

people place heritage

CONTEXT

MILDURA (FORMER SHIRE OF WALPEUP)

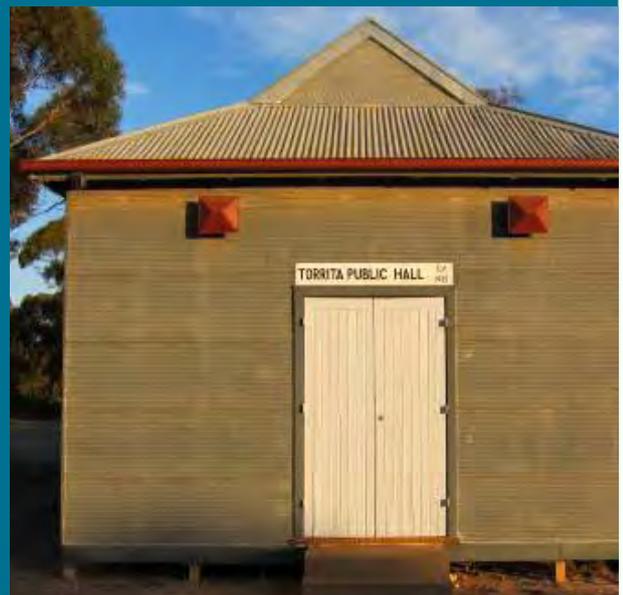
HERITAGE STUDY STAGE 2

Final report

Vol 2 Key findings and recommendations

4 April 2013

Prepared for
Mildura Rural City Council



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Report Register

This report register documents the development and issue of the report entitled *Mildura Former Shire of Walpeup Heritage Study* Stage 2 undertaken by Context Pty Ltd in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue Date	Issued to
1435	1	Draft report	4/5/2012	Peter Douglas
1435	2	Final report	1/8/2012	Peter Douglas
1435	3	Final report with addendum	4/4/2013	Peter Douglas

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CONTENTS

1	INTRODUCTION	1
	1.1 Purpose	1
	1.2 Study brief	1
	1.3 Study Area	1
	1.4 Project management	1
	1.5 Acknowledgements	2
2	APPROACH & METHODOLOGY	3
	2.1 Introduction	3
	2.2 Stage 1	3
	2.3 Project management plan	4
	2.4 Field Survey	4
	Survey of 'Potentially Significant Places and Precincts'	5
	Survey of 'Archaeological Places'	5
	2.5 Historical research	6
	2.6 Documentation and assessment	6
	2.7 HERMES	6
	2.8 Consultation	7
	2.9 Steering committee	7
	2.10 Peer review	7
	2.11 Review of the Thematic Environmental history	8
	2.12 Statutory protection	8
	Places with an existing heritage listing	8
	Mildura Rural City Heritage Overlay	8
	Victorian Heritage Register	9
	Victorian Heritage Inventory	9
	2.13 Reporting	9
	2.14 Study constraints	9
3	KEY FINDINGS	10
	3.1 Introduction	10
	3.2 Heritage places	10
	Establishing significance	10
	Archaeological significance/value and archaeological potential	11
	State significance	12
	Local significance	12
	Local interest or not significant	12
	3.3 Precincts	12
4	RECOMMENDATIONS	14
	4.1 Introduction	14
	4.2 Adoption	14

4.3	Planning scheme amendment	14
	Places	14
	VHR recommendations	14
	VHI recommendations	14
4.4	Mapping	14
4.4	General Planning Scheme Recommendations	15
4.5	Mildura Planning Scheme heritage policy	15
5	TOWARDS A LOCAL HERITAGE PLAN	17
5.1	Introduction	17
5.2	Heritage Advisory Service	17
5.3	Heritage Strategy	17
5.4	Supporting community heritage involvement	17
5.5	Management of heritage places	17
	Ruined places	18
	Lone Graves and Cemeteries	19
	Mallee Agricultural Research Station	19
	Council--owned heritage places	20
	Building and Planning Approvals	21
	REFERENCES	22
	GLOSSARY	27
APPENDIX 1	SCHEDULES	28
APPENDIX 2	PROJECT BRIEF	35
APPENDIX 3	PROJECT MANAGEMENT PLAN	37
APPENDIX 4	HERCON CRITERIA	38
APPENDIX 5	STUDY AREA MAP	39
APPENDIX 6	PRECINCT MAPS	40
APPENDIX 7	WORKSHOP DATA	44
APPENDIX 8	PROPOSED HERITAGE PLACES LOCAL POLICY	47
APPENDIX 9	HERITAGE ASSESSMENT OF MURRAYVILLE RAILWAY STATION HOUSES (30-36 MCKENZIE STREET)	51

1 INTRODUCTION

1.1 Purpose

Mildura Rural City commissioned the *Mildura (former shire of Walpeup) Heritage Study* to identify those places that reflect important aspects of the municipality's history and that are valued by local communities. It follows Heritage Victoria's standard two-stage brief for municipal heritage studies.

The former Shire of Walpeup was merged with the City and Shire of Mildura into the Mildura Rural City. The former Shire of Walpeup covered an area of 10,964 square kilometres and existed from 1911 until 1994.

The Stage 1 study developed a broad understanding of the history and heritage of Mildura Rural City including a Thematic Environmental History and the identification of places of potential post-contact cultural heritage significance within the former Shire of Walpeup. This report contains the Key Findings and Recommendations for Stage 2 of the Study.

The purpose of a heritage study is to enable the Mildura Rural City to make informed decisions, in consultation with the community and other key stakeholders, about how the heritage of Mildura Rural City is to be valued and managed for future generations.

1.2 Study brief

The Mildura (former shire of Walpeup) Heritage Study has been prepared in accordance with a standard brief prepared by Heritage Victoria. The Brief for Stage 2 sets out the following specific tasks:

- Document and assess the places of that are considered worthy of future conservation and management of their heritage values and add this information to the HERMES record.
- Review the Thematic Environmental History.
- Make recommendations for the conservation of the municipality's cultural heritage.

Mildura's current Heritage Overlay is based on a study by Andrew Ward in 1988, the *City and Shire of Mildura Conservation Study*. Of the 309 sites currently with a Heritage Overlay, the majority of these are within the urban area of Mildura.

Other relevant studies include the Land Conservation Council Review of the Victorian Mallee by Andrew Ward in 1986. The sites identified on public land were entered in to the Historic Places database kept by Department of Sustainability and Environment. These sites formed part of the initial list of places prepared in Stage 1.

1.3 Study Area

The study area for the identification of places is the former Shire of Walpeup. Townships and areas of interest include Boinka, Cowangie, Danyo, Kiamal, Kulwin, Murrayville, Ngallo, Ouyen, Panitya, Tiega, Torrita, Underbool, and Walpeup. A large part of the study area comprises National Parks, including Big Desert Wilderness Park, Murray-Sunset National Park and Wyperfeld National Park. See Study area map – Appendix 5.

1.4 Project management

Peter Douglas, Strategic Planning Co-ordinator of Mildura Rural City was manager of the project. Administration has been carried out by Jacqueline Murnane, Planning Administration Officer for the Rural City of Mildura.

Context was re-appointed to complete Stage 2 of the Study following completion of Stage 1 in 2009. Context's project manager was Dr. Sandy Blair for Stage 1 and Louise Honman for Stage 2. The Study was prepared by Context Pty Ltd with the assistance of historian Robyn Ballinger.

A Steering Committee was appointed by the Mildura Rural City Council to advise the Shire on conduct and governance of the Study. The Steering Committee comprised:

- Peter Douglas, Coordinator Strategic Planning, Mildura Rural City Council (Project Manager)
- Mark Jenkins, Manager Community Futures, Mildura Rural City Council
- Andrea Collins, Assistant Town Planner, Mildura Rural City Council
- Ian Wight, Heritage Advisor Coordinator, Heritage Victoria
- Matthew Cameron, Regional Planner, Loddon Mallee Region, DPCD

A Reference Group was appointed to assist in making connections with the community for the field survey and documentary research components. Members of the Reference Group comprise:

- Jocelyn Lindner
- Judith Antcliff,
- Teresa Scott
- Merle Pole
- Sue Willox
- Helen Stagg

1.5 Acknowledgements

The consultants gratefully acknowledge the contributions made by the Steering Committee and the Reference Group members. The project would not have been possible without the support of the members of the Ouyen District History and Genealogy Centre. This excellent archive has provided much valuable information.

The consultants further acknowledge the help given by the following people:

- Members of Ouyen District History and Genealogy Centre and other interested individuals who participated in the community workshops held during the study.
- Local residents Jocelyn Lindner, Teresa Scott and Merle Pole generously gave their time as guides during the fieldwork for Stage 2.
- Members of the Reference Group have freely given their time in editing individual place citations, and their efforts to improve accuracy and provide additional information is gratefully acknowledged.
- Parks Victoria staff, including Rangers Robert McNamara at Murray-Sunset National Park (NP) Dave Christian at Wyperfeld NP and Andrew Dodds at Hattah-Kulkyne NP.

2 APPROACH & METHODOLOGY

2.1 Introduction

The terms used throughout this report are consistent with the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter). A glossary of these terms and their meanings is provided at the end of this report. Heritage criteria used are the HERCON criteria as included in the *Heritage Victoria Model Consultants Brief for Heritage Studies*, July 2008.

2.2 Stage 1

The findings and outcomes arising from Stage 1 of the Study include:

- *Thematic Environmental History of the Rural City of Mildura*, Draft Report, April 2009. This volume provides an explanation of the themes and processes or activities that have been important in shaping the study area within the larger boundaries of Mildura Rural City.
- The identification of 82 individual places and ten heritage precincts of potential heritage significance – listed under ‘Potentially Significant Places and Precincts’ (Appendix 1).
- The preliminary identification of 37 post-contact historical archaeological sites from the Victorian Heritage Inventory, DSE database – listed under ‘Archaeological Places’ (Appendix 2).
- Completed HERMES database entries to Stage 1 requirements for each place and precinct of potential significance.

Recommendations arising from Stage 1 of the Study include:

As a result of Stage 1, the following should be undertaken in Stage 2:

- 82 individual places and ten precincts should be documented and assessed
- 37 archaeological places should be investigated and those of potential cultural significance documented and assessed.
- The data on the five areas of archaeological sensitivity should be incorporated into the HERMES database and/or another policy mechanism to ensure appropriate triggers are activated for further assessment or permits
- Consultation with the community, the reference group and steering committee
- Preparation of a heritage policy and plan



1. Former Clarke's store Cowangie. Source Context 2011

2.3 Project management plan

As the first stage of the Study, a Project Management Plan was prepared (Appendix 2) and approved by the Project Manager and Steering Committee. For each stage of the project the Plan set out key tasks, responsibilities, milestones and outputs.

The approach set out in the Plan was ensured that the Study would:

- Achieve a good standard of documentation and assessment, and provide sound conservation advice to guide the ongoing management of heritage places in accordance with statutory planning controls and policies in the Mildura Rural City.
- Include an appropriate level of community consultation with property owners throughout the study.

The Plan also sets out the detailed budget and timetable for the Study. The Project Plan was reviewed on a regular basis and any variations agreed to by the Project Manager and Steering Committee.

2.4 Field Survey

The purpose of the field survey was to record the places of potential significance identified in Stage 1, documenting their setting, key elements and existing condition. The survey covered both those places listed in the Stage 1 report as 'Potentially Significant Places and Precincts' and those identified as 'Archaeological Places'.

The field survey of these two categories of place (Potentially Significant and Archaeological) was undertaken by the appropriate specialists. It soon revealed that there was some overlap between the categories, with some places of the former category actually exhibiting archaeological potential, while some of those marked as 'Archaeological' revealed none.

For the purposes of the study therefore, all places were subjected to the same research and significance assessment process in order to offer recommendations for appropriate listing. All of the places of archaeological potential were recommended for inclusion on the Victorian Heritage Inventory (VHI).



2. *Remains of tramway at Lake Crosbie. Source: Context 2011*

Survey of ‘Potentially Significant Places and Precincts’

This survey work was undertaken in July and November 2009 by heritage architect Louise Honman, with the assistance of Merle Pole, Jocelyn Linder and Terri Scott of the Community Reference Group.

The location of each of the ‘Potentially Significant Places and Precincts’ was provided in the Stage 1 report as a street address. It was possible to locate and survey all but one place (81 places in total), and all of the ten precincts. The place which was not surveyed (Lodwick’s Farmhouse) was omitted due to access restrictions.

Full access was arranged to the properties where possible, and in a few cases interior inspections were undertaken. At a minimum, for each surveyed place external photographs were taken and descriptive notes made with reference to the condition of the place and any threats where relevant.

Survey of ‘Archaeological Places’

The survey of ‘Archaeological Places’ was undertaken by Ian Travers, a specialist archaeologist, with the assistance of Jocelyn Linder of the Community Reference Group.

The Stage 1 report provides limited information on the location of these mostly rural places, and many were drawn from the Mallee Area Review Study, which was undertaken in the mid-1980s (Ward 1986) and thus not accompanied by accurate mapping. However, the majority of the places are on Crown Land, and a number were located with the assistance of Parks Victoria Rangers—Robert McNamara at Murray Sunset NP, Dave Christian at Wyperfeld NP and Andrew Dodds at Hattah-Kulkyne NP.

Of 37 places on the list, 21 were located and subsequently assessed. The team visited the probable locations of a further five places which were initially recorded during the earlier study. There was no evidence of these places found, suggesting that they have been destroyed since that time. Three places could not be located, and two more (Wymlet South State School Site and Green’s Homestead) could not be accessed (the latter owing to mining operations in the area). One place (Boinka State School No. 3800, now a community centre) had already been surveyed as it featured on both lists.

For each surveyed place, descriptive notes were made and photographs and GPS coordinates taken using a hand-held unit.

2.5 Historical research

Historical research was undertaken by Aaron Paul, Ian Travers, Louise Holt and Louise Honman. This was primarily from secondary sources, many of which were available from the Ouyen History and Genealogy Centre. This was supplemented by title and rate searches for selected places. The assistance of members of the Centre in researching places was invaluable, particularly for searching the rate books.

2.6 Documentation and assessment

Places were assigned significance according to their heritage values: aesthetic, historical, technical or archaeological (known archaeological value, as opposed to archaeological potential—see below). Places of cultural heritage significance were identified using the HERCON criteria as included in the *Heritage Victoria Model Consultants Brief for Heritage Studies*, July 2008 [see Appendix 4]). Heritage Victoria notes that the thresholds for the application of significance might include state significance and local significance. In addition, places that were not found to meet the threshold of local significance could be identified as being of local interest.

The following tasks were undertaken to assess and document the places and precincts:

- Historical and/or architectural research to document the history of each place and find out which historical theme(s) it is connected to. Research was drawn from secondary sources (e.g. local histories) and primary sources (e.g. rate books, street directories, land titles, historic maps and photos etc.).
- Contextual history for each place drawn from the Thematic Environmental History. This included, as appropriate, a locality history for all places, and a thematic context.
- A comparative analysis for each place of potential architectural significance sufficient to determine its relative significance using the thresholds of local or State significance. The analysis draws on the current heritage listings (at the State and local level), comparison between places currently under assessment and the Thematic Environmental History.
- An assessment of significance in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999) using the HERCON criteria (See Appendix E) applying the thresholds of local or State significance (Please refer to section 2.5).
- A statement of significance for each significant place and precinct. The Statement clearly and accurately describes:
 - *What* is important about the place – what elements contribute to its significance: buildings (including which phases of construction), trees, objects, views, etc.;
 - *How* it is important – in terms of its historic, aesthetic/architectural, social, technical, spiritual or other values; and
 - *Why* it is important – What historic themes does it demonstrate? Is it a good or representative example of its type? Who is it associated with? Is it valued by the community?

2.7 HERMES

Once the assessments were completed, the findings were entered into the HERMES database. For places or precincts of local significance, citations were prepared, as appropriate, for each place in a manner that is sufficient to form a sound basis for protection in the Mildura Rural City Planning Scheme in accordance with Heritage Victoria guidelines for Stage 2 studies.

Each place or precinct record includes:

- A history and description.
- Comparative analysis and statement of significance.
- Statutory recommendations, e.g. Mildura Rural City Planning Scheme, VHI, VHR or other actions.
- Management guidelines –only if appropriate and place specific
- At least two images

The HERMES place citations should ideally contain a reference to the Local Places Heritage Policy of the Mildura Rural City Planning Scheme, however this policy in its present form is limited in its application to places in the former Shire of Walpeup. Should this change as is recommended, the citations should be amended to include this. See Section 4.5 for a discussion of a Heritage Places Local Policy.

A ‘Significant’ place within a precinct has its own individual HERMES citation and statement of significance.

For those places recommended for inclusion in the Heritage Overlay, the extent of the overlay is noted: either the entire property as defined by the title boundaries, or a curtilage around the significant elements, which is described in the HERMES database and illustrated on a scaled aerial photo or precinct map.

For places that do not meet the threshold of local significance, a brief record was added to the HERMES database, noting that they have been assessed with a short explanation of why they do not require further assessment. These places are not included among the citations in Volume 3 of this report.

2.8 Consultation

Consultation in Stage 2 was sought in the following ways:

- A meeting of property owners was held in Ouyen where the purpose was to inform them of how the Study was proceeding, what the likely process and timelines would be and to invite participation.
- The Ouyen meeting was well attended by approximately 25 people and presentations by the consultants and the project manager were followed with an extended group discussion.
- All property owners have been provided with two information bulletins and copies of the citations for their property for review and comment.
- Feedback has been received from a number of property owners and members of the Reference Group have also reviewed the citations.
- The consultants have verified all feedback and modified the citation if appropriate.

2.9 Steering committee

The project has had four Steering Committee meetings, two of which were held by telephone conference, and two which were held in Ouyen. At these meetings the Steering Committee was updated on progress of the Study and any changes to the Project Plan. Copies of the draft report and citations were distributed prior to the final Steering Committee meeting.

2.10 Peer review

A peer review was held with Ian Wight and Geoff Austin of Heritage Victoria, and Peter Douglas of Mildura Rural City. Louise Holt and Louise Honman presented their findings including a description of the manner in which assessments had been made. Francis O’Neil from Heritage Victoria also had input into the peer review which ensured that the basis for

assessment was consistent with other heritage studies and several places could be recommended for State listing.

2.11 Review of the Thematic Environmental history

Robyn Ballinger was engaged to review the Thematic Environmental History in the light of the places assessed. The purpose of the review was to check the balance of historic themes with the places assessed. Additional fieldwork photos were added to further illustrate the document. The Thematic Environmental History should be further reviewed following any future heritage reviews or gap studies.

2.12 Statutory protection

One of the main purposes of the Study was to recommend the appropriate type of statutory protection for the places assessed to be of local or state significance or of archaeological significance.

For the purposes of this study, statutory protection can be achieved through inclusion of a place on one or more of the following lists/registers.

Places with an existing heritage listing

Place	Current listing	Listing No.
POW Brighton's Bridge	Heritage Overlay	HO118
Kow Plains Homestead	Heritage Overlay	HO182
Former Murrayville Consolidated School	Heritage Overlay	HO184
Murrayville Railway Station	Heritage Overlay	HO183
Hattah Kulkyne National Park	Heritage Overlay	HO17
Murrayville Goods Shed	Victorian Heritage Register	H1570
Kow Plains Homestead	Victorian Heritage Register	H0688
Former Murrayville Consolidated School	Victorian Heritage Register	H1185
Murrayville Railway Station	Victorian Heritage Register	H1580

Mildura Rural City Heritage Overlay

Places of local or State heritage significance can be protected by inclusion in the Heritage Overlay (HO) of local government planning schemes. The purpose of the HO is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.

- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Victorian Heritage Register

The Victoria Heritage Register (VHR) was established under the *Heritage Act* 1995. The VHR contains registered places or objects, including buildings, structures and areas/precincts. Such places have been assessed as being of State Cultural Heritage Significance using assessment criteria established by the Heritage Council.

Changes to a registered place generally require a permit from Heritage Victoria, unless the works are included in permit exemptions identified in the registration for that place. Applications for a permit are made to Executive Director of Heritage Victoria.

Victorian Heritage Inventory

The Victorian Heritage Inventory (VHI) is a list of archaeological sites that are subject to specific requirements under the *Heritage Act* 1995. Consent is required from the Executive Director of Heritage Victoria for any works that will impact on place listed on the VHI.

It is important to note that inclusion of a place on the VHI does not imply an assessed level of significance in the same way as does inclusion on the HO or VHR. It simply reflects that the place includes archaeological remains or sub-surface deposits, or is likely to, i.e. it has archaeological potential.

2.13 Reporting

In accordance with Heritage Victoria guidelines, the Study was prepared with reference to The Australia ICOMOS *Charter for the Conservation of Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines. In addition, reference was made to the *Guidelines for Thematic Environmental Histories* in preparing the Thematic Environmental History.

2.14 Study constraints

The Mildura (former Shire of Walpeup) Heritage Study Stage 2 has been conducted over the period of twelve months which has allowed for the consultants to visit the study area to undertake fieldwork on two occasions.

A high proportion of places identified by the earlier study were found and recorded, although some of the archaeological places within National Parks were either not found or were no longer evident. This is to be expected given the ephemeral nature of some places and the environmental risks that they are subject to.

Where places are not visible from the road consent was sought from property owners to enter properties. In most cases this was given but where consent was withheld no visit was undertaken.



3. Holten's milkbar Reed Street Murrayville. Source: Context 2011

3 KEY FINDINGS

3.1 Introduction

The key findings of the Study are summarised below.

Table 3.1 Recommendations

Recommendation	No. of places
Victorian Heritage Inventory only	1
Victorian Heritage Register	3
Heritage Overlay (includes 8 places also recommended for VHI and 10 precincts)	90
Researched not recommended	26
Total	120

3.2 Heritage places

Establishing significance

A series of local ‘tests’ were used to determine whether a heritage place meets the threshold of local significance to Mildura Rural City using the HERCON criteria. It is noted that a place need only meet one ‘test’ or criteria in order to meet the threshold of local significance.

Meeting more than one ‘test’ does not make the place more significant—it simply means that the place is significant for a variety of reasons. The tests are:

- The place is associated with a key theme identified in the Thematic Environmental History. The place will have a strong association with the theme and this will be clearly illustrated by the fabric when compared with other places (Criterion A).
- The place may be rare within the municipality or to a township or locality. It may contain or be a very early building/s, or be of a type that is underrepresented within Mildura Rural City (Criterion B).
- The place has potential to yield further information either through archaeological investigation or other investigation. (Criterion C)
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example – and it will usually have a high degree of integrity (i.e. for a precinct, a high proportion of the places will be considered to be contributory) or particular aesthetic characteristics (Criteria D or E).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F).
- The place has strong social or historic associations to an area (Criterion G) or to an individual or organisation (Criterion H) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.

- The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

Archaeological significance/value and archaeological potential

A distinction has been drawn between places of archaeological value and those of archaeological potential, as follows:

Places of archaeological value – these are places in which remains or sub-surface deposits are known to exist, or can be predicted with confidence, to which archaeological techniques could be applied to derive supplementary information that would contribute positively to the place’s significance.

For these places, this value has contributed to their assessment of local or state significance, and their archaeological nature has resulted in their nomination for inclusion on the VHI.

Places of archaeological potential – these are places at which such remains or sub-surface deposits are known but not assessed as of archaeological value (i.e. they would not yield supplementary information that would contribute positively to the place’s significance). They also include places where as yet unknown remains or sub-surface deposits of value are likely to exist.

The archaeological nature of these places has resulted in their nomination for inclusion on the VHI.

The places of archaeological value and potential in Mildura Rural City are typically early or interesting sites that relate to important historical themes in the Rural City around agricultural development and industry—particularly salt extraction. They include several places already on the Heritage Inventory where further documentation undertaken as part of this Study has allowed these places to transfer to the Heritage Overlay.

Table 3.3. Places of archaeological significance/potential

Place	Address	Recommendation
Sheep holding pen	Lot 32 Allan Road Panitya	VHI
Danyo Site 1	Off Ouyen Highway, Murrayville	VHI & HO
Ouyen Mineral Sands	East side of Manley Road, north of Pearson Road	VHI & HO
Tutye former settlement	Stock Route Road, Tutye	VHI & HO
Tutye bore and site of former gypsum plasterworks	Off Stock Route Road, Tutye	VHI & HO
Ruins at salt workings Lake Kenyon	Murray Sunset National Park: Pink Lakes	VHI & HO
Tramway formation	Lake Becking Murray Sunset National Park: Pink Lakes	VHI & HO
Salt harvesting site	Lake Becking Murray Sunset National Park : Pink Lakes	VHI & HO
Salt harvesting site	Lake Crosby Murray Sunset National Park: Pink Lakes	VHI & HO

State significance

The Study has identified three places of state significance. These should be nominated for inclusion on the Victorian Heritage Register. All are well documented however most require development of documentation in a format suited the VHR.

Table 3.2. Places of state significance

Place	Address
Gloster & Sons garage	55 Cotter Street Underbool
Ouyen High School	Cnr Fuller & Ritchie Streets Ouyen
Pine Plains (outbuildings)	Wyperfeld National Park

Local significance

In accordance with Heritage Victoria guidelines, heritage places are no longer assigned a 'grading', but are identified as being of either local or State significance. Places of local significance can include places significant to a locality. Some of the places of local significance may also be important to the whole of Mildura Rural City, however this will be established as the heritage reviews for each Area are completed.

It is important to note that:

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

Places of local significance are listed in Appendix 1.2.

Local interest or not significant

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

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

3.3 Precincts

Heritage precincts within the Mildura Rural City generally possess one or more of the following characteristics:

- They contain heritage places that, individually or as a group, illustrate important themes that were significant in the development of the Mildura Rural City.
- They have largely intact or visually cohesive streetscapes that create precincts of aesthetic or historic integrity
- They contain a high proportion of substantially intact contributory heritage places.

Changes to precincts identified in Stage 1 of the Study were made as a result of further fieldwork and assessment in Stage 2 of the Study.

These changes include:

- Combing the two Cowangie precincts into one precinct
- Enlarging Murrayville Commercial Precinct, Reed Street to include the Murrayville Hotel
- Substituting individual places 15-17 and 19 McKenzie Street instead of Murrayville McKenzie Street Precinct
- Reducing the area of Pickering Street Ouyen as a result of demolition of a place
- Reducing the area of Railway Terrace Ouyen to exclude some vacant land
- Enlarging Walpeup Commercial Precinct as far as Glen Street
- Adding a new precinct in Ouyen (Mitchell Street).
- Adding a new precinct in Murrayville (Murrayville Railway Housing Precinct)

Table 3.4. Precincts of local significance

Place	Locality
Cowangie Precinct	COWANGIE
Murrayville Commercial Precinct Reed Street	MURRAYVILLE
Murrayville Precinct – Sharrock Street	MURRAYVILLE
Murrayville Railway Housing Precinct	MURRAYVILLE
Ouyen Housing Precinct Mitchell Street	OUYEN
Ouyen Housing Precinct Pickering Street	OUYEN
Ouyen Commercial Precinct Oke Street	OUYEN
Ouyen Housing Precinct Railway Terrace	OUYEN
Ouyen Railway Precinct Rowe Street	OUYEN
Walpeup Commercial Precinct Cregan Street	WALPEUP



4. Ouyen Railway precinct. Source: Context 2011

4 RECOMMENDATIONS

4.1 Introduction

This section considers the key recommendations of the Study that are considered to be fundamental to an effective heritage strategy for Mildura Rural City.

- Adopt the recommendations of the Mildura (former Shire of Walpeup) Heritage Study 2012
- Undertake a planning scheme amendment to implement key findings of the Study.
- Nominate the 3 places to the Victorian Heritage Register (VHR) and 8 places to the Victorian Heritage Inventory (VHI)

4.2 Adoption

On the basis of the key findings of this report we recommend that the Mildura Rural City adopts the *Mildura (Former Shire of Walpeup) Heritage Study 2012*.

- Volume 1–Rural City of Mildura Thematic Environmental History
- Volume 2– Key Findings and Recommendations
- Volume 3–Citations
- Volume 4–Mapping

4.3 Planning scheme amendment

We recommend that the Mildura Rural City prepare to exhibit an amendment to the Mildura Rural City Planning Scheme to implement the findings of the *Mildura (Former Shire of Walpeup) Heritage Study 2012*.

Places

Add the 78 individual places and ten precincts assessed in this Study to the Heritage Schedule.

VHR recommendations

It is recommended that the Mildura Rural City nominate the three places of state significance to the Victorian Heritage Register.

VHI recommendations

Eight places are proposed for nomination for inclusion on the Victorian Heritage Inventory. Seven of these are also proposed for a Heritage Overlay.

4.4 Mapping

The following places are mapped in GIS, but no visual representation/map is given in the report as the aerial is too poor quality:

- Boinka Community Centre (former State School No 3800)
- Boinka Cemetery
- Limestone walls, Boinka
- Lone grave, Cowangie

- Railway pumping station, Hattah
- Regulator, Hattah
- Danyo Site 1 (Tutye Foundations?), Murrayville
- Bridge remnant, Ouyen
- Bugge's public tank, Ouyen
- Log Tank, Ouyen
- Ouyen Mineral Sands (OMS) – H2, Ouyen
- No. 1 bore, Panitya
- Sheep holding pen, sheepwash & bores, Panitya
- Tutye Cemetery
- McKinnon's Farm House, Walpeup

4.4 General Planning Scheme Recommendations

It is recommended that the following clauses within the Mildura Rural City Planning Scheme are updated prior to any Planning Scheme Amendment to implement the findings of this and subsequent heritage studies. This work should form part of the exhibition documentation, and be undertaken using the Victorian Planning Provisions [VPP] Practice Notes 'Writing a Municipal Strategic Statement' and 'Writing a Local Planning Policy'.

The Municipal Strategic Statement (Clauses 21.01, 21.04, 21.06)

Local Planning Policy [LPP](Clauses 21.06 and 21.08)

It is recommended that Volumes 1-4 be added to Clause 21.06 of the Mildura Planning Scheme as a Reference Document.

4.5 Mildura Planning Scheme heritage policy

As previously noted, it is proposed that the future management of the places and precincts assessed by this study (and subsequent studies) should be guided by a Heritage Places Local Policy (HPLP) at Cl. 22.08 of the Planning Scheme. This local policy would replace the current Cl. 22.08 'Heritage Precincts Policy', and reflect the broader application of the local policy to all places included in the heritage overlay (including individual places and precincts). The policy will need to be reviewed once further heritage assessments are undertaken (at the Amendment stage) to ensure it is complete and still relevant.

The advantages of managing heritage places through a Heritage Places Local Policy include:

- It will ensure consistency across heritage places for future users. Referring to the policy in the planning scheme means that planners or property owners will know that this is the same policy for all heritage places. It 'overrides' any previous policy written into earlier citations for places and precincts
- It will make it easier for council to manage heritage in the future. For example, if Council decides to make a change to the heritage policy then it only needs to be made to one document, rather than in many separate citations.

The HPLP has been reviewed and it is considered that some improvements could be made. In summary:

- Some aspects of the policy are inconsistent with the VPP Practice Note: Writing a local policy. In particular, the policy is limited only to specific policy regarding three heritage

precincts to which the heritage overlay applies. Specifically, the policy is named the ‘Heritage Precincts Policy’ and provides great detail regarding the Chaffey Avenue Precinct, the Deakin Avenue Precinct and the Lemon Avenue Precinct. However, the policy clearly states that it applies to all land to which the heritage overlay is applied

- The Policy Basis discusses details of the historical context of the three precincts listed above, rather than providing a brief explanation of the reasoning underpinning the LPP and its links with the Municipal Strategic Statement [MSS].
- The policy has only one objective, which is ‘To protect, preserve and promote individual precincts that reflect the early development of Mildura’. A broader range of policy objectives which relates to all heritage places to which the heritage overlay applies is desirable.

On this basis, a revised HPLP has been prepared, which provides guidance for both individual places and precincts—see Appendix 8.



5. Cregan Street Walpeup. Source: Context 2011

5 TOWARDS A LOCAL HERITAGE PLAN

5.1 Introduction

Conservation of places of cultural significance requires both statutory and non-statutory processes. Best practice will include a range of incentives for the conservation of cultural heritage and each place will have its own challenges and opportunities.

A heritage plan is about identifying the particular challenges and opportunities. Local communities are a great source of knowledge and expertise and tapping into this is an important part of local heritage.

This section recognises that there are ways to promote heritage at a local level that can occur alongside the listing of places on heritage registers and statutory protection.

5.2 Heritage Advisory Service

Identifying and accessing heritage programs at the federal, state and local level can assist Council and the community to achieve particular conservation outcomes.

Mildura Rural City has a heritage advisory program and a visiting heritage advisor. Prior to this Study identified heritage places tended to be clustered in the urban areas. With additional heritage places in the more remote parts of the municipality there may be a need to extend the heritage advisory service.

Extending the service to include regular visits to Ouyen and district would be advisable.

5.3 Heritage Strategy

Local heritage strategies are an excellent way for Councils to prioritise, budget and coordinate heritage programs. Local strategies aim to know, protect, support and promote heritage. Heritage Victoria promotes the use of heritage strategies as an integral part of funding for local government heritage programs.

5.4 Supporting community heritage involvement

Local history centres play very important roles in the conservation of cultural heritage and supporting the volunteers who undertake this work is vital for the retention and transmission of knowledge. Including local heritage 'champions' as part of a network of cultural heritage advisors is an important way to overcome the remoteness of parts of the Mildura Rural City.

5.5 Management of heritage places

The Study area has a number of places that are in remote areas or under challenging environmental conditions. The management of such heritage places can be particularly difficult.

The ephemeral nature of buildings, redundancy, termites and other pests are all key challenges to the conservation of places on private land. Surplus buildings are often left to deteriorate and not all places can be conserved.

Townships are small and often have an oversupply of buildings leading to vacant places. Vacancy is a threat to heritage places and finding new uses can often be a challenge where populations are small. Finding viable uses for buildings will assist in their care and maintenance.

Much of the study area is covered by National Parks under the management of Parks Victoria and the Department of Sustainability and Environment (DSE). Public land management

guidelines have been produced by the Department's Historic Places Branch and these include the following considerations for the protection of sites (DSE, 2010):

- Non-disturbance of sites
- The use of zones and buffers that take in all the elements of the landscape
- Protection of historic landscape where there is a series of connected sites or where the context is important
- Interpretation and recording, e.g. school sites where school buildings have been removed.

The Victorian Environmental Assessment Council (VEAC) provides independent and strategic advice relating to the protection and sustainable management of Victoria's environment and natural resources (replacing the Land Conservation Council).

Ruined places

Ruined places pose particular challenges for management. Some historical themes are often best represented by ruins yet they are among the most under-recognised and difficult-to-manage heritage places. In local and thematic heritage studies, it is important that heritage ruins are identified, that their significance is assessed and that they are considered for protection like any other heritage place.

It is true that including a heritage ruin on a statutory heritage register or in a local planning scheme may pose particular challenges. Owners may fear that heritage listing would require them to reconstruct the ruin back to its previous condition or completeness. (Context, 2012:8)

Solutions might include:

- Describing the place carefully so that its present condition is understood
- Including the word 'ruin' in the place name
- Defining carefully which parts of the place are significant and which are not
- Deciding on the best management approach for the place prior to listing, and including this management decision in the listing documentation
- Ensuring community expectations for a listed ruin are realistic.

Just like any other heritage place there are a range of management options for ruins that include taking no action, to full reconstruction, and for any place a combination of techniques may be appropriate.

Lone Graves and Cemeteries



6. Cemetery at Boinka. Source: Context 2011

Lone graves often have historical associations and significance to local communities. They are tangible evidence of communities that may have now largely vanished. Conserving lone graves and burial sites requires the preservation of local knowledge and the recording and monitoring of any changes to the site. Though only one lone grave has been identified in the Study, it is highly likely that others exist in the study area and that there is local knowledge of their locations.

Heritage Victoria has prepared a guide to the identification, recording and surveying techniques used for Aboriginal burial sites, much of which is applicable to non-Aboriginal graves. Graves may be marked or unmarked, however marking and interpretation is considered important to ensure the passing of knowledge through generations.

Cemeteries are generally maintained and operated under a local board of trustees. An important aspect of managing cemeteries is the maintenance of good records. Important features of the cemetery many include the layout, plantings, structures, drainage systems, graves and fencing. Sharing knowledge across different cemetery boards of trustees may assist in management of these elements.

Mallee Agricultural Research Station

The Research Station is currently leased by the Sunraysia Institute of TAFE (SuniTAFE) and forms part of their Mallee education programs, based in Ouyen. The whole campus, including the research farm, contains evidence of the changes in agriculture from European agricultural practices to practices specific to Australia's climate and conditions.

While this study has found that there are two particular structures of individual significance, the whole farm is also of scientific significance for its role in the development of agricultural practices, has social value for the community and state-wide historic value.

Managing heritage values across a range of historic, social and technical criteria at different levels of significance calls for broad involvement from both experts and community members, using a range of heritage management tools that could be developed as part of a Conservation Management Plan (CMP). It is recommended that if further changes are proposed for the Research Station that they are preceded by the preparation of a CMP.

Council--owned heritage places



7. Memorial Hall Walpeup. Source: Context 2011

There are nine places in the Study owned and managed by Mildura Rural City. It is important for Mildura Rural City to demonstrate good heritage management principles in looking after its own properties. This might include consulting with the local and associated communities when making decisions that have a significant impact on heritage places, while balancing conservation outcomes.

Table 5.1. Council-owned heritage places

Place	Address
State Emergency Service, former Courthouse	17 Reed Street Murrayville
Former Ouyen Court House	Oke Street Ouyen
The Torrita Building	Oke Street Ouyen
War Memorial	Intersection of Oke & Pickering Streets Ouyen
Torrita Public Hall	Mallee Highway Torrita
Memorial Gates, Outen Park	Cnr Malkin Ave & Monish Ave Underbool
Lake Walpeup Reserve	Off Walpeup Lake Road, Walpeup
Memorial Hall	Glen & Richardson Street Walpeup
Boinka State School No. 3800	Boinka South Road, Off Ouyen Highway Boinka

Building and Planning Approvals

Because of the level of change within some parts of the municipality, it is recommended that the Mildura Rural City recognise places with some level of significance (state or local, places on VHI) on its internal planning and building information systems. This will ensure that Council officers are alerted to any possible heritage significance should a permit application be received, particularly if a permit to demolish is sought under the Building Act. This could enable heritage advice to be obtained by the City to help the property owners develop a solution that meets their needs and respects the heritage values of the place.



8. *Ouyen Mineral Sands site. Source: Context 2011*

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GLOSSARY

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

APPENDIX 1 SCHEDULES

Table 1.1 Recommended for VHR

	Place	Address1	Address 2
1.	Pine Plains Homestead, outbuildings	Pine Plains Road	BIG DESERT
2.	Ouyen High School	Corner of Fuller & Ritchie Streets	OUYEN
3.	A J Gloster & Sons Garage	55 Cotter Street	UNDERBOOL

Table 1.2. Recommended for HO– individual places

	Place	Address1	Address 2
1.	Bridge remnant	Gunners Track	BIG DESERT
2.	Carter's tank	Pine Plains Road	BIG DESERT
3.	Boinka Community Centre (former State School No 3800)	Boinka South Road	BOINKA
4.	Boinka Cemetery	Kelly Road	BOINKA
5.	Limestone walls	Mallee Highway	BOINKA
6.	Cowangie Cemetery	Cemetery Road	COWANGIE
7.	Railway water reserve	Main Street	COWANGIE
8.	Lone grave	Mallee Highway, east of township	COWANGIE
9.	Memorial trees WW1	Mallee Highway, Danyo	COWANGIE
10.	Wells - group of 3	Pallarang Road (west side, north of Mallee Hwy)	COWANGIE
11.	Railway pumping station	Lake Hattah	HATTAH
12.	Regulator	Lake Hattah	HATTAH
13.	Saint John the Baptist Anglican Church of Australia	Last Street	MURRAYVILLE
14.	Danyo Site 1 (Tutye Foundations?)	Mallee Hwy	MURRAYVILLE
15.	Commercial buildings (row of shops)	15-17 McKenzie Street	MURRAYVILLE
16.	Commercial building (shop)	19 McKenzie Street	MURRAYVILLE
17.	St Peter's Lutheran Church	Murrayville-Nhill Road	MURRAYVILLE
18.	Murrayville Post Office	9 Reed Street	MURRAYVILLE
19.	State Emergency Service, former Courthouse	17 Reed Street	MURRAYVILLE

	Place	Address1	Address 2
20.	Masonic Lodge	24 Reed Street	MURRAYVILLE
21.	St Therese's Catholic Church	32 Sharrock Street	MURRAYVILLE
22.	Former Presbyterian Church	21 Cooper Street	OUYEN
23.	Ouyen Cemetery	Dunkley Road	OUYEN
24.	Former Blacksmith's Shop	10 Hughes Street	OUYEN
25.	Ouyen Primary School No 3615	Hunt Street	OUYEN
26.	House	12 Hunt Street	OUYEN
27.	Anglican All Saints Uniting Church	Hunt Street (cnr Martin Avenue)	OUYEN
28.	Lodwick's Farmhouse	Lodwick Road	OUYEN
29.	Ouyen Mineral Sands (OMS) – H2	Manley Road, (East side, north of Pearson Road)	OUYEN
30.	Ayton	11 Mitchell Street	OUYEN
31.	Railway Turntables repair site	Nihill Street (south)	OUYEN
32.	Roxy Theatre	17 Oke Street	OUYEN
33.	Ouyen Post Office	31 Oke Street	OUYEN
34.	Furniture Store	38 Oke Street	OUYEN
35.	The Torrita Building	61-71 Oke Street	OUYEN
36.	Former Ouyen Court House	61-71 Oke Street	OUYEN
37.	Loddon Mallee Women's Health centre	72 Oke Street	OUYEN
38.	Chaff, Oats and Grain Store	14 Oke Street (rear of Fairy Dell Cafe)	OUYEN
39.	War Memorial	Oke Street (cnr Pickering Street)	OUYEN
40.	House (former State Savings Bank)	1 Pickering Street	OUYEN
41.	North West Post Office and Foodworks	23 - 27 Pickering Street	OUYEN
42.	Former Doctor's Residence and Surgery	36 Pickering Street	OUYEN
43.	Ouyen Tyre Service	8 Pickering Street	OUYEN
44.	Hotel Victoria	22 Rowe Street	OUYEN
45.	Ouyen RSL Memorial Club Rooms	36 Rowe Street	OUYEN
46.	Timberoo Flora and Fauna Reserve	Scott Road (off Patchewallock - Ouyen Road)	OUYEN
47.	Scott's Block	Scott Road	OUYEN

	Place	Address1	Address 2
48.	Masonic Temple	12 Scott Street	OUYEN
49.	Log Tank	Walpeup Lake Road (Crown land reserve)	OUYEN
50.	Carina Lodge	Ngallo South Road	PANITYYA
51.	Panitya Oval	Mallee Highway south side	PANITYYA
52.	No. 1 Bore	Panitya South Road, on the west side between Mallee Hwy and Hewitt Road	PANITYYA
53.	Bugge's public water tank	Baring Road	PATCHEWOLLOCK
54.	Cooke's Cottage	Cooke's Road	TORRITA
55.	Torrira Public Hall	Mallee Highway	TORRITA
56.	Tutye bore and site of former gypsum plasterworks	Old Stock Route Road	TUTYE
57.	Tutye (former settlement)	Stock Route Road	TUTYE
58.	Tutye Cemetery	Tyalla Road	TUTYE
59.	Cemetery and Cemetery Gates	Cemetery Road	UNDERBOOL
60.	Salt harvesting site	Lake Becking Murray-Sunset National Park: Pink Lakes	UNDERBOOL
61.	Tramway formation	Lake Becking Murray-Sunset National Park: Pink Lakes	UNDERBOOL
62.	Salt harvesting site	Lake Crosby, Murray-Sunset National Park: Pink Lakes	UNDERBOOL
63.	Ruins at salt workings	Lake Kenyon, Murray-Sunset National Park: Pink Lakes	UNDERBOOL
64.	Women's Section National Party Meeting Room	13 Malkin Avenue	UNDERBOOL
65.	Fishlock's General Store	2 Malkin Avenue	UNDERBOOL
66.	Uniting Anglican Church	22 Malkin Avenue	UNDERBOOL
67.	Weatherboard Cottage (McVicars)	4263 Mallee Highway	UNDERBOOL
68.	Commercial Hotel (former) - Underbool Hotel	45 Mallee Highway (Cotter Street)	UNDERBOOL
69.	Memorial Gates	Monash Ave, Outen Park	UNDERBOOL
70.	Walpeup Primary School	14 Glen St East	WALPEUP
71.	Memorial Hall	Glen Street (cnr Richardson Street)	WALPEUP
72.	Sacred Heart Catholic Church	17 Glen Street	WALPEUP
73.	Relift pumping station	Hopetoun-Walpeup Road	WALPEUP

	Place	Address1	Address 2
74.	Lutheran Church	Kenyon Street	WALPEUP
75.	Water Tank	Kenyon Street (cnr Glen Street West)	WALPEUP
76.	McKinnon's Farm House	McKinnon Lane (cnr Hopeton-Walpeup Road)	WALPEUP
77.	Walpeup Mallee Agricultural Research Station	Meridian Road	WALPEUP
78.	Uniting and Anglican Church	Murphy's Road	WALPEUP
79.	Lake Walpeup Reserve	Walpeup Lake Road	WALPEUP
80.	Grigg's Property	694 Walpeup Lake Road	WALPEUP

Table 1.3. Recommended for HO –precincts

	Place	Locality
1.	Cowangie Precinct	COWANGIE
2.	Murrayville Commercial Precinct	MURRAYVILLE
3.	Murrayville Precinct – Sharrock Street	MURRAYVILLE
4.	Murrayville Railway Housing Precinct	MURRAYVILLE
5.	Ouyen Housing Precinct Mitchell Street	OUYEN
6.	Ouyen Commercial Precinct- Oke Street	OUYEN
7.	Ouyen Housing Precinct - Pickering Street	OUYEN
8.	Ouyen Housing Precinct - Railway Terrace	OUYEN
9.	Ouyen Railway Precinct	OUYEN
10.	Walpeup Commercial Precinct- Cregan Street	WALPEUP

Table 1.4 Recommended for VHI

	Place	Address1	Address 2
1.	Sheep holding pen, sheepwash & bores	Lot 32 Allan Road	PANITYA

Table 1.5. Researched not recommended

	Place	Address1	Address 2
1.	McDonald camp site, E. porossa (Mallee blackbox)	Campbell's tank area	BOINKA
2.	Nunn's House	Nunn Road	GALAH
3.	Murrayville Uniting Church	Reed Street	MURRAYVILLE
4.	Wymlet South State School Site	Boinka Road	OUYEN
5.	Kiamal - Farm	Calder Highway	OUYEN
6.	Paingie State School Site	Piangie Road, Galah	OUYEN
7.	Timberoo East State School Site	Ouyen-Patchewallock Road and Timberoo Road	OUYEN
8.	1968 HCV Estate	Vine Court	OUYEN
9.	Danyo Weighbridge No 1175	Wirrengren Plain inlet creek – Pine Plains Run	OUYEN
10.	Public tank within timber reserve	Patchewollock-Pie Plains Road	OUYEN
11.	Conga Wonga tanks	Pine Plains Run	OUYEN
12.	Galah Railway Station and Silos		OUYEN
13.	House	22 Cooper Street	OUYEN
14.	Former Smith House	20 Scott Street	OUYEN
15.	Ouyen Hospital	Britt Street	OUYEN
16.	Ouyen Race Track and Football Ground		OUYEN

17.	Timberoo East State School site	Off Patchewallock-Ouyen Road (on Scott Road)	OUYEN
18.	House	18 Williams Street	OUYEN
19.	Brown's Homestead	Brown Road near Linga - update according to info in QGIS?	UNDERBOOL
20.	House	15 Malkin Avenue	UNDERBOOL
21.	Our Lady of Fatima Catholic Church	Malkin Avenue	UNDERBOOL
22.	House	Malkin Avenue	UNDERBOOL
23.	Co-operative shearing shed (dem.)	Off Underbool South Road	UNDERBOOL
24.	Public bore no 91 (MA 34-2)	Junction of Dennyng East channel and Goruya West Channel	UNDERBOOL
25.	Abandoned farming equipment	Lake Kenyon, Murray-Sunset National Park: Pink Lakes	UNDERBOOL
26.	Stock Route Road	Stock Route Road	WALPEUP

Table 1.6. Places not located

1.	Place	Address1	Address 2
2.	Railway crossing warning sign	Danyo railway station	COWANGIE
3.	Hattah-Kulkyne Military Interment Camp	Chalka Creek Track	HATTAH
4.	Moonah Track and Wattle Track Charcoal Pits	Moorah Track and Wattle Track	HATTAH
5.	Combined water tank and crane	Lake Hattah	HATTAH
6.	Green's Homestead	Mallee Highway	KULWIN
7.	Dering high-lift pumping station and survey office	Hattah Railway Station	OUYEN
8.	Hullards iron clad catchment tank	Walpeup West waterworks district, Big Desert and Sunset Country	OUYEN
9.	Hullards iron clad catchment tank	Lot 39 or 40 Freehold adjoining Wyperfeld National Park	OUYEN
10.	Fox's Public tank	Pine Plains Run	OUYEN
11.	Bullock track	Kulkyne to Tiega and Pine Plain	UNDERBOOL
12.	Former railway refreshment rooms	Ouyen Highway	UNDERBOOL

Table 1.7 Places with existing heritage listings

Place	Current listing	Listing No.
POW Brighton's Bridge	Heritage Overlay	HO118
Kow Plains Homestead	Heritage Overlay	HO182
Former Murrayville Consolidated School	Heritage Overlay	HO184
Murrayville Railway Station	Heritage Overlay	HO183
Hattah Kulkyne National Park	Heritage Overlay	HO17
Murrayville Goods Shed	Victorian Heritage Register	H1570
Kow Plains Homestead	Victorian Heritage Register	H0688
Former Murrayville Consolidated School	Victorian Heritage Register	H1185
Murrayville Railway Station	Victorian Heritage Register	H1580

APPENDIX 2 PROJECT BRIEF

1. Introduction

Mildura Rural City Council (MRCC) is seeking submissions from suitably qualified and experienced consultants to prepare Stage 2 of the Mildura Heritage Study for the former Walpeup Shire.

The purpose of a heritage study is to identify, assess and document post-contact places of cultural significance within the municipality and to make recommendations for their future conservation.

This includes recommendations for statutory protection, e.g. application of the most appropriate planning control, or inclusion in the Victorian Heritage Register.

A heritage study is usually divided into two stages. Heritage Victoria often refers to a separate Stage 3, which is the implementation of the heritage study recommendations.

Council has completed Stage 1 which involved the preparation of a Thematic Environmental History and the identification of all places of potential cultural significance across the study area. Stage 1 also involved an estimation of the time and resources required to undertake Stage 2 of the study brief. The thematic environmental history included the Rural City of Mildura as a whole with a focus on the former shire of Walpeup.

Stage 2, which is now to be undertaken, involves the detailed assessment of significance and documentation of those places that were identified to be of potential cultural significance in the Stage 1 survey.

The project is being commissioned by Mildura Rural City Council with assistance from Heritage Victoria.

2. Study Area/Objectives/Consultation/Outputs/Tasks/Budget

Except where updated in accordance with this brief, all is to be in accordance with the information and requirements specified in the following documents:

- o Mildura Heritage Study (Including former Walpeup Shire) Stage 1 Project Brief May 2008
- o Mildura (former Walpeup Shire) Heritage Study Volume 1: Final Stage 1 Report August 2009
- o Former Shire of Walpeup Thematic History Stage 1 Volume 2 August 2009
- o Former Shire of Walpeup Heritage Study Hermes List 3 June 2009

3. Project Management

Steering Committee for the project comprising stakeholders to the project includes representatives of Heritage Victoria, Department of Planning and Community Development and MRCC staff.

Additional Project Reference Group includes a diverse range of professional and community based representatives with experience and interest in the project.

The project will be managed by Peter Douglas - MRCC's Co-ordinator Strategic Planning (Ph: 50188419).

*Preparation of Mildura Heritage Study
Former Walpeup Shire Stage 2 - Project Brief*

Mildura Rural City Council
24 March 2011 4

MRCC will provide copies of all relevant background material that is available to it and will undertake all administrative arrangements for meetings and workshops.

MRCC will also be responsible for the establishment and management of the Project Steering Committee and Reference Group.

4. Timing

The project is a high priority for Council and it is expected that the project will conform to the milestones as follows:

Immediate: Project Commencement

December 2011: Project completion imminent within next 6 months (completion of assessment and documentation for 80% of identified heritage places)

June 2012 Satisfactory completion of project and acquittal of project funds with funding partners

MRCC believes that this is a realistic timeframe and expects that it will be met.

5. Tenders

5.1 Responding to this brief

Submission of project proposals in response to this brief are required to be received by

Council by no later than 2:00 pm on the 14 April 2011.

A response to this brief must include:

- _ Method to be used and description of tasks to be undertaken to complete the project
- _ Consultation strategy plan/approach
- _ Project timetable
- _ A fee proposal to complete the project including apportioned costs and indicative breakdown into relevant areas.

Upon completion of an acceptable Project Management Plan as agreed, the consultant shall be entitled to a starting allowance of 10% of the budget for Stage 1. Further progress payments shall be as per the agreed Project Management Plan. The client shall retain 20% of the Stage 2 study budget to be handed over upon delivery and acceptance of the final Stage 2 report.

5.2 Consultant profile, skills, previous experience

The mix of skills required will typically include:

- _ Heritage planning
- _ Facilitation of Community /Stakeholder Consultation

5.3 Evaluation Criteria

Assessment will be based on the following criteria:

- _ Appreciation of the key issues and understanding of the project brief
- _ Project methodology
- _ Demonstrated experience in projects of similar scope and content
- _ Proposed fee
- _ Creativity/flair of response to study process and considerations indicating a high quality outcome
- _ Ability to meet the project requirements and timeframe

5.4 Interviews

Preparation of Mildura Heritage Study

*Former Walpeup Shire Stage 2 - **Project Brief***

Mildura Rural City Council

24 March 2011 5

Selected consultants will be short listed to attend an interview to discuss their tender as required.

APPENDIX 3 PROJECT MANAGEMENT PLAN



Mildura Rural City Council

MILDURA HERITAGE STUDY – WALPEUP STAGE 2

PROJECT SCHEDULE

19 MARCH 2012

Date	Outcome	Who?
19 March 2012	Draft Citations and cover letter finalised.	Context
20 March 2012	Draft Citations Distributed for feedback to Individual Landowners Precinct Landowners Reference Group	MRCC
21 March 2012	Information Update letter distributed to other members of community	MRCC
10 April 2012	Feedback Closes – comments referred to Context	MRCC
4 May 2012	Draft report and planning recommendations provided to SC	Context
9 May 2012	Steering Committee Meeting [phone conference]	MRCC
15 May 2012	Corporate Mgt Team [CMT] Briefing MRCC	MRCC
16 May 2012	Councillor Briefing MRCC: Context Heritage Victoria Reference Group	Context
25 May 2012	Councillor issues/clarification	MRCC/Context
1 June 2012	Public Exhibition	MRCC
18 June 2012	Public Exhibition Closes – comments provided to Context	MRCC
20 July	Final Report provided to SC	Context
25 July 2012	Steering Committee Meeting [phone conference]	MRCC
31 July/7 Aug 2012	CMT Briefing MRCC	MRCC
15 August 2012	Councillor Briefing MRCC	MRCC
23 August 2012	Final Report Reported to Council Meeting	MRCC
31 August 2012	Adopted Report provided to HV	MRCC

APPENDIX 4 HERCON CRITERIA

Criteria for assessing cultural heritage significance (HERCON)
(Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995).

Criterion A:

Importance to the course, or pattern, of Victoria's cultural history.

Criterion B:

Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C:

Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D:

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Criterion E:

Importance in exhibiting particular aesthetic characteristics.

Criterion F:

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

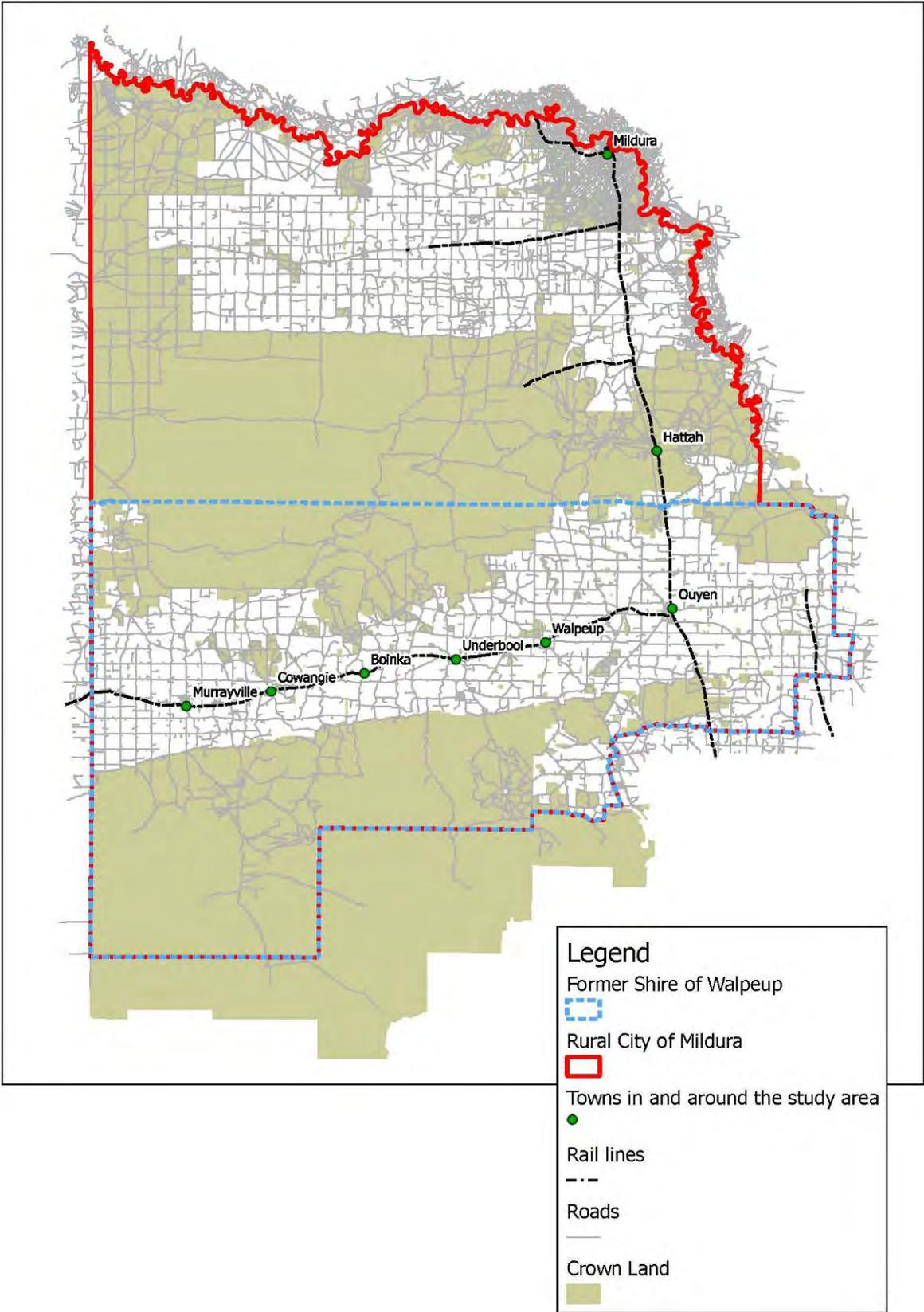
Criterion G:

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H:

Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

APPENDIX 5 STUDY AREA MAP



APPENDIX 6 PRECINCT MAPS



Figure 9: Cowangie Precinct. Source: Context 2012



Figure 10: Murrayville Commercial Precinct and Murrayville Precinct - Sharrock Street. Source: Context 2012

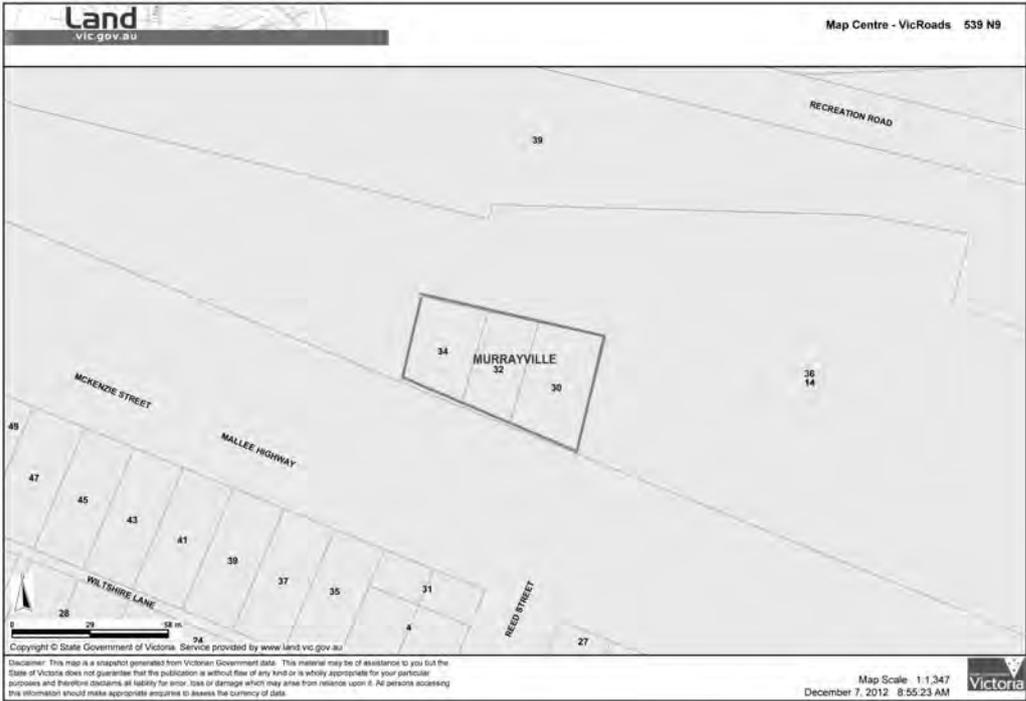


Figure 11: Murrayville Railway Housing Precinct. Source: Context 2012



Figure 12: Ouyen Housing Precinct - Mitchell Street. Source: Context 2012



Figure 13: Ouyen Housing Precinct - Railway Terrace. Source: Context 2012



Figure 14: Ouyen Housing Precinct - Pickering Street and Ouyen Commercial Precinct. Source: Context 2012



Figure 15: Ouyen Railway Precinct. Source: Context 2012



Figure 16: Walpeup Commercial Precinct. Source: Context 2012

APPENDIX 7 WORKSHOP DATA

Community Workshop participants

Community Heritage Workshop – Wednesday 5 November 2009	Community Heritage Workshop – Thursday 6 November 2009
Lloyd Thompson	Sue Willox
Mike Chaplin	Terri Scott
Julian Bowson	Alison Thorn
Frank Tucker	Jack Young & daughter
Judie Hyde	Jocelyn Lindner
Andrea Collins	Andrea Collins
Bruce McLean	Merle Pole (apology)
Ivan McKenzie	Dorothy Brown
Nathan	

Property owners workshop – July 2011
Deborah Vallance
Tony Cua
Joe Poole
Helen Chick
Colleen Gloster
Joanne Hogan
Merle Pole
Elaine Bell
Alison Thorne
Mari Hanns
A number of other people were present but did not record their names

The following places were nominated by participants at the Community Heritage Workshops. Although they were within Mildura Rural City, many were outside the study area boundaries for fieldwork, that is, the former Shire of Walpeup. Others were site types which existed throughout the study area. These sites were visited during fieldwork and included in the results where possible. Many more places were identified by community members during fieldwork.

Table 7.1. Community nominated places

Place	Address	Stage 2 findings
Swan Hill museum	Swan Hill	Outside study area
Tyntynder Homestead	Mildura	Outside study area
River bend at Boundary Bend and Merbein Pump Hill Cliffs	Mildura	Outside study area
Rio Vista	Mildura	Outside study area
St Ignatius School	Mildura	Outside study area
Chaffey Winery	Mildura	Outside study area
St Margaret's Church	Mildura	Outside study area
Carnegie Centre, collection of photos and clothes	Deakin Avenue, Mildura	Outside study area
Old limestone stone fences, homes and farm buildings	Shire of Walpeup	Places assessed include a limestone fence, a number of homes and farm buildings
All historical remain in former shire of Walpeup	Shire of Walpeup	
Water Reserves	Shire of Walpeup	Several places assessed
Grain silos throughout Mallee	Shire of Walpeup	Assessed in precincts
Native vegetation	Shire of Walpeup	Not assessed as primarily natural values
Pink Lakes salt harvesting sites	Linga and Underbool	Assessed
Pine Plains Homestead	Patchewollock	Outbuildings assessed, homestead relocated to Swan Hill.
Murrayville township	Murrayville	Assessed as a precinct
Boinka	Boinka	Several places assessed.
Kow Plains homestead	Cowangie -	Already on Heritage Overlay and VHR
Cowangie	Cowangie	Assessed as a precinct.
Ouyen streetscape of Oke Street	Ouyen	Assessed as a precinct.
Nowingi iron tank	Nowingi	Assessed
Aboriginal sites	Study area	Not assessed as outside scope of brief.
Abandoned agricultural machinery	Study area	Movable heritage only included in place descriptions but not assessed as a collection or separate from a place.
Wrecks of paddle streamers and barges	Murray River	Outside study area
Ross's Springs	South of Tutye	Not assessed
Site of primary school at Tutye	Tutye	Assessed.
Arnold's Store (now Ouyen Tyre Service)	Pickering and Rowe Streets	Assessed.
Railway Precinct, Rowe Street	Ouyen	Assessed as a precinct.
O Gilpin's Store	Oke Street, Ouyen	Assessed.
Stock Route Road	Walpeup	Assessed.
Log Tank at Pine Plains	Cowangie	Assessed.
'Big Billy' bore at Murrayville	Murrayville	Assessed.

Place	Address	Stage 2 findings
Examples of channels – they are being lost	5 K south of Underbool	Assessed as part of several places around Walpeup
Walpeup Lake	Walpeup	Assessed.
Dryland Gardens	Walpeup	Not assessed, contemporary garden.
Bush Nurse Cottage	Cowangie	Assessed as a precinct.
Shearing sheds	Shire of Walpeup	Not assessed as a series, several shearing sheds as part of farm complexes.
Mud brick buildings	Shire of Walpeup	Not assessed
640 acre farm blocks		Several places assessed.
Limestone walls	Danyo	Assessed

APPENDIX 8 PROPOSED HERITAGE PLACES LOCAL POLICY

MILDURA PLANNING SCHEME

22.08 Heritage Policy

This policy applies to all land within Heritage Overlay.

Policy Basis

Many culturally significant sites, precincts and places have been identified and documented through heritage studies of the municipality. It is recognised that these places make a strong cultural contribution to the distinctive character of the Rural City and the region and assist residents and visitors to appreciate the history of the area.

This policy:

- applies the State Planning Policy Framework provision relating to Heritage (Clause 15.11) to local circumstances
- supports and builds on the MSS objectives and strategies identified in clause 21.04, which identifies the conservation and enhancement of heritage places as a key objective.

Objectives

- To conserve the distinctive and often unique historic characteristics that contribute to the individual identity of communities within the Rural City of Mildura and to the identity of the municipality as a whole
- To ensure that the cultural significance of heritage places is not diminished by:
 - The loss of any fabric, which contributes to the significance of the heritage place or precinct
 - Inappropriate new development.
- To promote the conservation of heritage places in accordance with the principles and procedures recommended by the *Burra Charter*¹
- To encourage ‘best practice’ and a more consistent approach to the conservation of heritage places that is based upon a clear understanding of the reasons for their significance
- To ensure that new development is of the highest quality contemporary design and becomes a valued addition
- To conserve, manage and enhance identified places of cultural heritage significance
- To encourage the conservation and longevity of planted landscapes
- To give particular regard to the heritage values of places associated with the early development of the municipality by the Chaffey Brothers.

Policy

Definitions

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

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

¹ The ‘Burra Charter’ is the short title given to the *Australia ICOMOS Charter for Places of Cultural Significance*, which has been widely accepted and adopted as the standard for heritage conservation practice in Australia.

(e.g. precinct), landscape, geological formation, fossil site, or habitat or other place of natural or cultural heritage significance and its associated land

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

It is policy to:

- Conserve significant and contributory heritage places and in particular to, as appropriate:
 - support the maintenance and conservation of heritage places
 - support the restoration or reconstruction (where appropriate) of fabric where opportunities arise.
- Discourage the total demolition of Significant or Contributory heritage places unless it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The place is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the place, and
 - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- Consider demolition of part of a Significant or Contributory place when it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The demolition or removal will not adversely affect the significance of the place
 - It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
- Encourage the removal of non-significant alterations or additions, particularly where this would assist in revealing the significance of the place.
- Give preference to new development including alterations or additions to existing heritage places that:
 - Creatively interprets and responds positively to the historic context provided by the heritage place
 - Is visually recessive and compatible in terms of its scale, siting, design, form and materials with the historic character and significance of the heritage place (including any associated building, trees or other significant elements)
 - Does not distort the historic evidence provided by heritage places by simply copying or reproducing historic styles or detailing
 - Responds positively to special features such as views, vistas, mature vegetation and landmark
 - Includes landscaping that will enhance the historic cultural landscape character of a heritage place
- Support the replacement of non-contributory buildings with new development that responds more positively to the historic context provided by any nearby heritage place

- Conserve historic public realm features such as basalt gutters, unmade roadside verges and mature street trees
- Give preference to subdivision that is:
 - compatible with the historic subdivision pattern found in an area, and/or
 - maintains significant fabric associated with a heritage place on a single lot.
- Give preference to advertising signs in traditional forms and locations on buildings, and that are limited in number
- Support the maintenance and management of significant trees in a manner that ensure that they will survive in good condition according to their normally expected lifespan
- Ensure that any future development, or changes in immediate environmental conditions, adjacent to a significant tree will not have a detrimental impact upon the integrity and condition of the tree
- Encourage strategic replanting programs of significant trees using the same species
- Encourage applications to include a heritage impact assessment
- Encourage applications to include a heritage management plan to guide the implementation of any proposed development, including conservation works.

Information requirements

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

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

Note: It is possible that there may be significant fabric not specifically identified by an existing heritage study. Any additional fabric identified should be noted and assessed as part of the report.

- A Conservation Management Plan prepared in accordance with the *Burra Charter* for large or complex sites, or for major alteration or additions to places that are of individual significance, or for any other application that the responsible authority considers to raise significant heritage issues
- A report prepared by a suitably qualified consultant that assesses the structural condition of a heritage place and whether or not any defects can be repaired or mitigated
- An archaeological survey and assessment prepared by a suitably qualified consultant, which assesses the impact of an application upon potential archaeological deposits on the site
- A report prepared by a suitably qualified consultant, which assesses the impact of an application upon any significant tree
- Where the trees or gardens on the site have been identified as significant, a landscaping plan prepared by a suitably qualified consultant, which demonstrates how landscaping on the site will respond to the cultural landscape character and setting of the heritage place.

Decision Guidelines

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

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

APPENDIX 9 HERITAGE ASSESSMENT OF MURRAYVILLE RAILWAY STATION HOUSES (30-36 MCKENZIE STREET)

people place heritage

CONTEXT

HERITAGE ASSESSMENT OF MURRAYVILLE RAILWAY HOUSES

30-34 McKenzie Street

7 December 2012

Prepared for
Mildura Rural City Council



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Project Team:

Louise Honman, Director

Louise Holt, Consultant

Report Register

This report register documents the development and issue of the report entitled Heritage Assessment of Murrayville Railway Station Houses (30-36 McKenzie Street) undertaken by Context Pty Ltd in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue Date	Issued to
1672	1	Draft report	7/12/2012	Peter Douglas
1672	2	Final report	14/12/2012	Peter Douglas

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CONTENTS

30-34 MCKENZIE STREET MURRAYVILLE	1
Introduction	1
Ouyen to Murrayville railway	1
Place history	1
Description	2
Statement of Significance	6
Comparisons	6
Conclusion	6
Recommendations	7
Recommended management	7
References	8
Appendices – HERMES CITATION	9

30-34 MCKENZIE STREET MURRAYVILLE

Introduction

The heritage assessment of the former railway station houses at 30, 32, 34 and 36 McKenzie Street, Murrayville was undertaken at the request of the Mildura Rural City Council (November 2012). This request was raised in light of re-mapping of the Victorian Heritage Register designation of the Murrayville Railway Station. In conjunction with Heritage Victoria, the Murrayville Station Heritage Overlay polygon is to be changed to include the station and surroundings but to exclude the houses associated with the station. As a result, Mildura Rural City Council requested that the houses at 30-36 McKenzie Street be assessed to determine their significance. This assessment was not done as part of the Mildura (former Shire of Walpeup) Heritage Study as the houses were included on the Victorian Heritage Register at that time.

Ouyen to Murrayville railway

In 1895, the Railways Standing Committee considered the question of extending railways into the Mallee. The Mallee lines built to 1898 had 'more than paid their way' according to the Railways Commissioner giving evidence to the Parliamentary Standing Committee on Railways investigating the connection of Mildura to the existing rail network. 'This wheat traffic from the Mallee is a traffic that the more we get the better we like it', he wrote (Parliamentary Standing Committee: xiv).

The railway lines were built on the 'butty gang' system wherein the Railway Construction Branch of the Board of Land and Works employed people directly to do the work. This system was to prevail from 1 January 1892 and resulted in significant economies over the previous method of calling tenders for the construction of lines in sections (Kenyon 1912:9).

The town and region experienced consolidated growth after the railway line from Ouyen to Murrayville opened in 1912. The construction of the Ouyen-Murrayville line, planned to open up 750,000 acres of land for settlement, commenced in 1909 in Ouyen, reached Underbool in late 1910, Linga early 1911, and Murrayville in 1912. At the time, it was the only railway line constructed ahead of settlement. The Border Railways Commission of 1910 recommended the extension of the line to connect Murrayville with Pinnaroo in South Australia. The line was subsequently built and finished in 1915. Houses to accommodate railway workers were built at Ouyen, Murrayville, Underbool, Linga, Boinka and Torrita.

The first sale of Murrayville township allotments was held in 1910, the second in 1911, and the third in 1913. The town was named after the Premier of Victoria at the time, John Murray. By 1911, the township comprised a number of stores, a blacksmith and wheelwright, a coffee palace, plumber and a lime kiln. In this year, the Murrayville Hotel opened. By 1916, two banks were in operation. A new post office building was erected in 1926. The Murrayville Power House was built in 1928. Bore water was supplied to the township from 1929. A number of halls served the township including the Masonic hall, the Institute hall and the privately owned Austral Hall; a public hall opened in 1957.

Place history

Railways not only brought increased and easier trade, but also new people – not least among whom were the railway workers and their families who were often accommodated in 'railway houses' like those at Murrayville. Departmental Residences were generally situated adjacent to country railway station complexes, often with their frontages facing the railway line rather than the street. They were generally let to the occupant for a reasonable rental, but in some cases they were free.

Lindner notes that a Station Masters house (No.30) was built very close to the Murrayville railway station, and the first Station Master was Frank George (Lindner 2007:19). The building style and completion of the railway to Pinnaroo indicates a date of c.1915 is most likely (J. Linder, pers. comm., 2 December 2012).

Linder notes that other Station Masters included King (until the late 1920s), Anderson (until c.1924), N. Harbour, A. Williamson, Meaghers, M. Clapp, Roberston, Dunne and D. Kalms (J. Linder, pers. comm., 2 December 2012).

Allotment 27, Section 3 on which 30 McKenzie Street was gazetted the State Transport Authority on 10 July 1984 (*Transport Act 1983, Section 46*) (see Township of Murrayville, Parish of Danyo, County of Weeah Plan 1967).

Initially Departmental Residences were weatherboard clad timber framed structures but from the early 1920s the Victorian Railways adopted a new design and constructed railway houses from pre cast concrete blocks. The construction of 32 McKenzie Street indicates that it was built c.1925. Several similar houses in Ouyen Railway Terrace were also constructed at this time.

The land on which 32 McKenzie Street is located (Allotment 26, Section 3) was gazetted to the State Transport Authority on 3 October 1983 (*Transport Act 1983, Section 46*) (see Township of Murrayville, Parish of Danyo, County of Weeah Plan 1967). The construction date for 34 McKenzie Street is likely to be c.1915, based on its design.

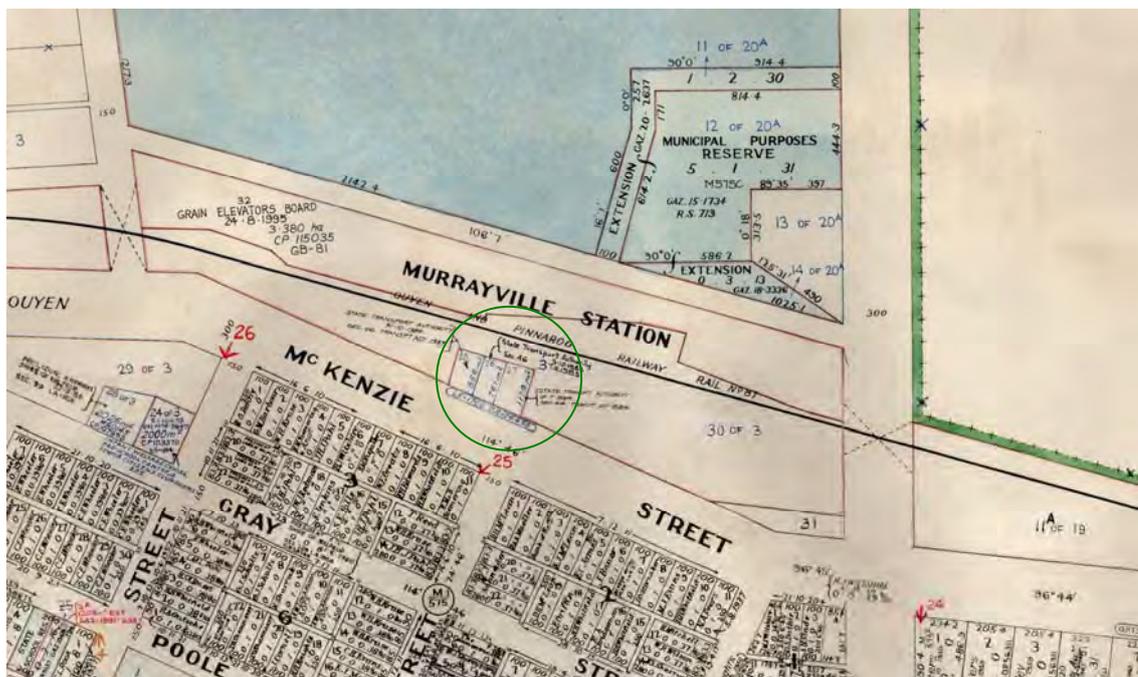


Figure 1 Township of Murrayville, Parish of Danyo, County of Weeah Plan 1967, Department of Lands and Survey, Melbourne 1969. House locations shown circled in green.

Description

The four houses at 30-36 McKenzie Street are located between the Mallee Highway and the railway. The house at 30 McKenzie Street is an early twentieth century railway house, and was built as the Station Masters house. It is a 'T' type weatherboard clad house with a corrugated iron broad hipped roof and gabled roof, built to a standard design provided by the Public Works Department. Houses of a similar design are found at Lascelles and Woomelang in the Shire of Yarriambiack.

30 McKenzie Street has two brick chimneys with rendered caps and two terra cotta pots to each. The house has one central projecting gable to the façade. The projecting gable contains

a two over two sash window and the gable infill contains timber joinery and roughcast. The projecting gable contains two decorative wooden brackets.

The side entrance sits under the main roof (eastern façade). The front door appears to have timber panelling to the lower section and a 6 paned window above. A rectangular highlight window sits above the door. A small multi-paned timber window is also located in the side entrance. Two one-over-one sash windows are location further along the eastern façade. The western façade contains two one-over-one sash windows under a verandah that is incorporated under the main roof. It is in good condition and has a high integrity externally. The carport is a later addition.



Figure 2. 30 McKenzie Street, Murrayville. Source: Mildura Rural City Council 2012



Figure 3. 30 McKenzie Street, Murrayville. Source: Mildura Rural City Council 2012

32 McKenzie Street, Murrayville is constructed from concrete blocks. The house has not been painted. The corrugated iron gabled roof runs perpendicular to the street and there are two concrete brick chimneys located at the eastern side; one towards the front of the house and one

at the rear. The front door and flanking windows are off centre with a skillion verandah continuing from the roofline to extend over the front door and the western window. A concrete brick balustrade, with two wooden posts, supports the verandah. All windows are timber framed and double hung with multi pane sashes. A contemporary picket fence runs along the front of the property.

The eastern elevation contains one timber framed and double hung multi pane sash window, whilst the western elevation had two timber framed and double hung multi pane sash windows. A weatherboard clad extension is found at the rear.



Figure 4. 32 McKenzie Street, Murrayville. Source: Mildura Rural City Council 2012



34 McKenzie Street, Murrayville was originally a weatherboard clad residence with a half hipped corrugated iron roof. The external cladding has been replaced with aluminium siding and a new colorbond roof has replaced the galvanized iron roof cladding. A brick chimney is located along the western elevation. The house has a symmetrical façade, with the front door

flanked by aluminium sliding windows which are replacements for sash windows. The verandah extends beyond the roofline at the western side to cover an enclosed weatherboard addition and around the western elevation. This has been rebuilt and now has plain posts with no verandah decoration. One original sash window is located along the eastern elevation. Two small multi paned windows are located in the enclosed section of the verandah at the western side. 34 McKenzie Street is largely intact in building form but has had a number of alterations.



Figure 5. 34 McKenzie Street, Murrayville. Source: Mildura Rural City Council 2012



Figure 6. 34 McKenzie Street, Murrayville. Source: Mildura Rural City Council 2012

Statement of Significance

What is significant?

The former railway houses at 30-34 McKenzie Street, Murrayville are of significance to the Rural City of Mildura.

How is it significant?

The former railway houses at 30-34 McKenzie Street, Murrayville, are of local historic and architectural significance to the Rural City of Mildura.

Why is it significant?

The Railway Houses precinct at 30-34 McKenzie Street, Murrayville is of historic significance as it is associated with the development of the railway into the region and the subsequent opening up of the Mallee for settlement. The precinct provides tangible evidence of the importance of Murrayville in the expansion of the rail network in the north western Victoria. It demonstrates the practice of provision of employee housing by the Victorian Railways from its inception to the late twentieth century (Criterion A).

30 McKenzie Street is an excellent example of a standard Type 'T' railway house with its distinctive roof form, chimneys, porch, verandah and original window and door joinery. It is a fine example of the architectural work of the Public Works Department that provided standard plans for a range of public buildings (Criteria D, E).

32 McKenzie Street demonstrates the changing design and construction of employee housing by the Victorian Railways (when compared to the earlier weatherboard clad house at 30 McKenzie Street (Criterion A). It is an excellent example of a standard railway house of the 1920s, built in concrete block with wide overhanging gable roof, timber framed windows and balustrade. It is a fine example of the architectural work of the Public Works Department that provided standard plans for a range of public buildings. 34 McKenzie Street is a representative example of a standard railway house of the early 1900s. (Criteria D, E).

Comparisons

The Railway Terrace housing precinct in Ouyen has a larger number of houses than Murrayville, as would be expected of a larger centre and in the reflection of the history of Ouyen as a railway hub. The Murrayville houses are similar to those represented in Ouyen. 32 McKenzie Street, Murrayville is of similar style and construction to the former railway staff houses (concrete brick houses at Railway Terrace) located within Railway Terrace, but is more intact. 34 McKenzie Street is similar in style to several houses in Railway Terrace Ouyen, but is somewhat less intact than these.

Railway houses at other locations along the Ouyen to Pinnaroo line were not located at either Underbool, Linga, Boinka or Torrita as part of the Mildura (former Shire of Walpeup) Heritage Study Stage 2. Other examples of railway houses are found in neighbouring local government areas of Gannawarra and Yarriambiack at:

161 and 163 Boundary Street Kerang,

3 Wychunga Street, Lascelles and 21 Gloucester Avenue, Woomelang

Conclusion

The Railway Houses precinct at 30-34 McKenzie Street Murrayville has been assessed by Context in 2012 and found to meet the threshold of local significance. 36 McKenzie Street has also been assessed by Context Pty Ltd in 2012 and does not meet the threshold of local significance as its construction date is much later, it does not appear to have the same history, and its architectural value is limited.

Recommendations

It is recommended that 30-34 McKenzie Street form a precinct where each of the buildings is of contributory significance to the precinct. The recommended boundaries of the precinct are shown on the map below. It is recommended that this precinct be called the Murrayville Railway Housing Precinct, and be added to the schedule of the Mildura (former Shire of Walpeup) Heritage Study Stage 2.

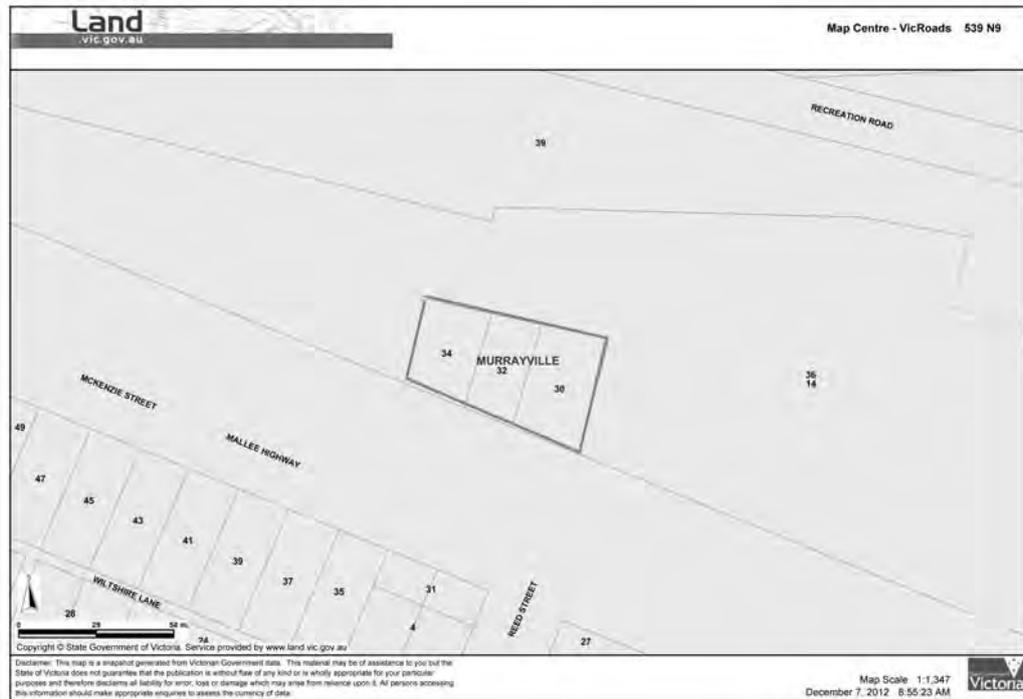


Figure 7 Recommended precinct boundary, Murrayville Railway Houses. Map source: Land Victoria.

Recommended management

PS Map Ref.	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings and fences which are not exempt?	Included on the VHR?	Prohibited uses may be permitted?	Name of incorporated plan	Aboriginal heritage place?
	Railway housing precinct 30-34 McKenzie Street Murrayville	No	No	No	No	No	No	-	-

References

Context Pty Ltd, 2012, Mildura (Former Shire of Walpeup) Heritage Study Stage 2, Vol.1 Thematic Environmental History.

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Kenyon, A. 1912. *The Story of the Mallee: A History of the Victorian Mallee Read before the Historical Society of Victoria*. Melbourne.

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Appendices – HERMES CITATION

See HERMES citation as part of Mildura Heritage Study Volume 3 HERMES citations