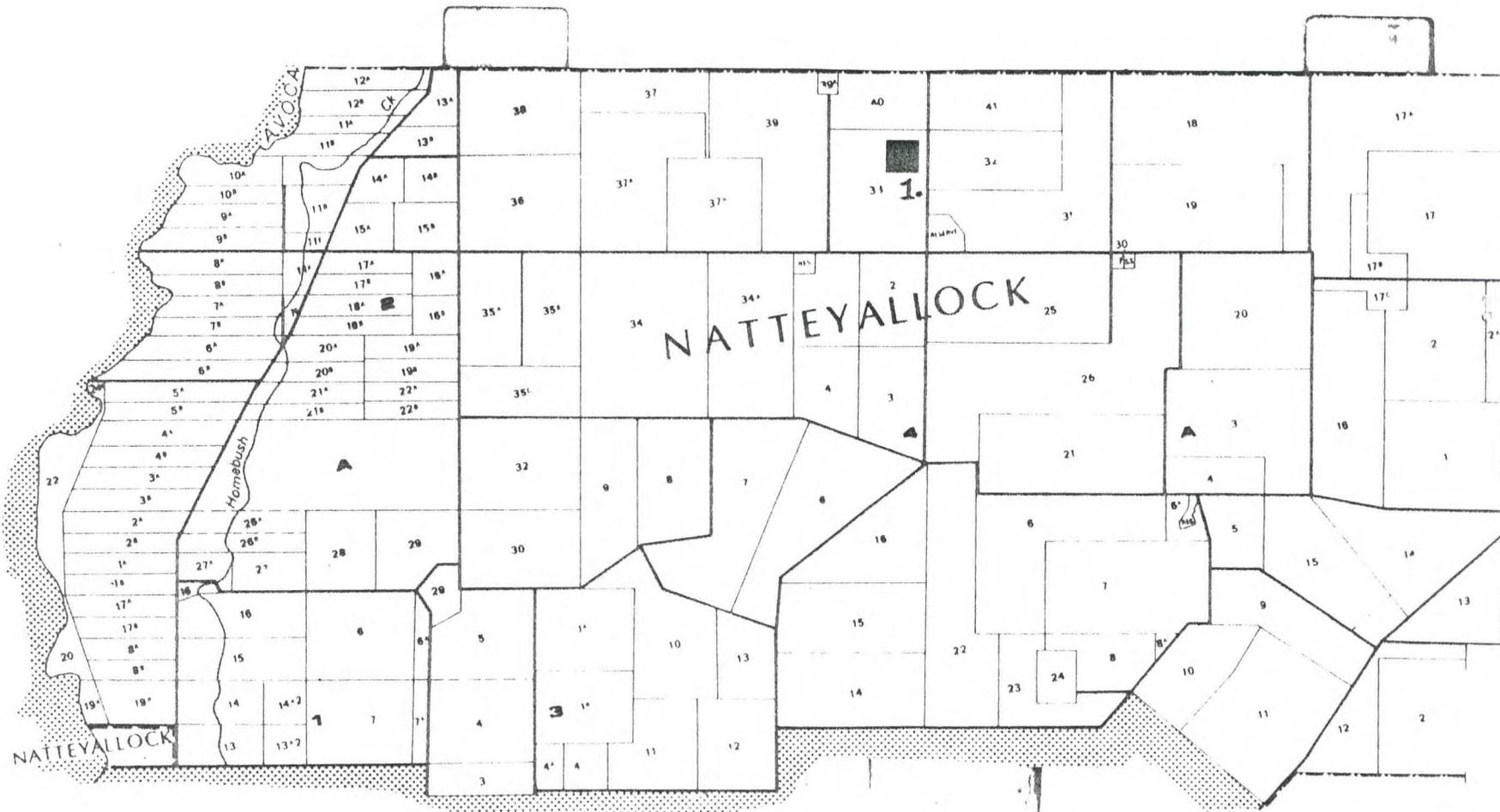


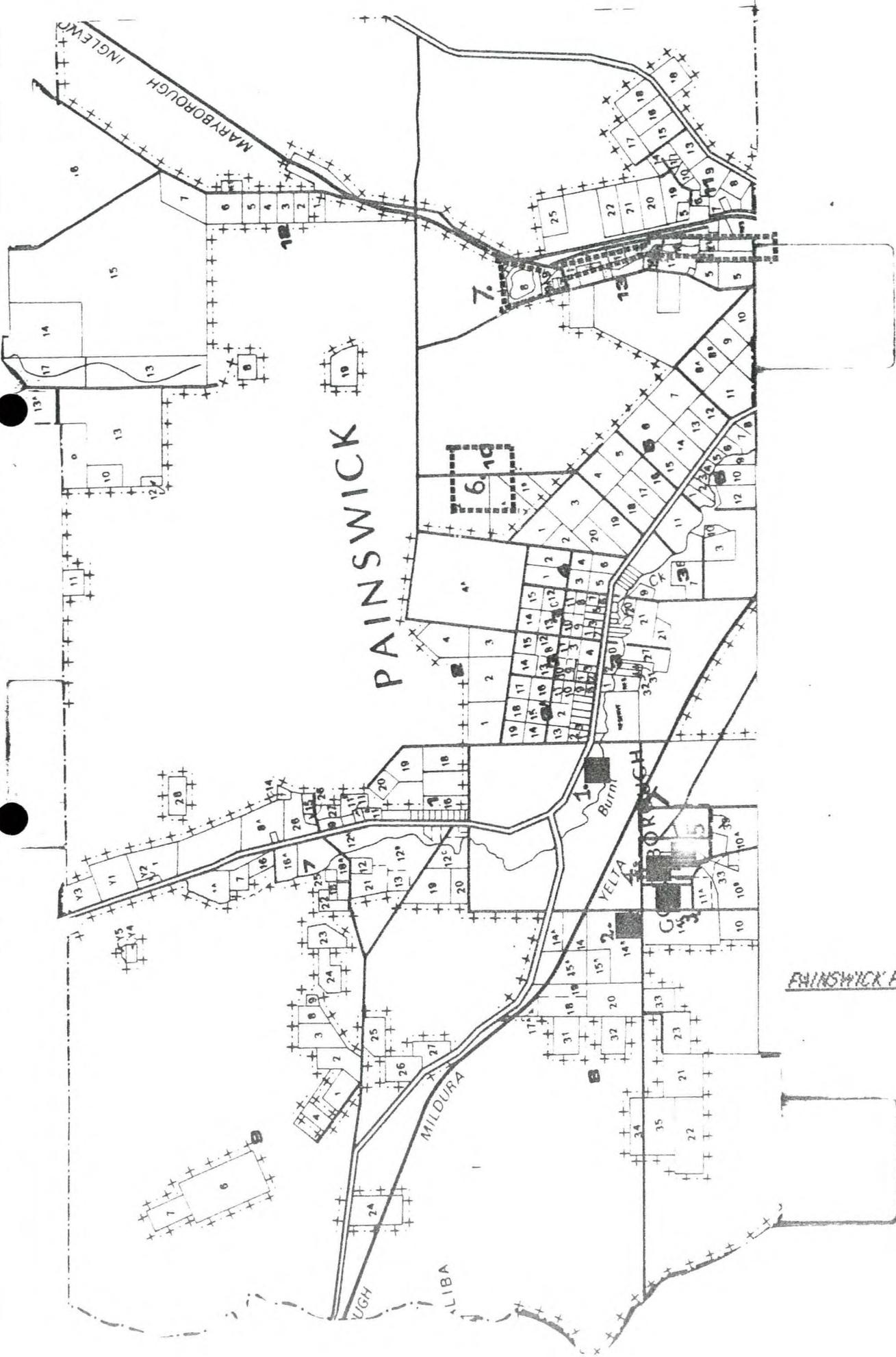
DUNOLLY PARISH SITES



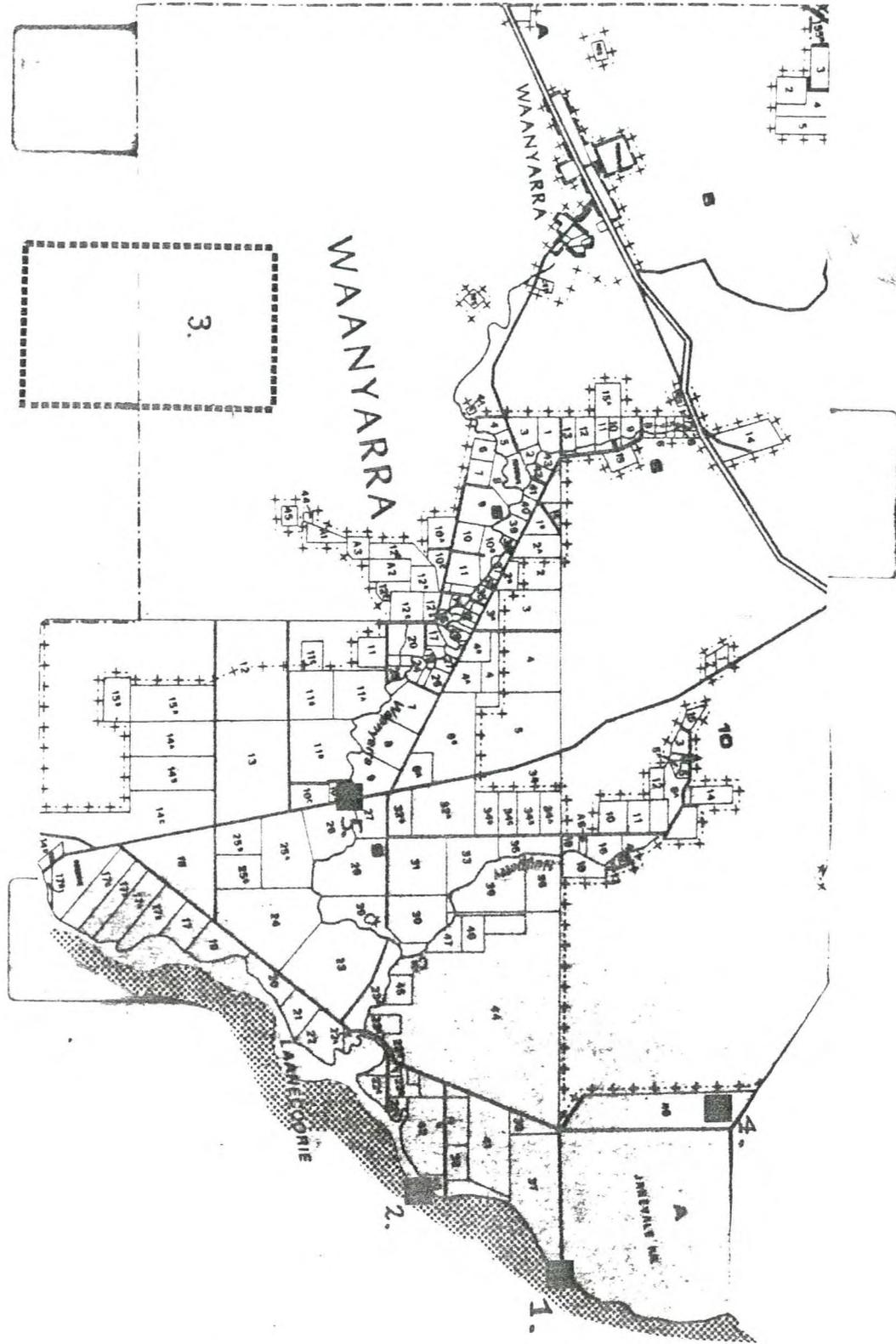
MOLIAGUL PARISH SITES

NATTEYALLOCK FISH SITES

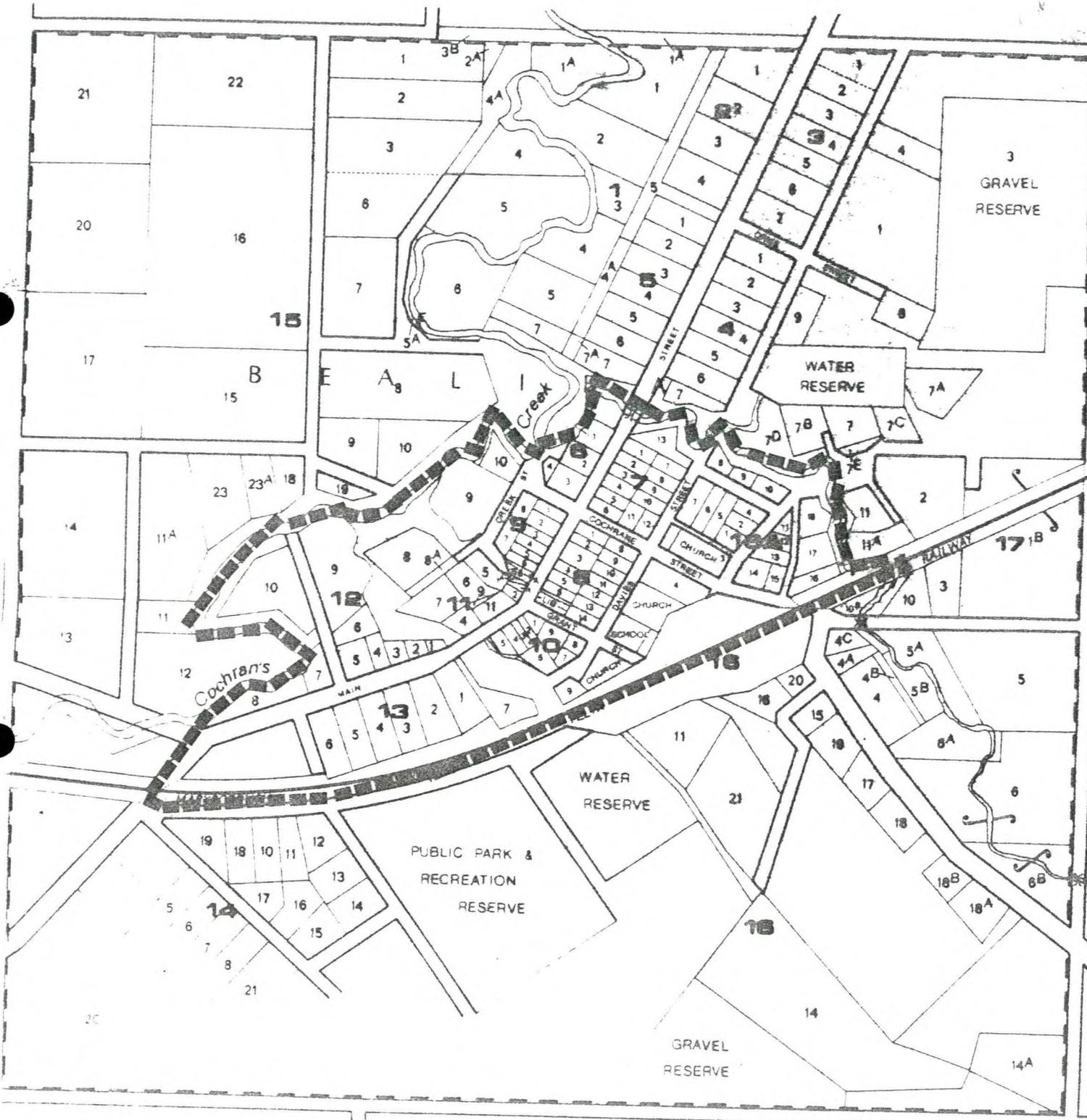




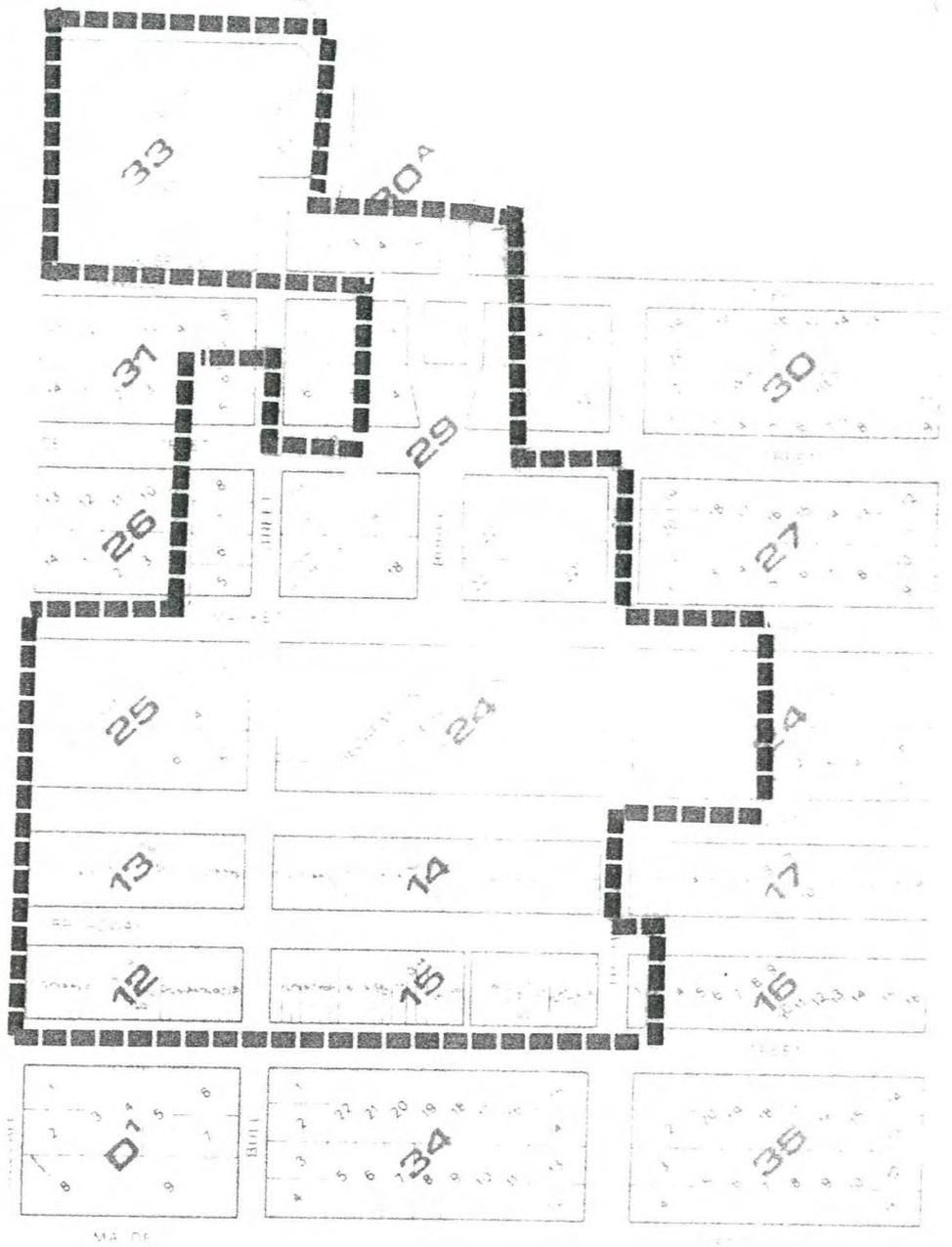
PAINSWICK PARISH SITES



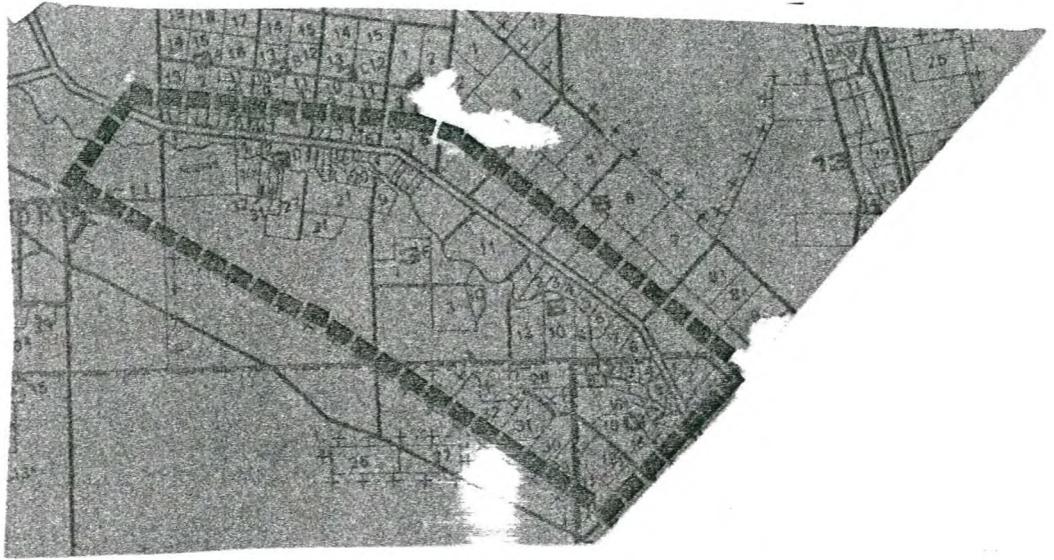
WANYARRA P. ARISH SITES



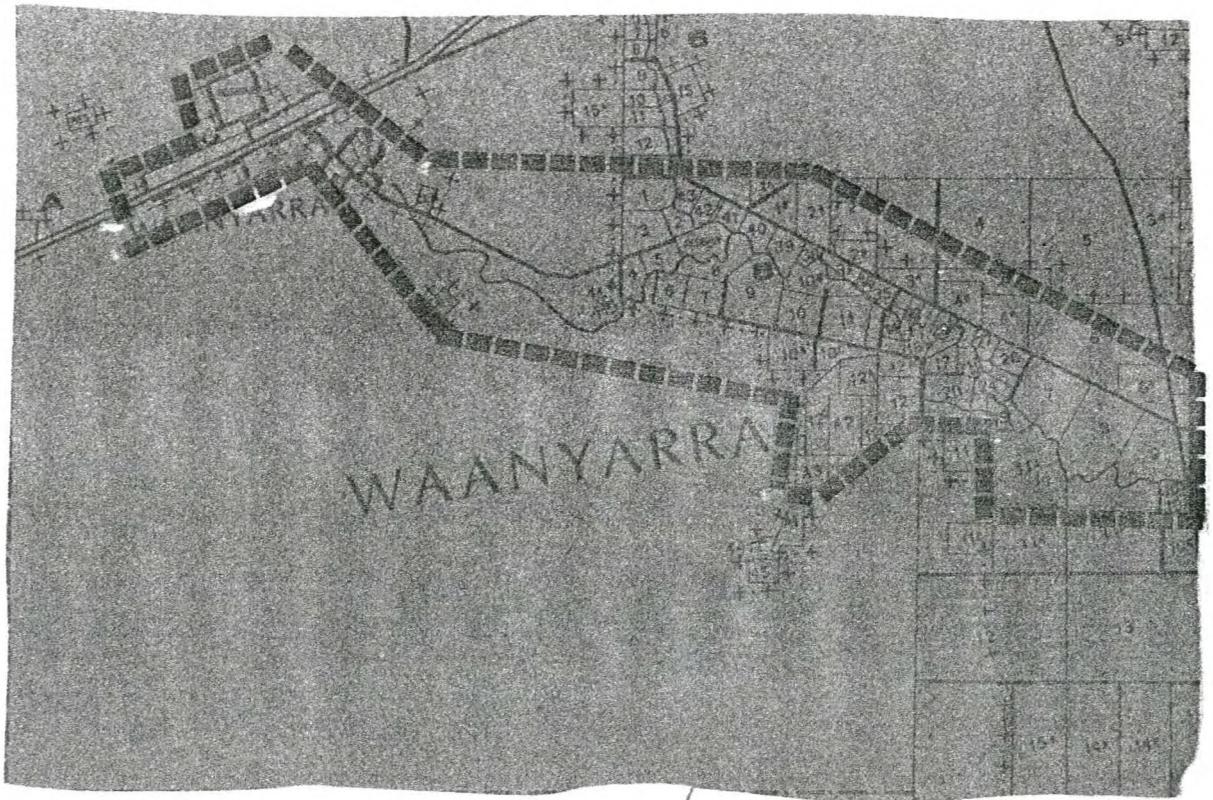
BOUNDARY AREA OF SPECIAL SIGNIFICANCE



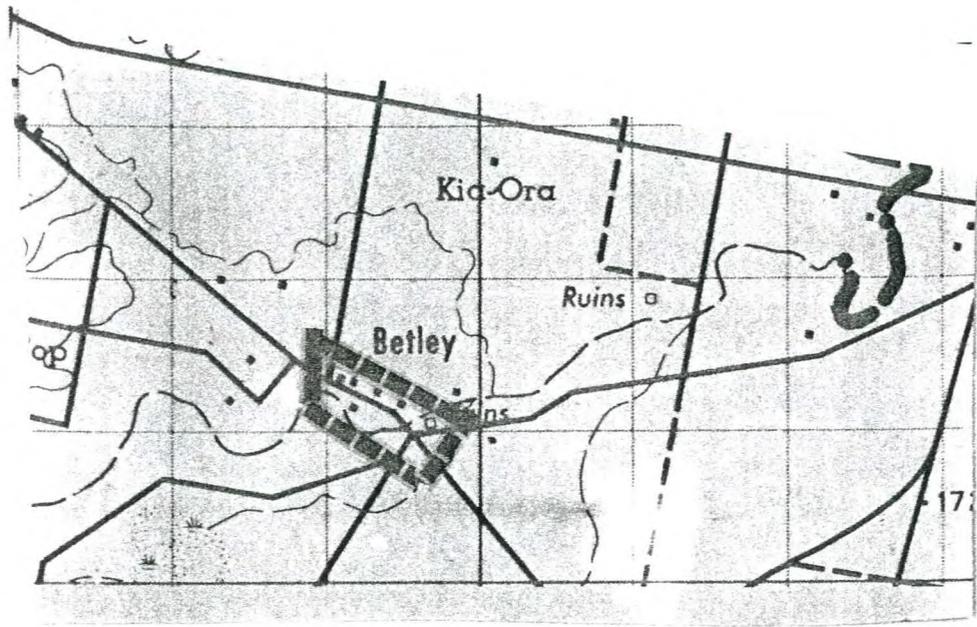
DUNDALLY AREA OF SPECIAL SIGNIFICANCE



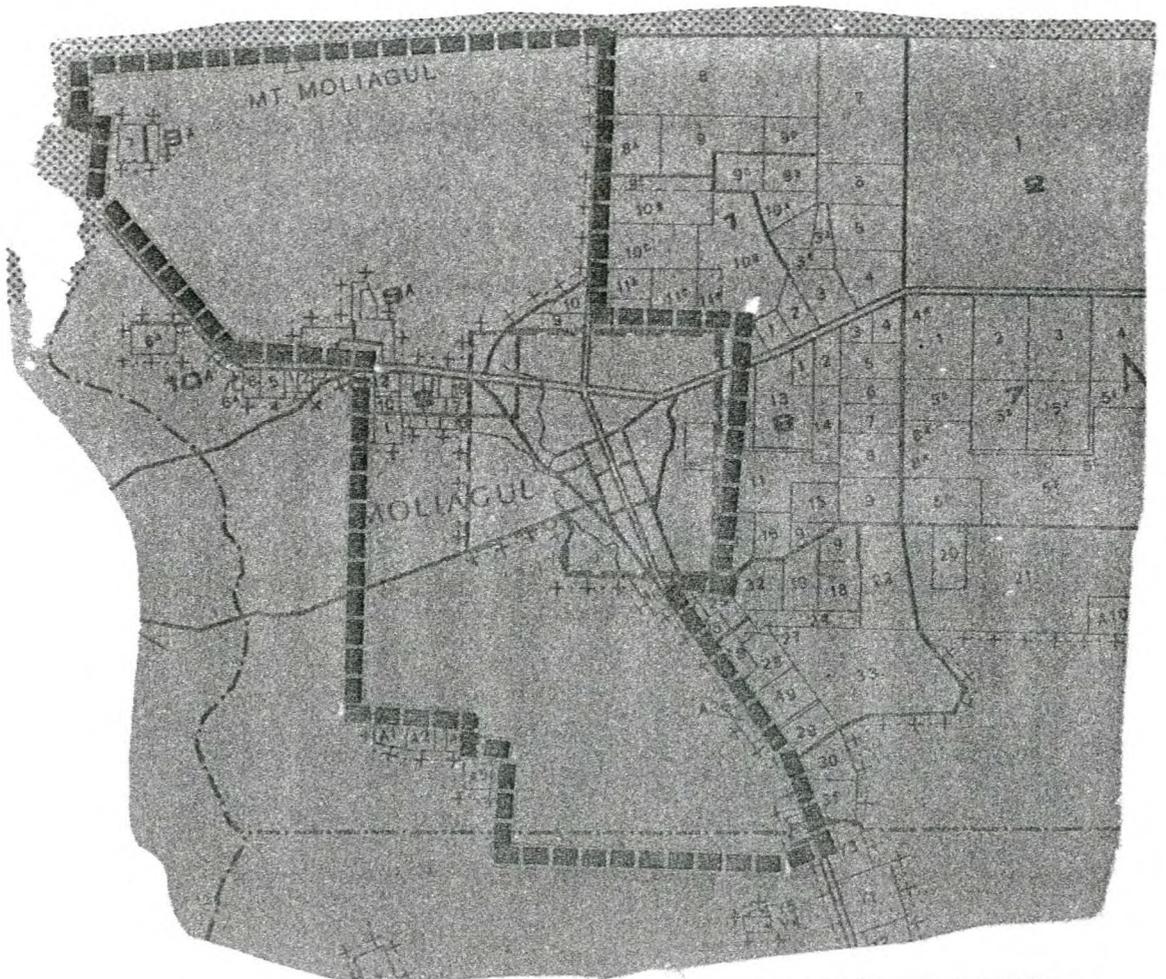
DUNDOLLY-BURNT CREEK AREA OF SPECIAL SIGNIFICANCE



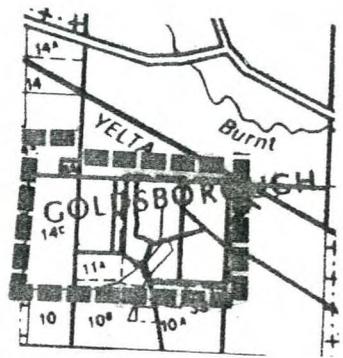
WAANYARRA AREA OF SPECIAL SIGNIFICANCE



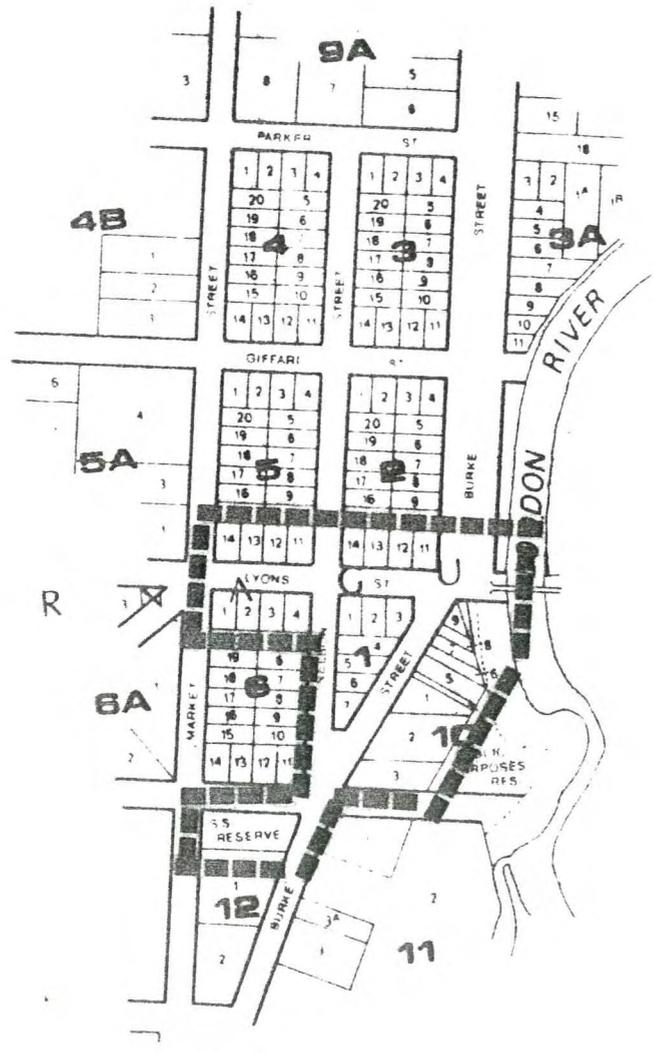
BETLEY AREA OF SPECIAL SIGNIFICANCE



MOLIAGUL AREA OF SPECIAL SIGNIFICANCE



GOLDSBOROUGH AREA OF SPECIAL SIGNIFICANCE

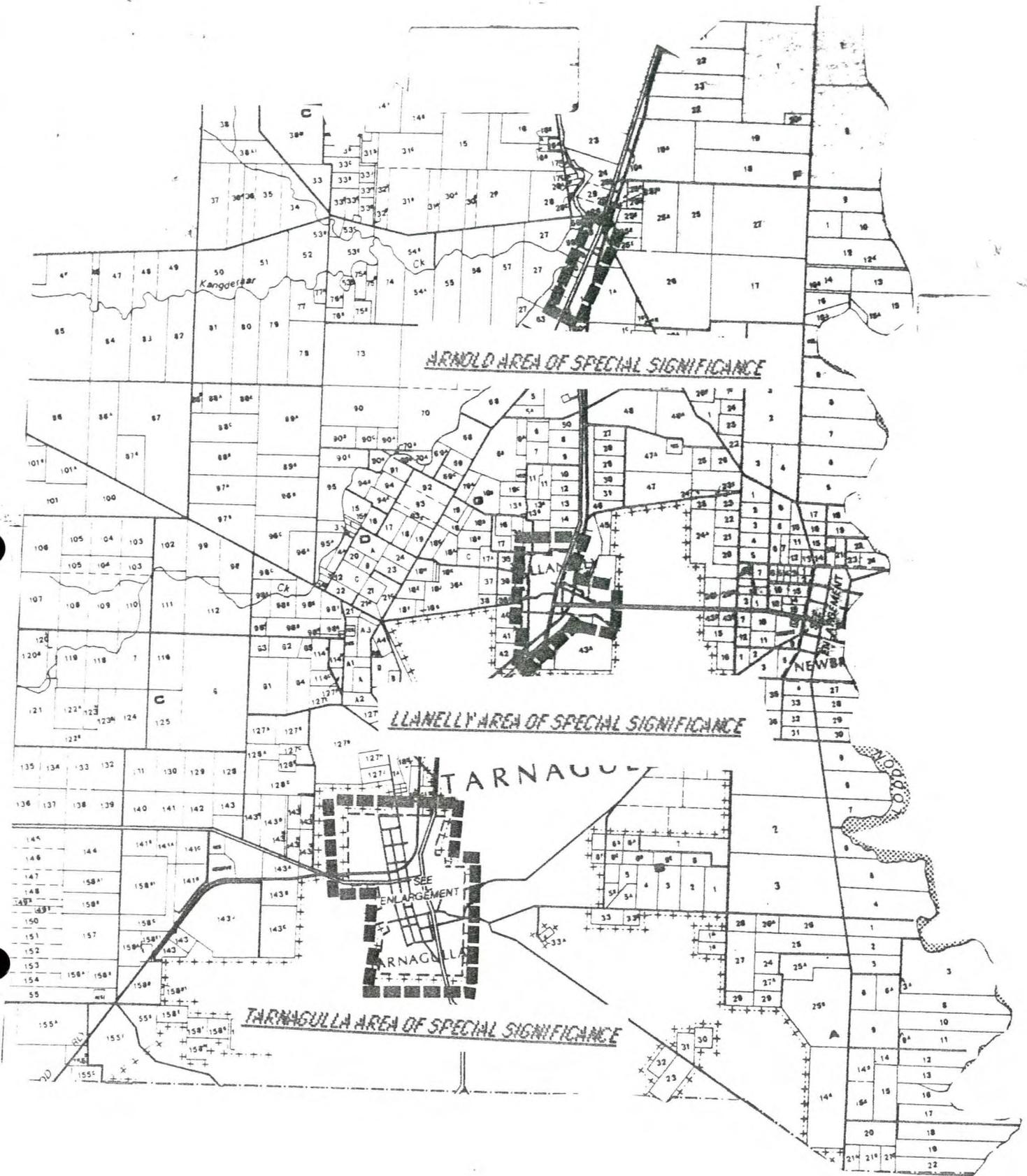


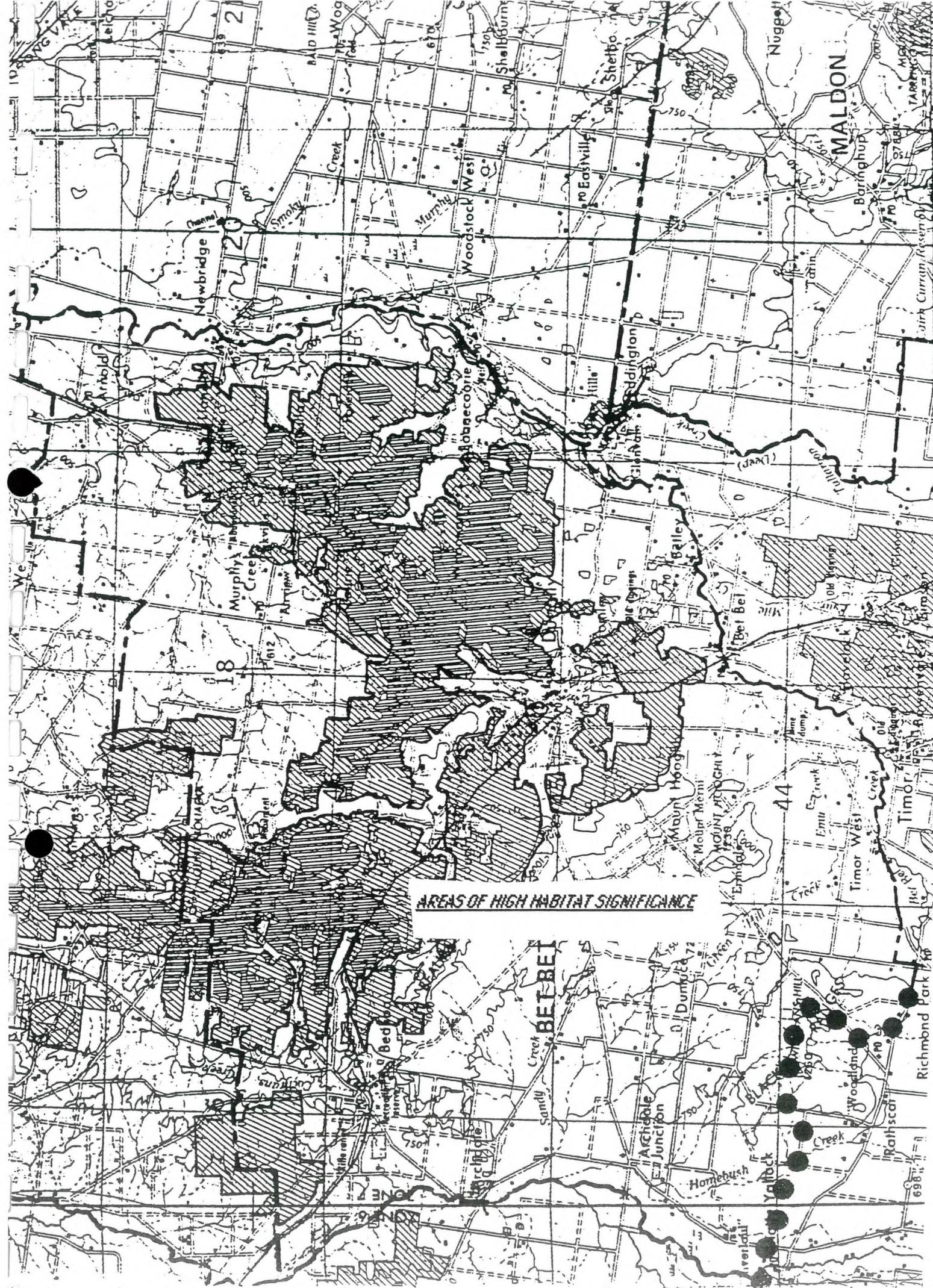
NEWBRIDGE AREA OF SPECIAL SIGNIFICANCE

ARNOLD AREA OF SPECIAL SIGNIFICANCE

LLANELLY AREA OF SPECIAL SIGNIFICANCE

TARNAGULLA AREA OF SPECIAL SIGNIFICANCE





AREAS OF HIGH HABITAT SIGNIFICANCE

BET BET

MALDON

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BET BET

ARCHIE

YALLOCK

WOODLAND

RATHSCAR

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BIBLIOGRAPHICAL NOTE

The principal manuscript sources used in this study are held at the Victorian Public Records Office. For the early goldfields period, Reports of Gold Field Commissioners and Wardens to the Chief Secretary are central references. For later mining events the Defunct Mining Company papers were used. Records of several local mines are held at the Tarnagulla Gold Museum. Education files in the YPRO, Land Selection Files and Correspondence Files of the Lands Department were used for other aspects of local life. The National Trust building files and archives of the ANZ bank were used for several buildings.

Amongst printed government publications, the several Reports of Royal Commissions and Select Committees inquiring into the state of the gold fields were valuable in parts. The returns of Mining Surveyors were invaluable (printed irregularly in Victorian Parliamentary Papers) The speeches of local members reported in Victorian Hansard were also used, as were Reports of several Royal Commissions and Select Committees inquiring into gold mining, into the tariff and economic policy.

Newspapers of most use were the Dunolly and Bet Bet Shire Express, the Tarnagulla Courier and the Dunolly and Maryborough Advertiser. Reports of the local correspondent for the Argus were used for the early period. In the twentieth century, other local papers were consulted, these included the Bealiba Times amongst several others.

Printed later references included several short studies and pamphlets. Most useful were the many references written by local historian, Ron Carless. The various works by James Flett were also valuable. These included, Dunolly, Maryborough Goldfields History (1976) and Old Pubs in Victoria. Information on several points came from discussions with local residents.

The historical illustrations used in volume one came from two sources. The small picture file of the Latrobe Library and the newspaper collection in the Latrobe Library provided several of these photographs. the remainder were copied from photographs held locally, principally by residents in Tarnagulla and surrounds. Anyone wanting to see a fuller bibliography ought to consult the Preliminary Report completed as part of of this Study.