

### Introduction

This document provides background information (including the error, proposed change, and background to the correction/error where necessary and/or available) to support the proposed changes which correct errors and anomalies within the Mount Alexander Planning Scheme (via Amendment C97malx). The numbers listed within this document correspond with the numbers listed in Attachment A 'Land to which amendment applies'.

The large majority of the errors and anomalies identified are associated with the Heritage Overlay (HO).

### Resources to support this document:

The following documents/resources have been used throughout the preparation of this background report. It is possible that some of the errors identified can be attributed to the process of amalgamation of the former Shires prior to it becoming Mount Alexander Shire Council.

#### Council's internal database:

Council's internal mapping system (which includes information for the purpose of rates – such as identification of land use and correct addresses), was used to show the 'legal description' for properties, which helps to match references to specific properties within heritage studies.

#### Online mapping resources:

- VicPlan
- Google Maps

### Maldon Conservation Study

The [Maldon Conservation Study](#) (MCS) was prepared by Jacobs Lewis Vines Architects in 1977. It is used frequently by Council's planning staff and heritage advisor for planning permit application assessment of heritage-significant sites. It is also used by the public and professionals to understand the historic significance of properties in Maldon.

Many properties with HOs are listed in the MCS without photographs, and the address is not always clear. The Maldon Index/Data Cards were used by the former Shire of Maldon and include a photograph of most properties, bringing a much needed understanding to many properties in the Conservation Study covered by a HO. These cards are used to support many findings within this report.

The maps showing the section and allotment numbers within Maldon are included within the Maldon Conservation Study, and help to connect properties to the data cards. These maps were informed by the Maldon Planning Scheme Amendment L5 Legacy maps showing historic items. All of these maps are available at the back of this report.

### Newstead Heritage Study

The Former Shire of Newstead Heritage Study was prepared by Jacobs, Taylor, Ballinger, Johnson and Rowe in 2004. The citations for properties are located within Section 3, Volumes 1 - 4:

- [Volume 1: Campbells Creek](#)
- [Volume 2: Campbelltown to Muckleford South](#)
- [Volume 3: Newstead](#)
- [Volume 4: Sandon to Yapeen](#)

### Metcalfe Heritage Study

The Metcalfe Heritage Study was prepared by Karen Twigg and Wendy Jacob in 1994. The building citations are located in separate volumes, noted below:

- [Volume 3: Building Citations Barfold to Elphinstone](#)
- [Volume 4: Building Citations Faraday to Taradale](#)

A full list of heritage studies relevant to Mount Alexander can be found on [Council's Heritage Studies web page](#).

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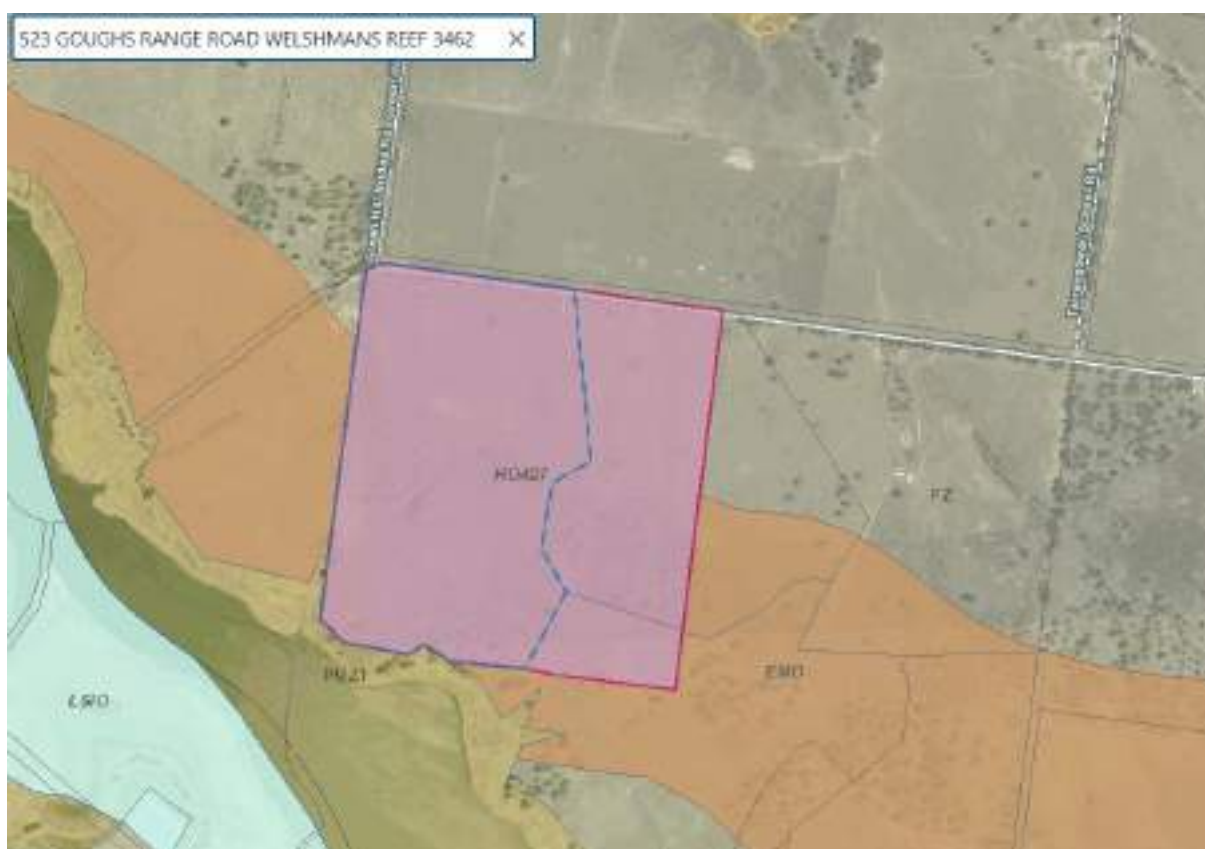
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### 1. HO427

523 Goughs Range Road, Welshmans Reef

**Error:** incorrect location of HO427 of mapping – the HO is applied beyond the property boundary to the property to the east (see below).

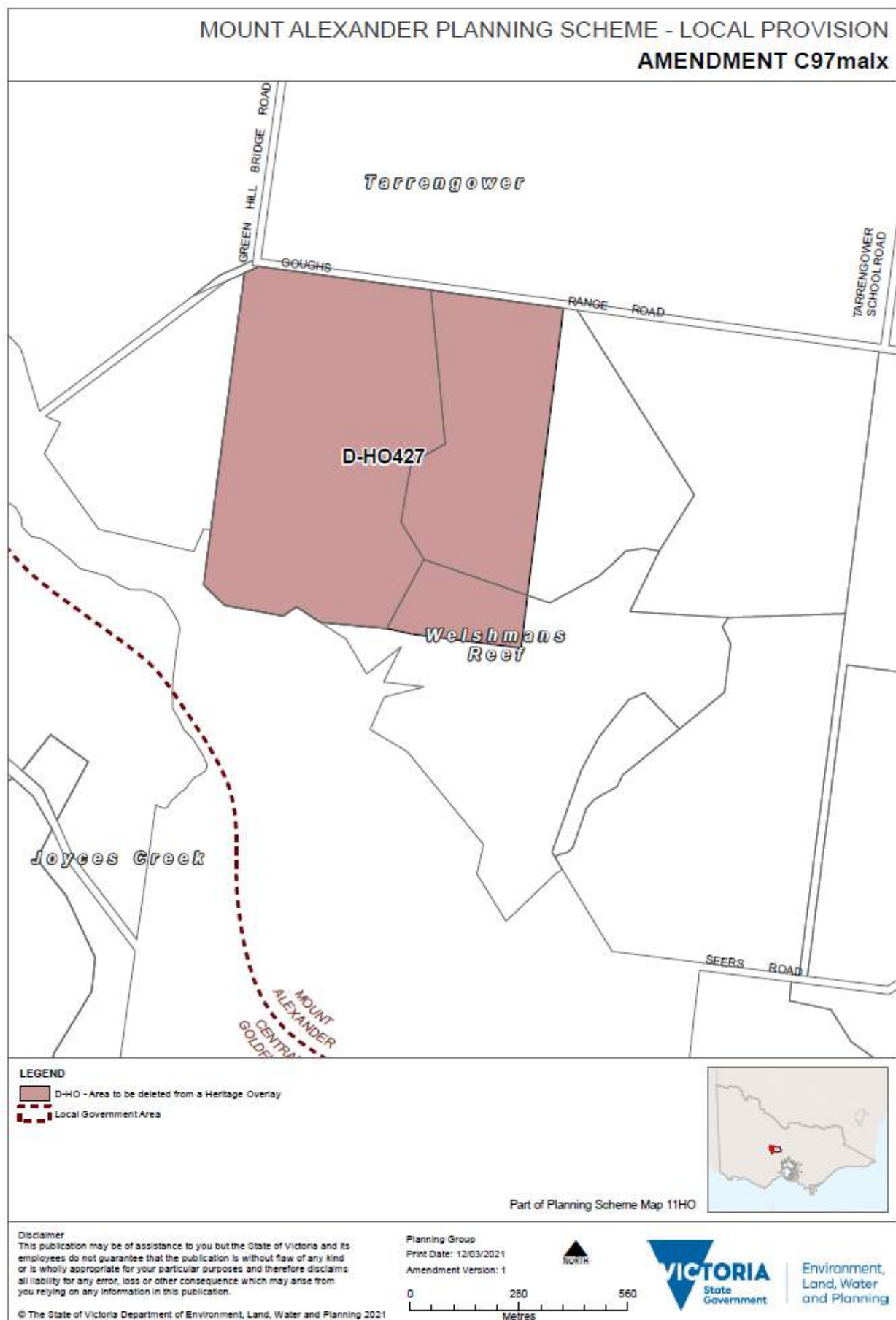
HO427	Ruined residence Seers Road
-------	-----------------------------

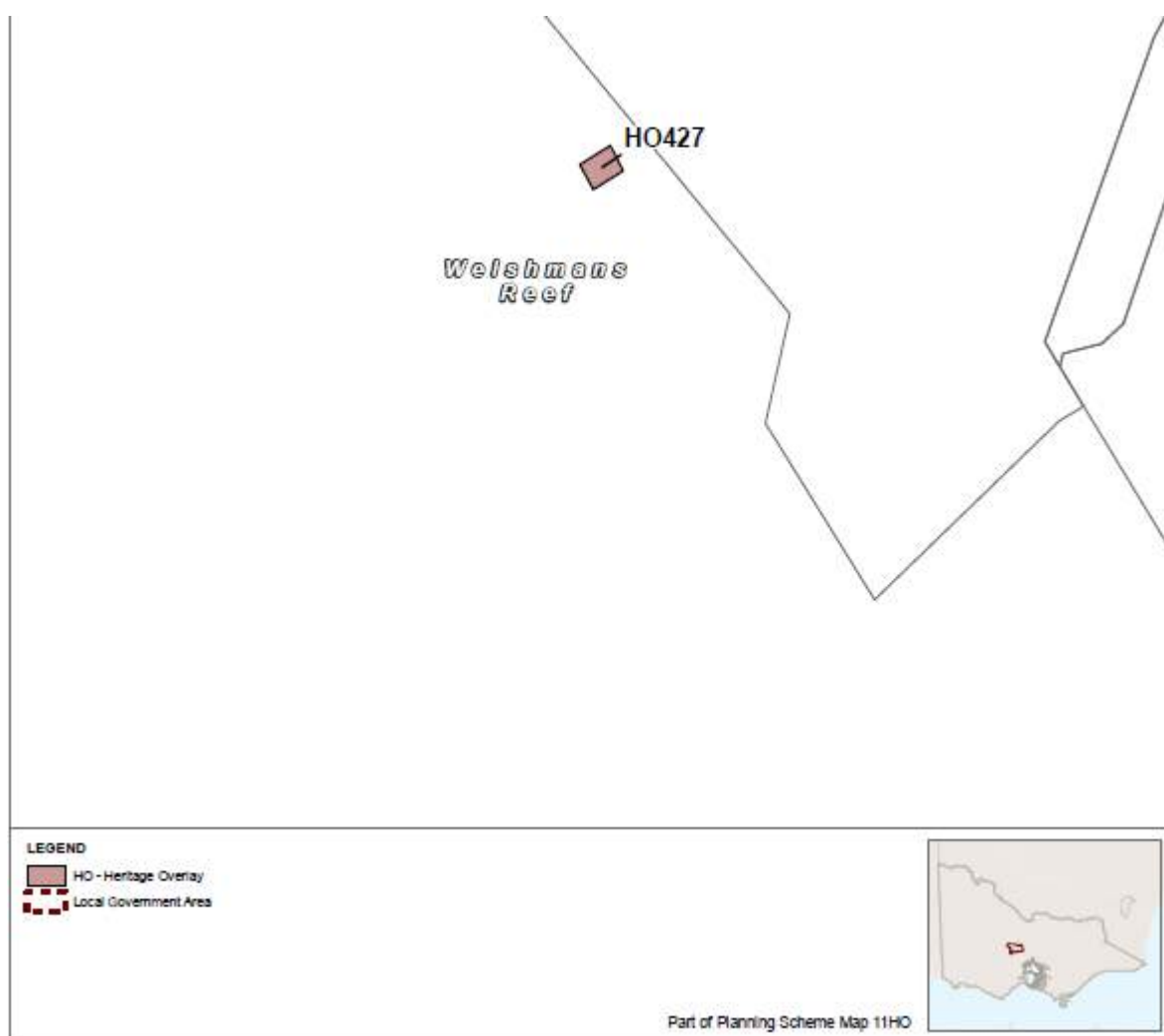


**Proposed change:** amend Planning Scheme map 11HO to relocate HO427 (see proposed mapping below)

# Planning Scheme Amendment C97malx

## Attachment B - Background report





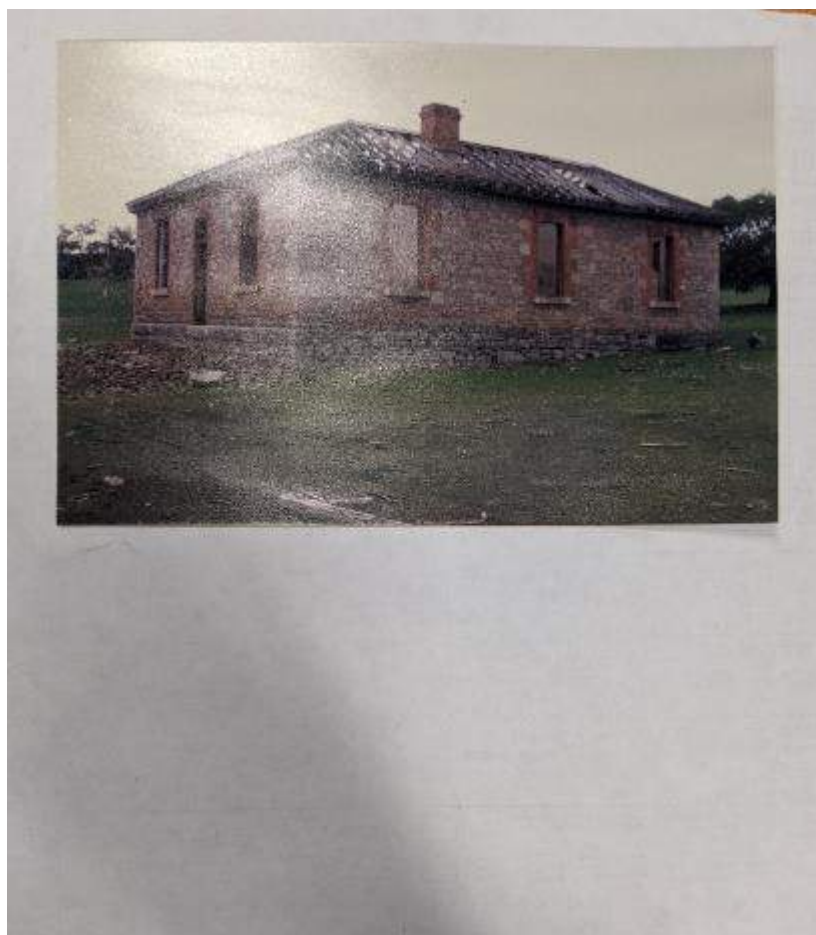
### Background:

The 'ruined residence' is listed within the former Shire of Maldon - Planning Scheme Review ('2b'), completed during the 1980s. This is copied below:



THEIR COMMENTS





The number 78 at the top of the page corresponds with this property number on the former Maldon Planning Scheme mapping (see below excerpt):



However, the location of the ruined house is further to the south:

# Planning Scheme Amendment C97malx

## Attachment B - Background report

### PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP16977**  
Address: **No property for this parcel**  
Standard Parcel Identifier (SPI): **1\TP16977**  
Local Government Area (Council): **MOUNT ALEXANDER**  
Council Property Number: **None**  
Planning Scheme: **Mount Alexander**  
Directory Reference: **Vicroads 58 H2**

[www.mountalexander.vic.gov.au](http://www.mountalexander.vic.gov.au)

[Planning Scheme - Mount Alexander](#)

### UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**  
Urban Water Corporation: **Coliban Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **POWERCOR**

### STATE ELECTORATES

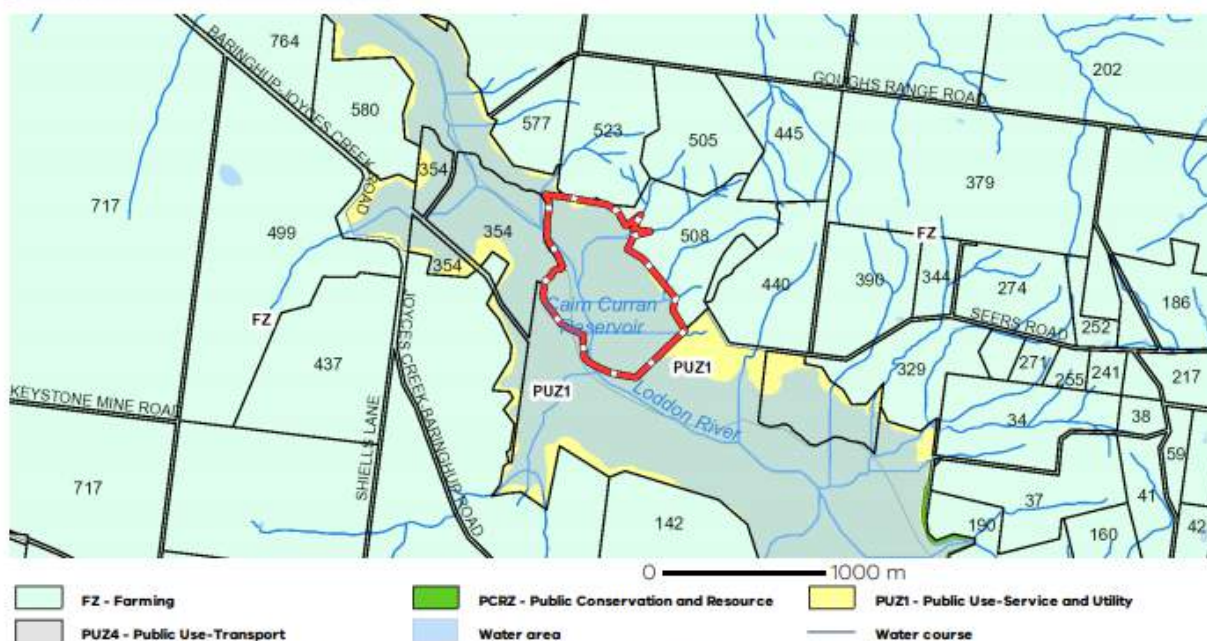
Legislative Council: **NORTHERN VICTORIA**  
Legislative Assembly: **BENDIGO WEST**

### OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

### Planning Zones

#### PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend





A site visit (13 August 2021) confirmed that this house adjacent to the Cairn Curran Reservoir is the 'ruined residence' which matches this HO (see site visit photo below):

Locations of where site visit photos were taken from, and ruined residence circled (on public land (PUZ1) and is identified as 1\TP16977):

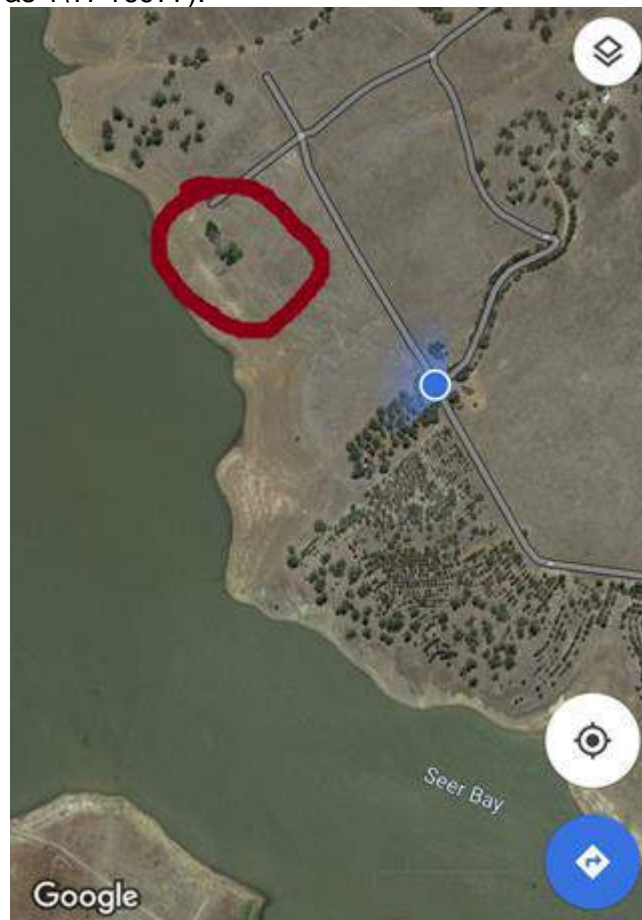


Photo of adjacent site (508 Seers Road) – with ruined residence pictured behind the fence:



Photos of ruined residence next to water (taken from end of Seers Road):







These photos support that the HO is mapped incorrectly, and should be relocated accordingly to apply to the correct dwelling.

## 2. HO365

565 Baringhup Road, Baringhup

**Error:** incorrect mapping application of HO – does not cover correct building which is protected by the heritage overlay, it currently applies to (see below)

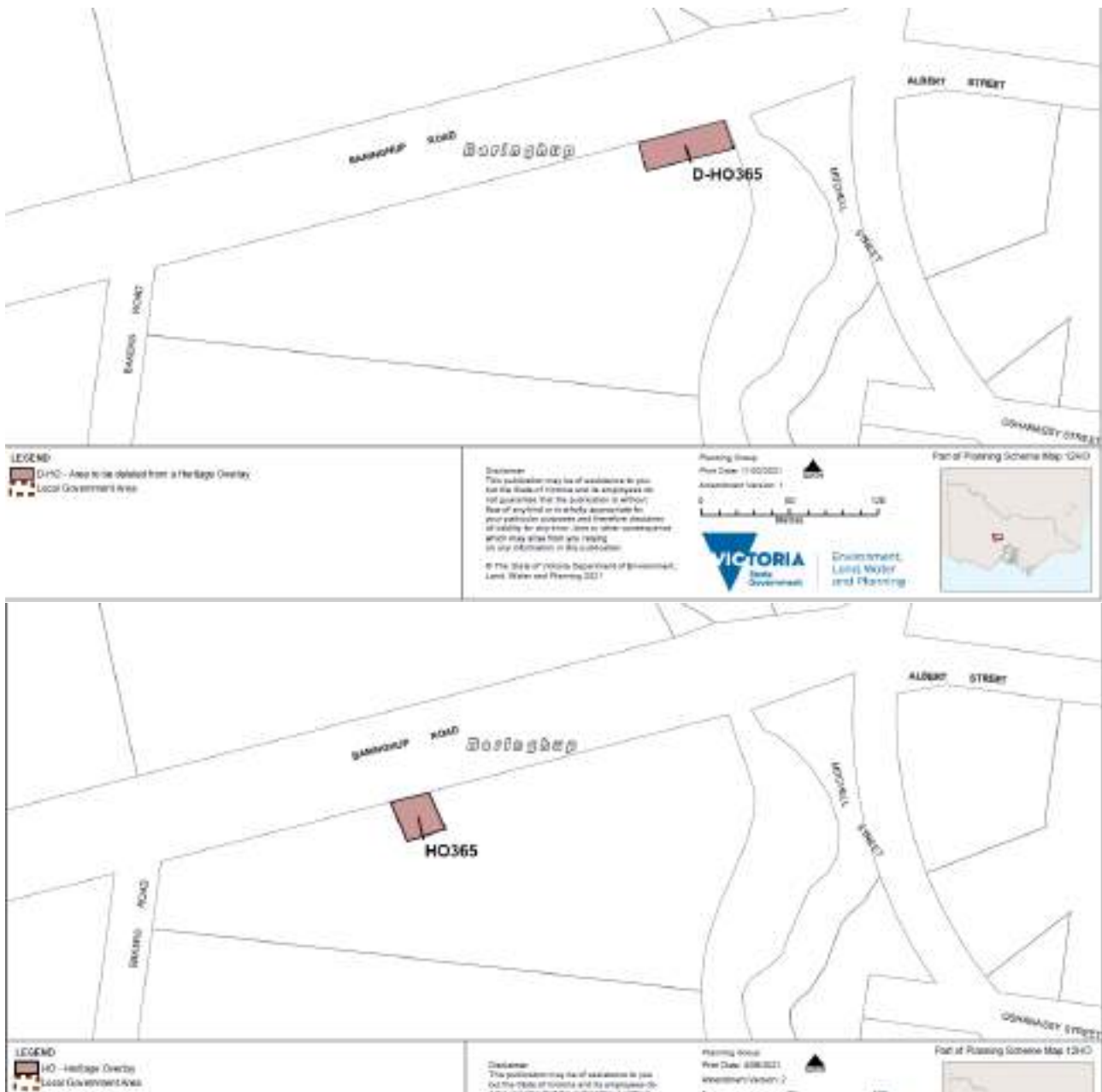


**Proposed change:** amend 12HO to relocate HO365 to be applied to Loddon House (see proposed mapping below):



# Planning Scheme Amendment C97malx

## Attachment B - Background report



### Background:

The HO schedule shows the below in the listing for HO365:

**HO365**

"Loddon House"  
Residence Baringhup  
township

Loddon House is identified within the former Shire of Maldon - Planning Scheme Review ('2b'), completed during the 1980s.

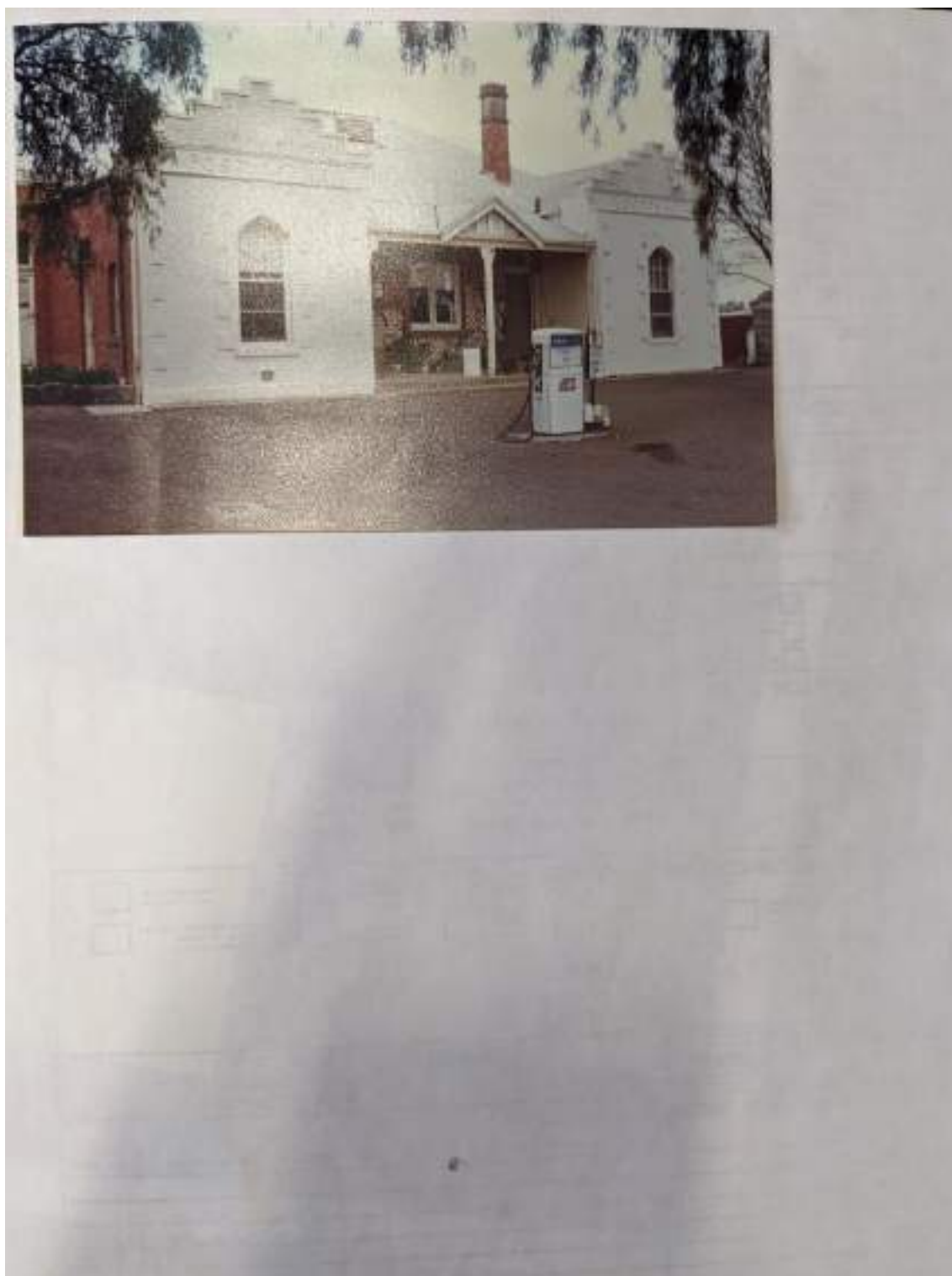
# Planning Scheme Amendment C97malx

## Attachment B - Background report

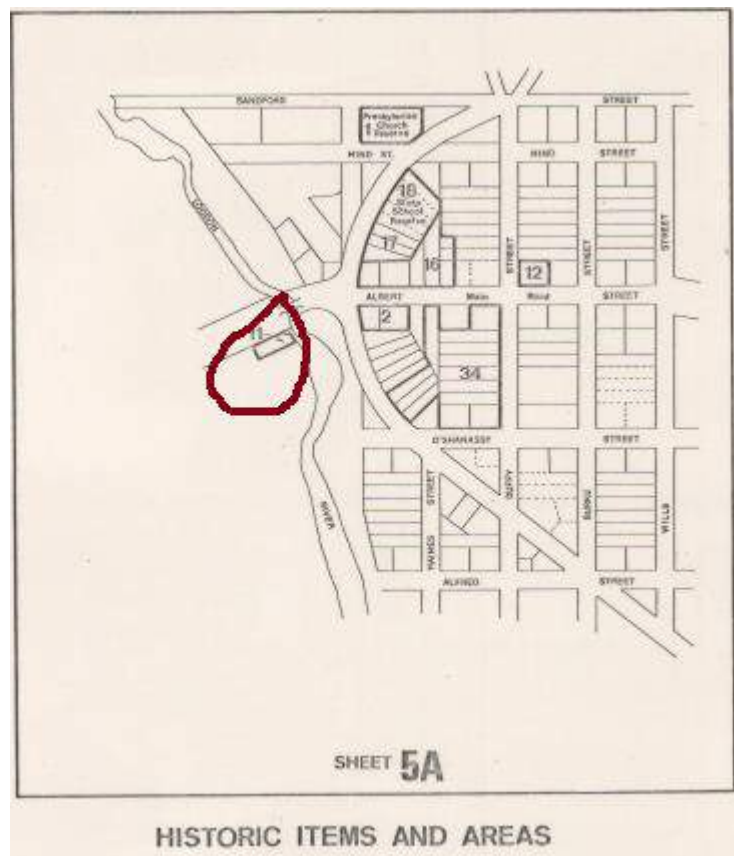
11

*Survey 2003*

<b>MALDON PLANNING SCHEME REVIEW BUILDING IDENTIFICATION FORM</b>		12/2 JUNE 1986																																																																														
BUILDING ADDRESS <i>Barrington township</i>																																																																																
BUILDING TITLE <i>"Lodden House"</i>		TYPE <i>Stone</i> <small>Or Special Use (if not Residential)</small>																																																																														
EXISTING DESIGNATION	HBR NO	ANC																																																																														
GRADING	A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/>																																																																															
No <i>X</i>																																																																																
STREETSCAPE	1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/>	<i>Barrington</i> CONSERVATION AREA																																																																														
SURVEY DATE <i>27/6/86</i>																																																																																
ARC FILE																																																																																
TITLE <i>1. Barrington L. Parish Barrington M.L. (1/1028)</i>																																																																																
STYLE																																																																																
PERIOD	<input checked="" type="checkbox"/> Early Victorian <input type="checkbox"/> Early 20th Century <input type="checkbox"/> Inter War <input type="checkbox"/> Post War																																																																															
CONSTRUCTION DATE <i>1860s</i>	List of Abbreviations: SW = Brickwork      DEC = Decora CI = Cast Iron      FLR = Floor TC = Terra cotta    PPT = Parapet WB = Weather board   VER = verandah																																																																															
MATERIALS <i>B.W B + Bluestone</i>																																																																																
<b>NOTABLE FEATURES/SIGNIFICANCE</b> - <small>Positive and Negative</small> Cultural <input type="checkbox"/> Scientific <input type="checkbox"/> Technical <input type="checkbox"/> Aesthetic <input type="checkbox"/> Historical <input type="checkbox"/> Social <input type="checkbox"/> Environmental <input type="checkbox"/>																																																																																
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<b>ALTERATIONS AND RECOMMENDATIONS</b> <table border="1"> <thead> <tr> <th>NO</th> <th>SYNCHRONIC</th> <th>NO</th> <th>TRANSFORMATIVE</th> <th>NO</th> <th>EXTREMELY / INAPPROPRIATE</th> <th>NO</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				NO	SYNCHRONIC	NO	TRANSFORMATIVE	NO	EXTREMELY / INAPPROPRIATE	NO																																																																						
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OTHER COMMENTS <i>B.W. Verandah</i>																																																																																



The 11 at the top of the building identification form corresponds with the number 11 on the Maldon Planning Scheme Amendment L5 Map 5a:



While the number is correct, the corresponding HO does not cover the Loddon House building and therefore the mapping needs to be protected to ensure it does.

Google street view of the Loddon House confirms its location, reflective of the proposed updated mapping:



In addition, the [State Library of Victoria](#) shows the following image for Loddon House, Baringhup (accessed via [Trove](#)):





3. HO45

32 Castlemaine Road, Maldon

**Error:** HO schedule heritage place description missing street number (see below)

HO45	Residence - Castlemaine Rd
------	----------------------------

**Proposed change:** amend HO schedule heritage place description to insert '32' as street number.

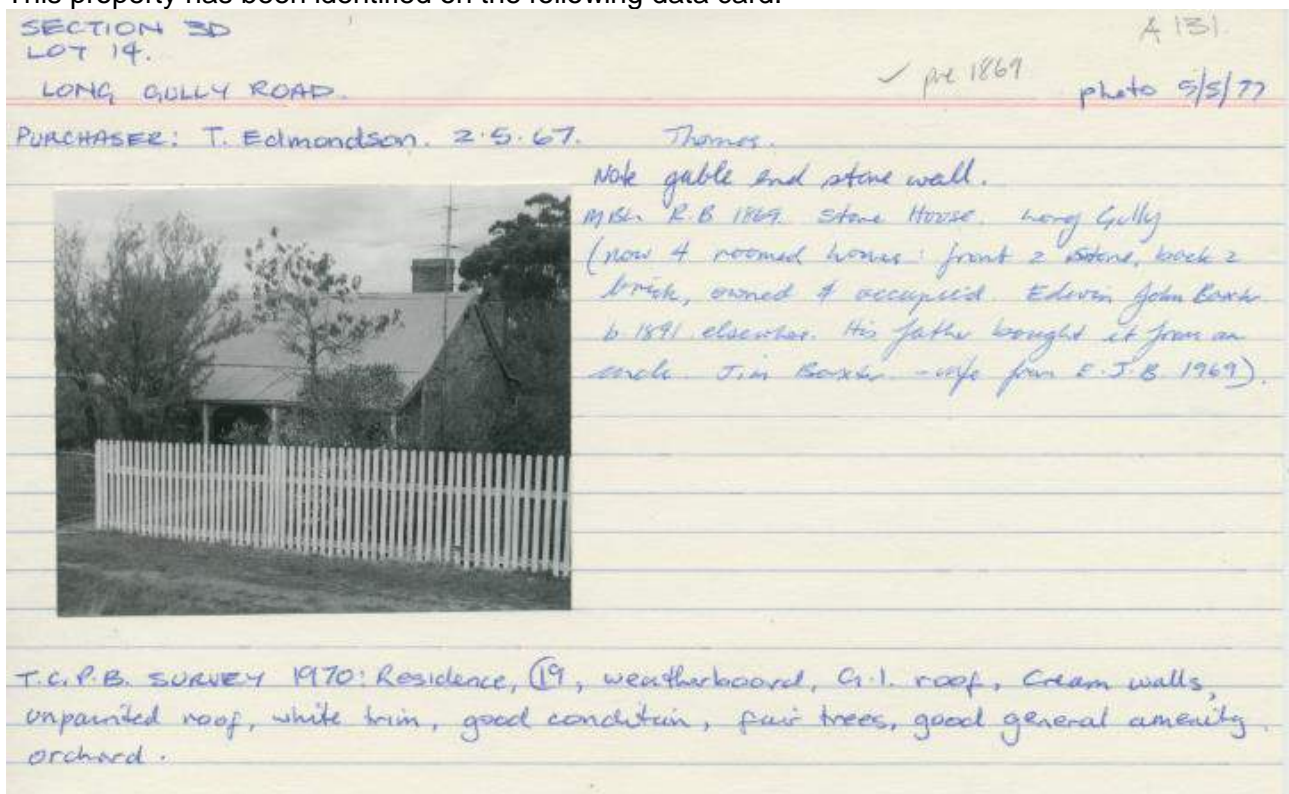
**Background:** HO45 is currently applied to 32 Castlemaine Road (see below)

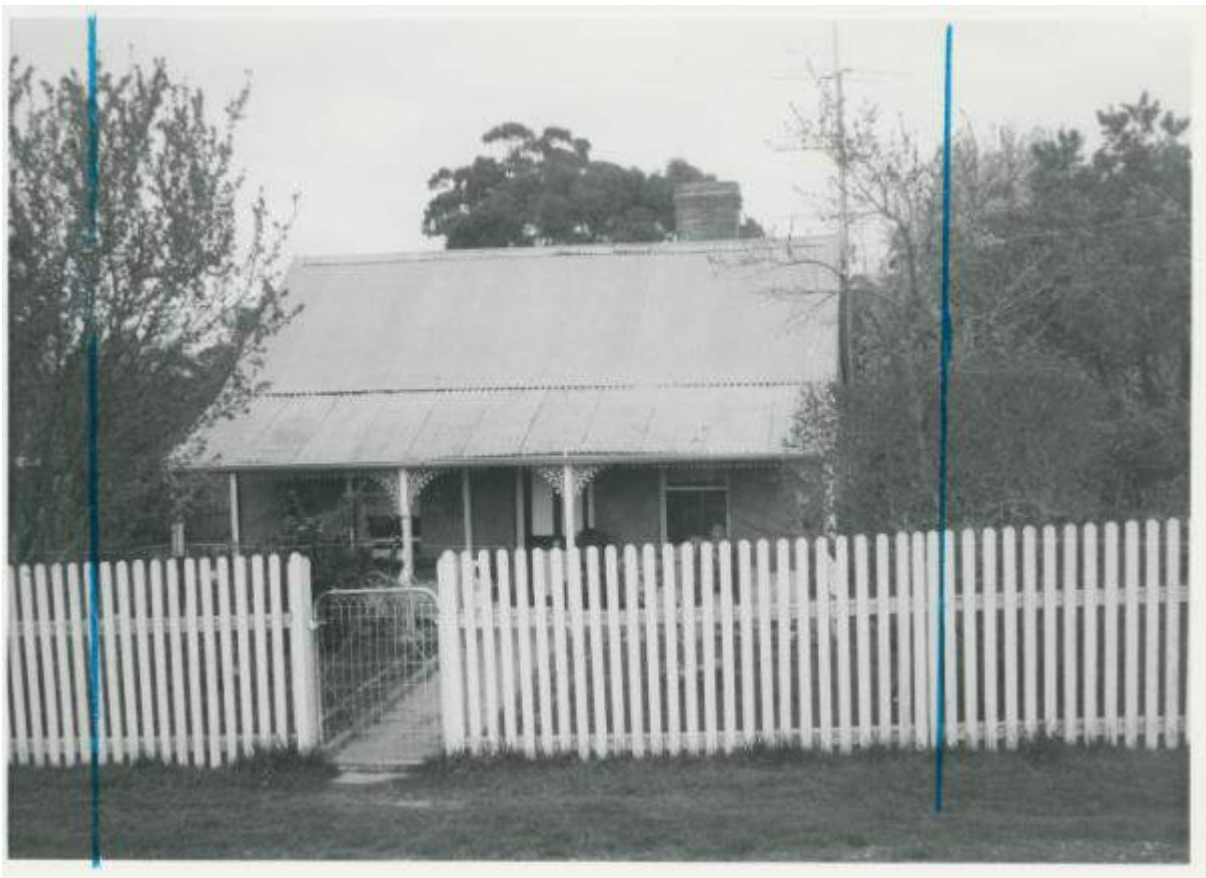
# Planning Scheme Amendment C97malx

## Attachment B - Background report



This property has been identified on the following data card:





This matches street view (google maps) for 32 Castlemaine Road, Maldon (see below):





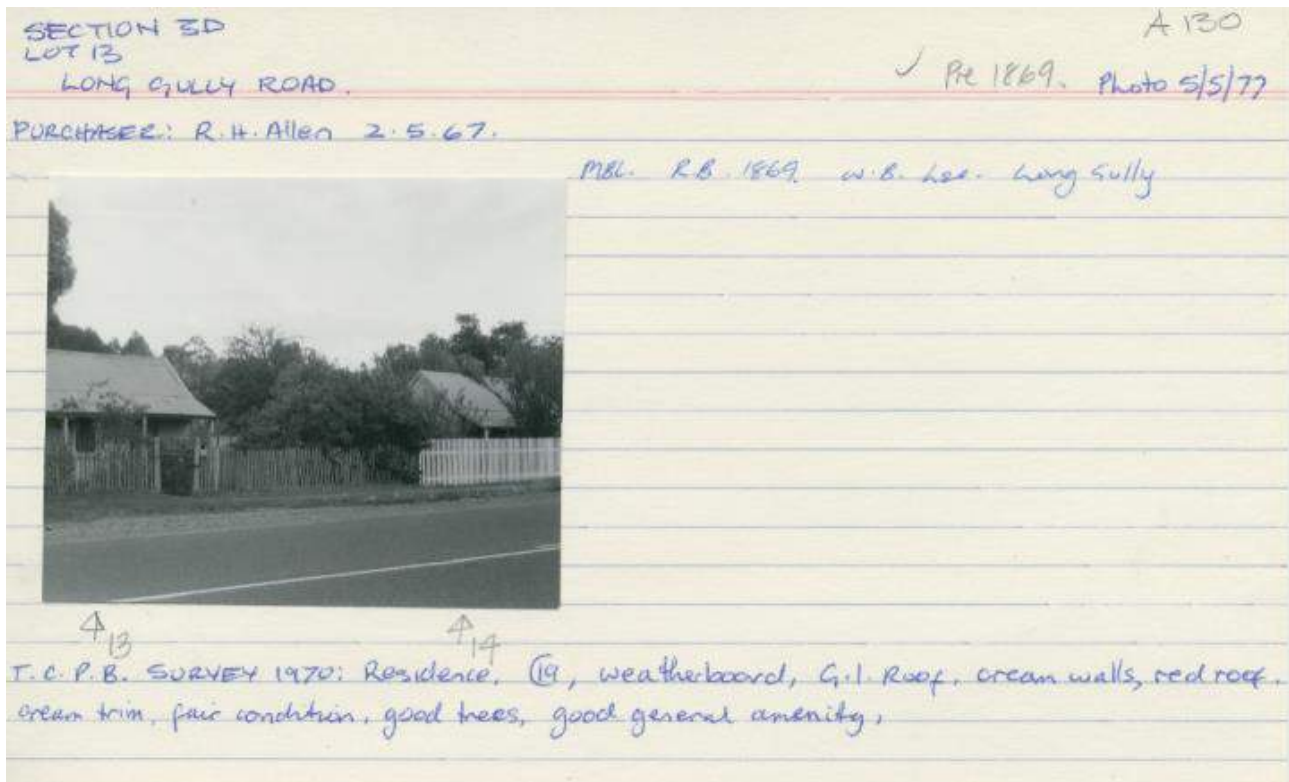
34 Castlemaine Road, Maldon

HO46	Residence - Castlemaine Rd
------	----------------------------

**Background:** HO46 is currently applied to 34 Castlemaine Road (see below)



The data cards for this property are shown below:



Street view (google maps) matches the data cards above:





## 5. HO47

36 Castlemaine Road, Maldon

**Error:** HO schedule heritage place description missing street number (see below)

HO47

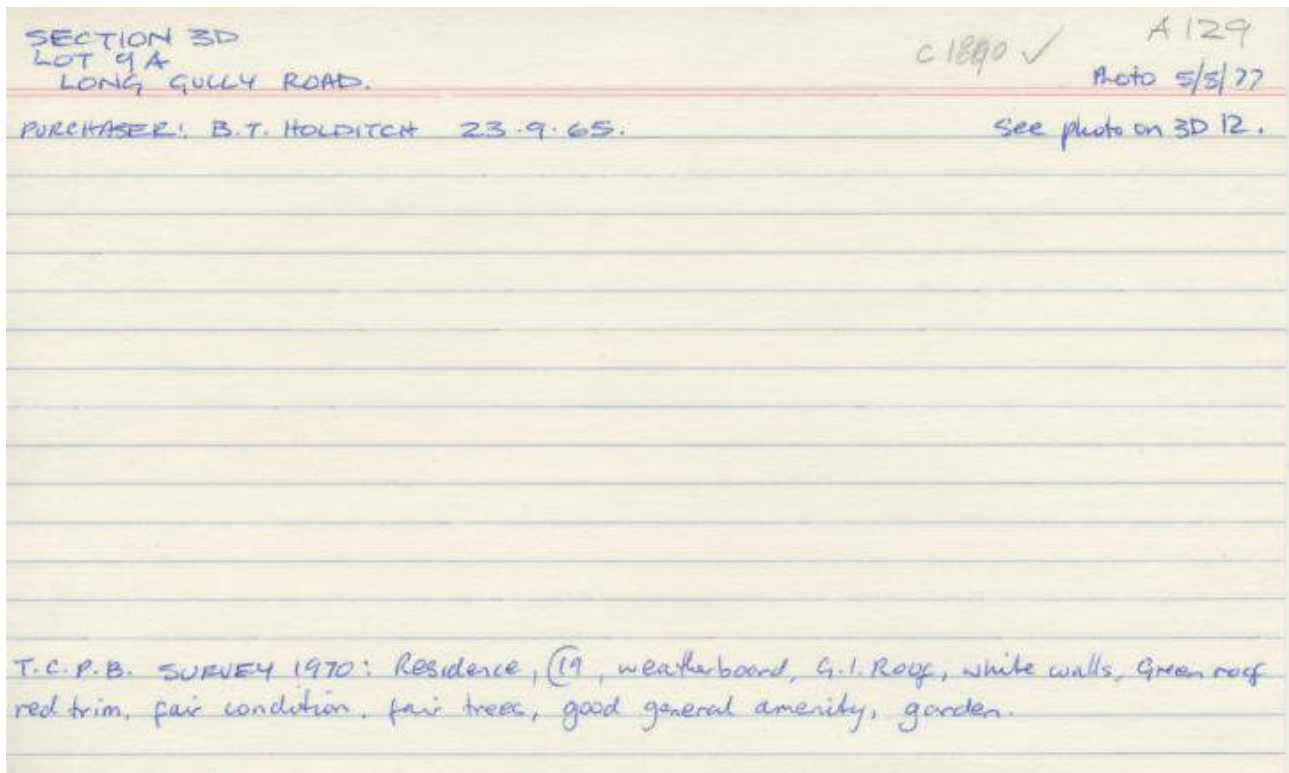
Residence - Castlemaine  
Rd

**Proposed change:** amend HO schedule heritage place description to insert ‘36’ as street number.

**Background:** HO47 is currently applied to 36 Castlemaine Road (see below)



The data cards for this property are shown below:



This matches what is currently at the property (shown on google maps street view below):





However, there is an error with the Google Maps designation of 36 Castlemaine Road, Maldon (also known as Castlemaine-Maldon Road), as it does not have a number on the property between 32 and 38 Castlemaine Road, which should be 36 Castlemaine Road.



6. HO48

38-40 Castlemaine Road, Maldon

**Error:** HO schedule heritage place description missing street number (see below)

HO48	Residence - Castlemaine Rd
------	----------------------------

**Proposed change:** amend HO schedule heritage place description to insert '38-40' as street number.

**Background:** HO48 is currently applied to 38-40 Castlemaine Road (see below)



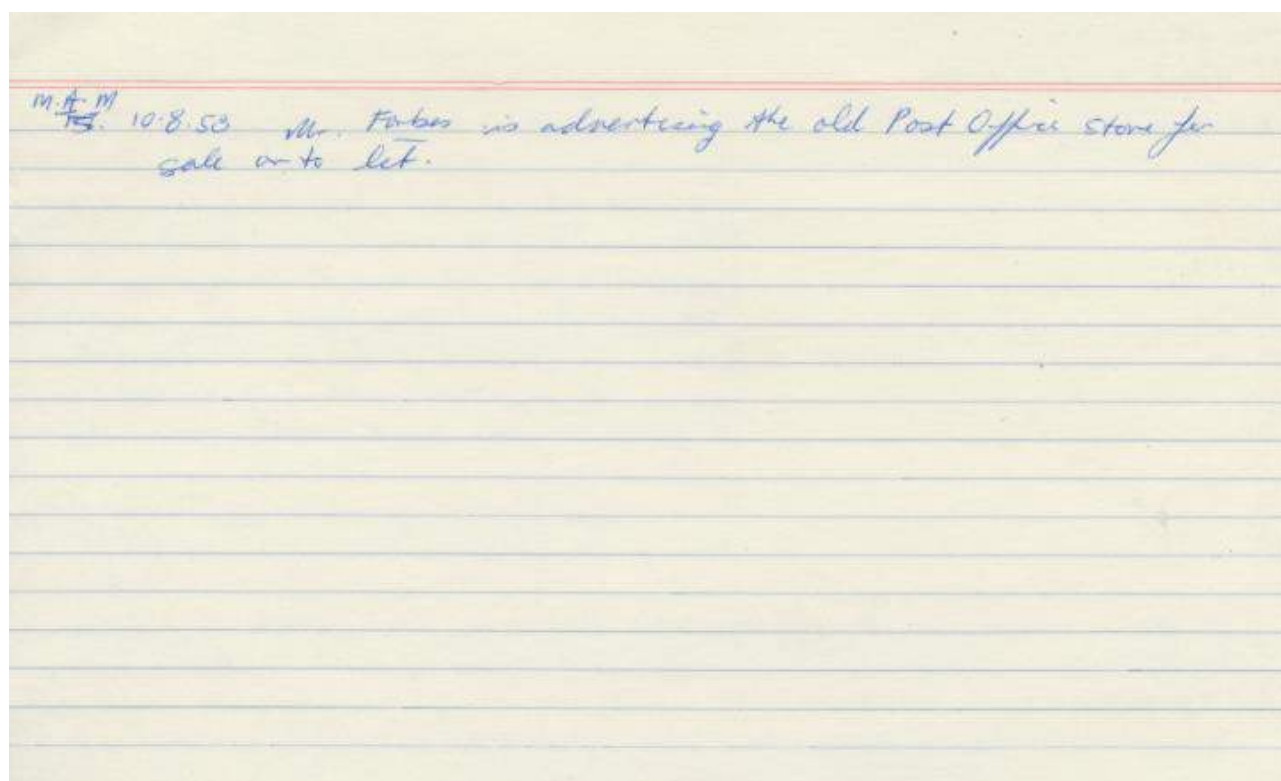
# Planning Scheme Amendment C97malx

## Attachment B - Background report



The data cards for this property are shown below:





The above data cards match what is currently at the property now (google maps street view):



7. HO49

48 Castlemaine Road, Maldon

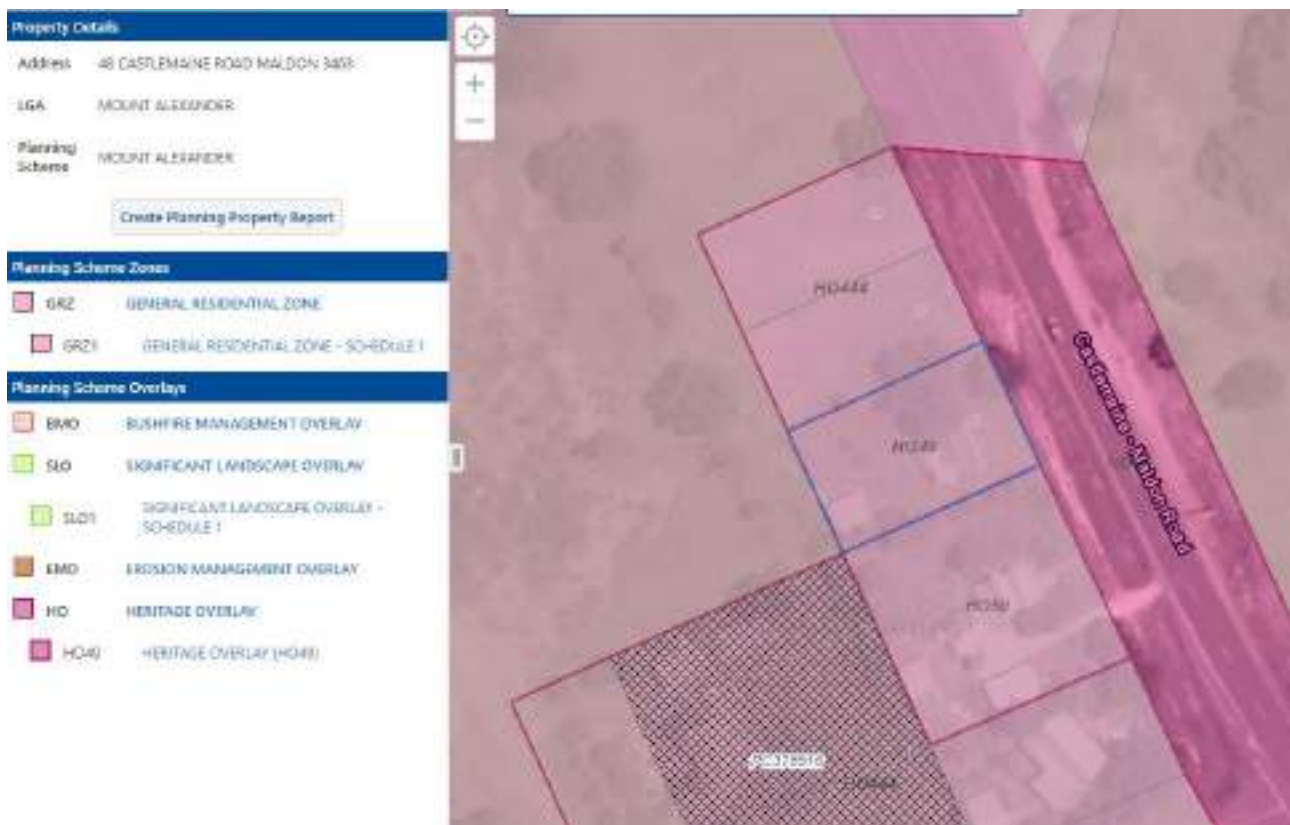
**Error:** the HO schedule heritage place description includes the incorrect street number – this property should only be number 48, and not include '40-' (see below).

HO49	Residence 40-48 Castlemaine
------	--------------------------------



# Planning Scheme Amendment C97malx

## Attachment B - Background report



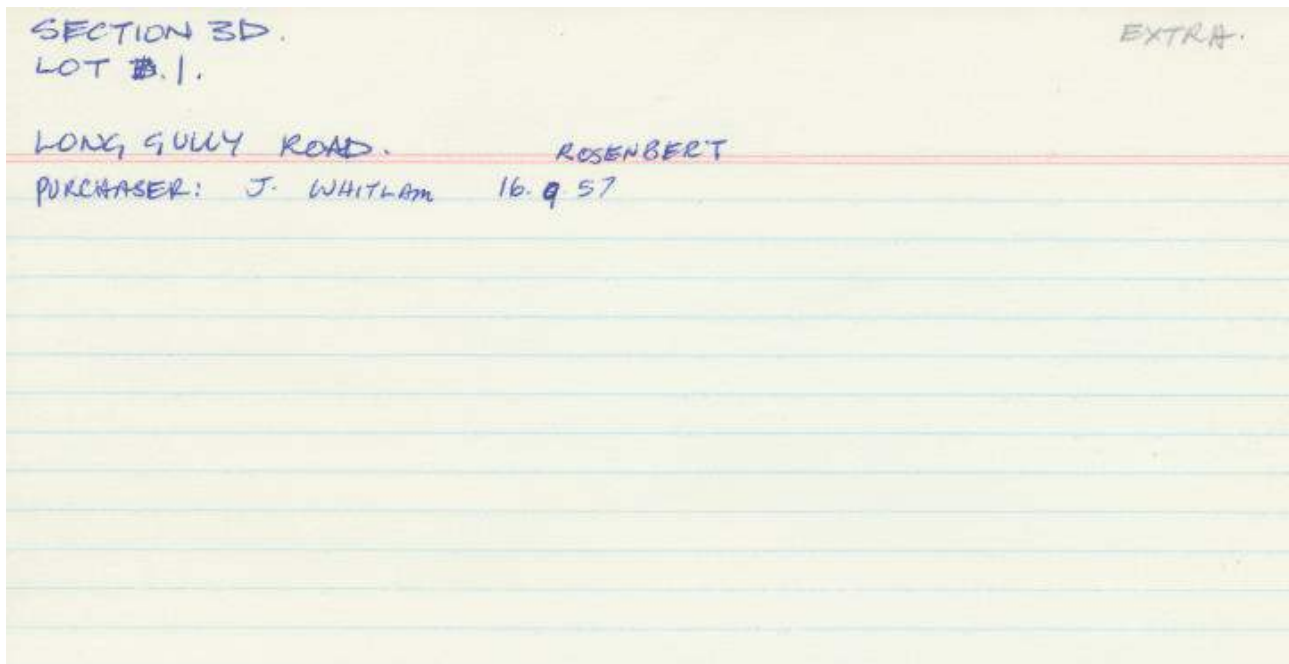
### Proposed change:

Amend HO schedule description to be 'Residence 48 Castlemaine Road'

### Background:

The data cards for the property are shown below:





While there are some changes that have been made to the house, it is confirmed that this data card above matches what is currently at the property (shown below on google maps street view). The two chimneys, and the peppercorn tree reflect the data cards – it appears that the verandah has been removed.



## 8. HO51

1159 Castlemaine-Maldon Road, Maldon

**Error:** HO schedule heritage place description missing street number (see below):



Residence - Castlemaine Rd

### Property Details

**Address** 1155 CASTLEMAINE-MALDON ROAD-MALDON 3463

**LSA** MOUNT ALEXANDER

**Planning Scheme** MOUNT ALEXANDER

[Create Planning Property Report](#)

### Planning Scheme Zones

<span style="display: inline-block; width: 10px; height: 10px; background-color: #f08080; border: 1px solid #000;"></span>	LORZ	LOW DENSITY RESIDENTIAL ZONE
<span style="display: inline-block; width: 10px; height: 10px; background-color: #f08080; border: 1px solid #000;"></span>	GRZ	GENERAL RESIDENTIAL ZONE
<span style="display: inline-block; width: 10px; height: 10px; background-color: #f08080; border: 1px solid #000;"></span>	GRZ1	GENERAL RESIDENTIAL ZONE - SCHEDULE 1

### Planning Scheme Overlays

<span style="display: inline-block; width: 10px; height: 10px; background-color: #f08080; border: 1px solid #000;"></span>	BMO	BUSHFIRE MANAGEMENT OVERLAY
<span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid #000;"></span>	SLO	SIGNIFICANT LANDSCAPE OVERLAY
<span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid #000;"></span>	SLO1	SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1
<span style="display: inline-block; width: 10px; height: 10px; background-color: #8b4513; border: 1px solid #000;"></span>	EMO	EROSION MANAGEMENT OVERLAY
<span style="display: inline-block; width: 10px; height: 10px; background-color: #8b4513; border: 1px solid #000;"></span>	HO	HERITAGE OVERLAY
<span style="display: inline-block; width: 10px; height: 10px; background-color: #8b4513; border: 1px solid #000;"></span>	HO11	HERITAGE OVERLAY (HO11)

**Property's legal description:**

Legal Description	V5396 F015 CA 10 SEC G Parish of Maldon; V5396 F015 CA 11 SEC G Parish of Maldon; V5396 F015 CA 12 SEC G Parish of Maldon; V5396 F015 CA 13 SEC G Parish of Maldon; V5396 F015 CA 14 SEC G Parish of Maldon
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# Planning Scheme Amendment C97malx

## Attachment B - Background report

SECTION G. (PARISH AREA)  
Main Lot No 10 (Between Lots B & 14)  
LONG GULLY ROAD.

E 101.  
#102

✓ 1866

photo 5/5/77

See  
colour photo of paint colours.

PURCHASER: L.W. ROENNFELDT.

Measured drawing copied.



T.C.P.B. SURVEY 1970: Residence, (19, Brick, g.i. roof, good trees, good general amenity, overgrown garden.

(MB) 10.10.62 (Police records?) licence Ronfelt - coaching service between  
Maldon & Castlemaine  
T.T. 27.2.66. Ronfeldt Bros. call tenders for the erection of a brick  
cottage in Long Gully.  
1864 Ronfeldt Bros. coach proprietors, Long Gully



This matches the property at 1159 Castlemaine-Maldon Road (which has HO51 applied):





9. HO52

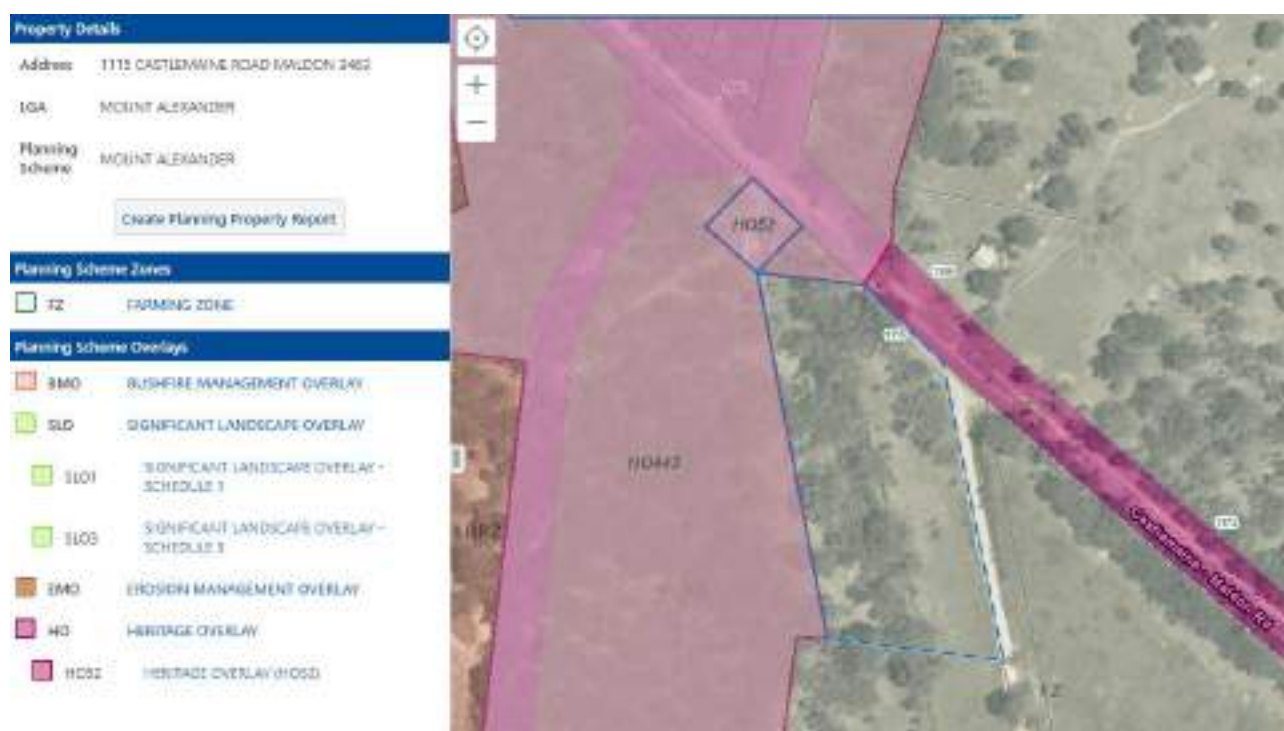
1115 Castlemaine-Maldon Road, Maldon

**Error:** HO schedule heritage place description currently missing street number – VicPlan shows that HO52 is applied to 1115 Castlemaine-Maldon Road (see below):

HO52	Residence - Castlemaine Rd
------	----------------------------

# Planning Scheme Amendment C97malx

## Attachment B - Background report



**Proposed change:** amend HO schedule heritage place description to be 'Residence 1115 Castlemaine-Maldon Rd'.

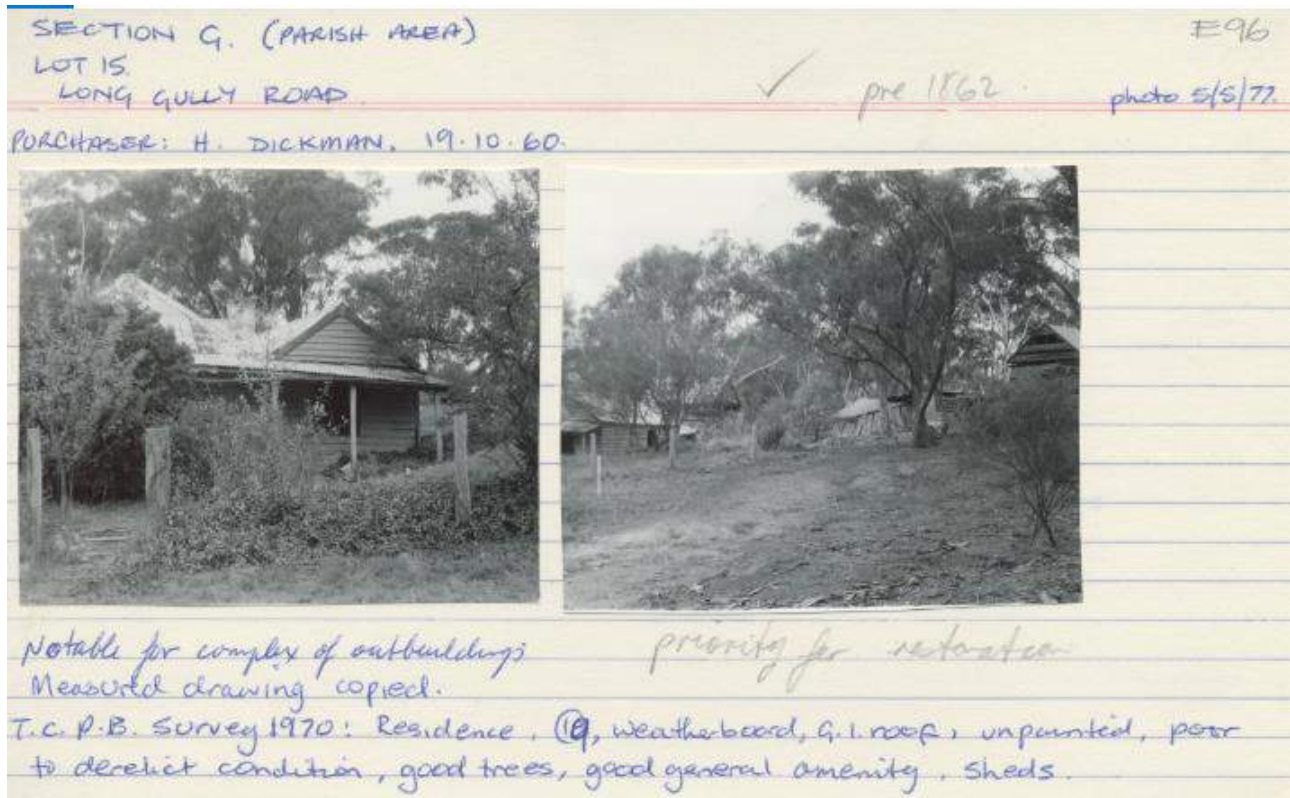
### Background:

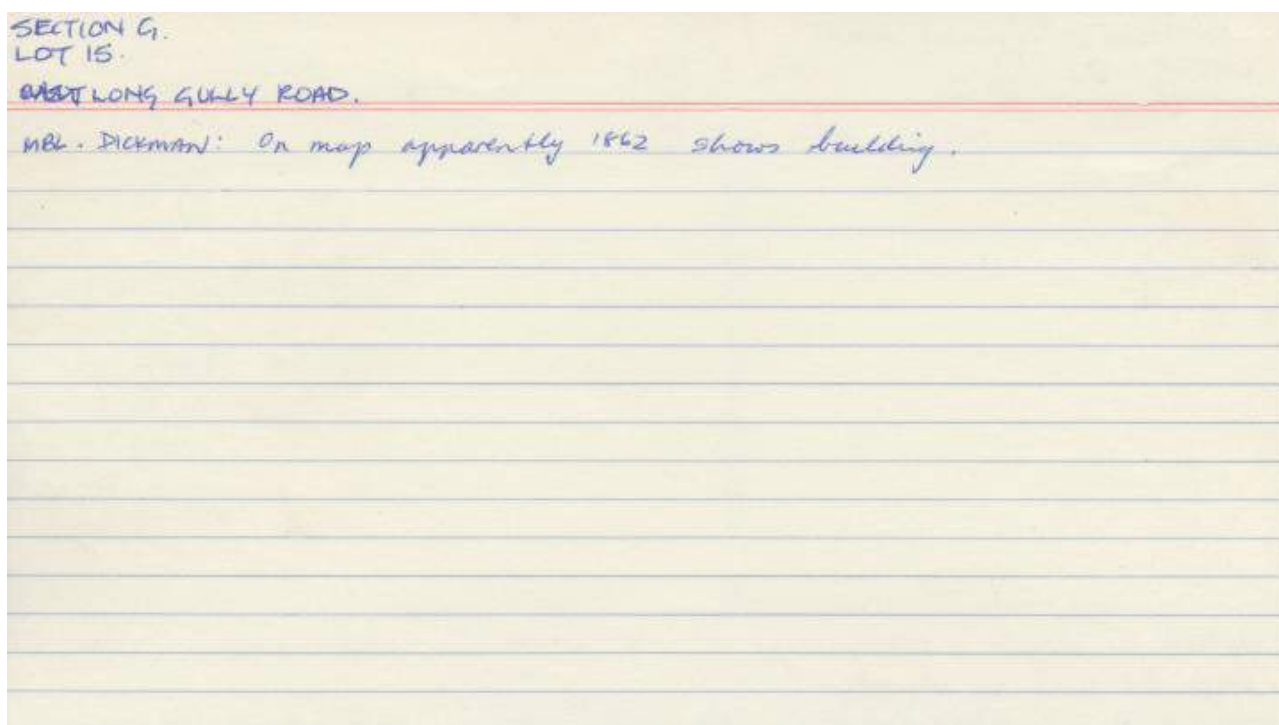
Property's legal description:

Address	1115 Castlemaine Road
Locality	Maldon
Postcode	3463
Legal Description	CA 15 SEC G Parish of Maldon; CA 16 SEC G Parish of Maldon; CA 17 SEC G Parish of Maldon

Data cards for this property are shown below:







This matches what is found at the property today (google maps street view):



### 10.HO54

8 Chapel Street, Maldon

**Error:** incorrect street number listed in HO schedule heritage place description – lists number 7, however this should be number 8 (see below)

HO54	Residence 7 Chapel St North
------	-----------------------------

**Property Details**

Address: 8 CHAPEL STREET MALDON/3888

LGA: MOUNT ALEXANDER

Planning Scheme: MOUNT ALEXANDER

Create Planning Property Report

**Planning Scheme Zones**

GRZ GENERAL RESIDENTIAL ZONE

GRZ1 GENERAL RESIDENTIAL ZONE - SCHEDULE 1


**Planning Scheme Overlays**

BMO BUSHFIRE MANAGEMENT OVERLAY

HO HERITAGE OVERLAY

HO54 HERITAGE OVERLAY (HO54)

HO544 HERITAGE OVERLAY (HO544)



**Proposed change:** amend HO schedule heritage place description to be: 'Residence 8 Chapel Street'

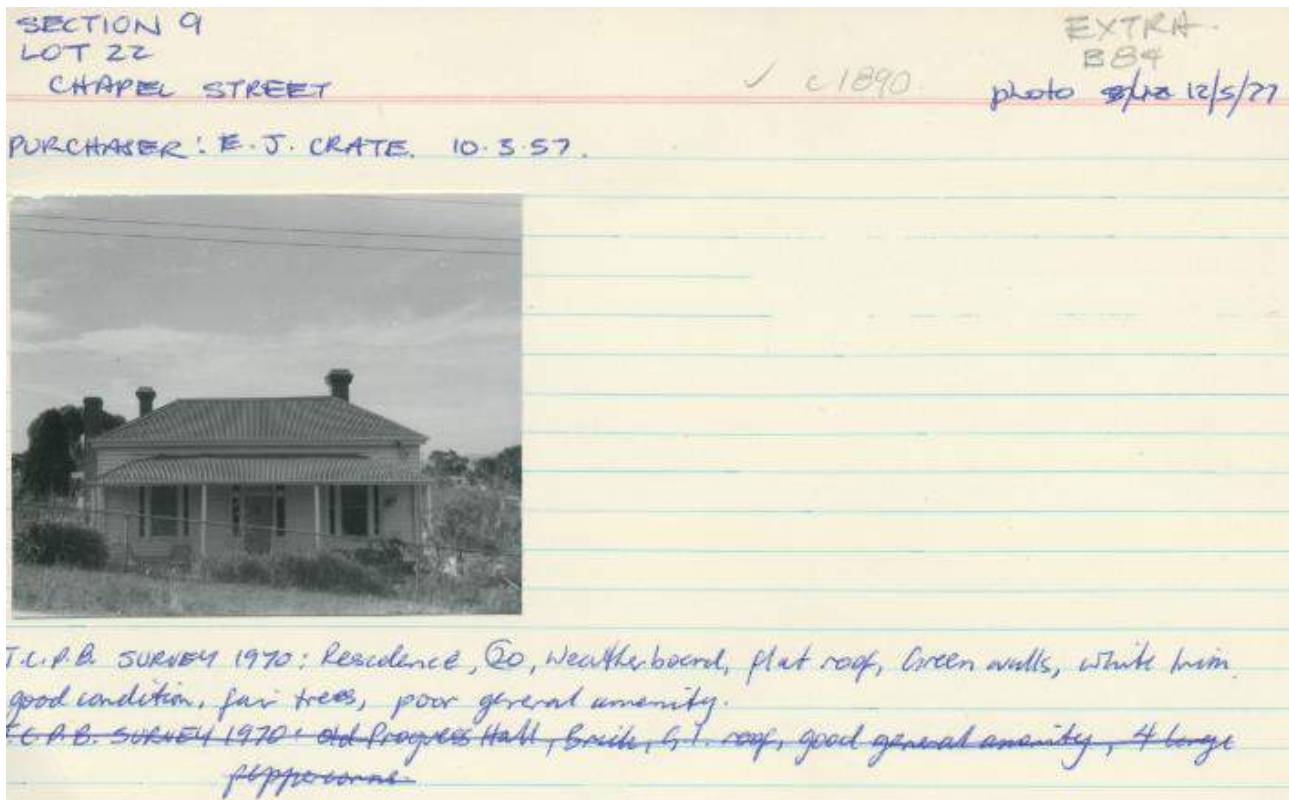
#### Background:

Property's legal description:

Address	8 Chapel Street
Locality	Maldon
Postcode	3463
Legal Description	CA 20 SEC 9 Parish of Maldon; CA 21 SEC 9 Parish of Maldon

The data cards for the property are shown below:





This matches what is currently shown at the property (google maps street view):





5-7 Chapel Street North, Maldon

HO55	Church 8 Chapel St North
<b>Property Details</b>	
<b>Address:</b>	2-7 CHAPEL STREET MALDON 3445
<b>LGA:</b>	MOUNT ALEXANDER
<b>Planning Scheme:</b>	MOUNT ALEXANDER
<a href="#">Create Planning Property Report</a>	
<b>Planning Scheme Zones</b>	
	GRZ GENERAL RESIDENTIAL ZONE
	GRZ1 GENERAL RESIDENTIAL ZONE - SCHEDULE 1
<b>Planning Scheme Overlays</b>	
	BMO BUSHFIRE MANAGEMENT OVERLAY
	HG HERITAGE OVERLAY
	HO55 HERITAGE OVERLAY (HO55)

### Background:


Address	5-7 Chapel Street
Locality	Maldon
Postcode	3463
Legal Description	CA 13 SEC 17 Parish of Maldon

Planning Scheme Amendment C97malx – background report

# Planning Scheme Amendment C97malx Attachment B - Background report

SECTION 17  
LOT 13.  
ADAIR STREET. ROMAN CATHOLIC CHURCH ✓ Church 1891 EXTRA. C6  
School 1856 photo 12/5/77

PURCHASER: J. A. GOULD & T. TOBIN & C. 10.11.58  
Ref "Dason". First R.C. Church erected 1859. St. Brigid's



Ref. Williams p. 63. Tenders for 1st church 1859.  
This building is still standing (1958).  
Foundation stone of present building laid 1891  
P. 78. St Brigid's School erected 1915.  
Ref. Hutton. R.C. school early brick building  
p. 252 22.6.58 tenders called for erection of  
brick boarding church - schoolhouse. Tenders  
accepted from T. Calder. for £660.6.0  
brick 40'x16'. Dedicated as St. Saviour's  
school closed end 1861 reopened 1878.  
Foundation stone of new church laid May 1891  
New church dedicated to St. Brigid opened end  
1891. 70' long, cost £803, capacity of over 300.

T.C.P.B. SURVEY 1970: Special use, Church, (19, Brich, 19.1. roof, good condition, good trees,  
good general amenity, toilet Block permit

[MBL] Advocate No 91 2/7/97 p.16. 1854/5. R.C. School opened at Malden with Mr. Murn  
as teacher - closed at end of gold rush - reopened 1861.  
Advocate 6.12.55. Bishop Gould: "The diggings at Tarrangower are occupied by but  
a few. The crushing machinery by steam & other means are worked here very profitably."  
1857. Fr. Smyth began collecting for permanent chapel at Malden. Land granted  
1859. but the site unsuitable & T. Tobin bought present land for church  
Committee - sent requested to communicate with Mr. Price, Architect of Castlemain, requesting  
M.A.M. 9.6.56. him to draw plan of a church which will cost about £800  
M.A.M. 24.9.56. Tenders received for erection of a church at Tarrangower.  
T. Calder £660.6.0. church to be built 2-3 months  
Advocate: New church of brick 40'x16'. 4 scholars on roll. Feb 1861 - re-opened. John  
490 9/7/97 p.16. Dooling master. School closed end of same year. due to unrelentable attendance.  
The brick school built by Fr. Smyth was now connected a church, for it  
was dedicated under the name title of St. Saviour's  
1878. Bishop Crane urged need for Catholic School at Malden - opened August 1878  
1882. R.C.'s of Malden, moving for a resident priest. the old brick church at  
Malden, erected by Fr. Smyth, was showing serious signs of decay. Fr. R. Collins  
given task of fundraising for new church. Found. St. laid May 1891. opened NOV-Dec 1891.  
length 75' cost £803.



SECTION 17. CARD 2  
LOT 13.  
ADAIR ST.  
ST. BRIGID'S.  
T.T. 8.3.59. Tenders received up to noon, March 12th for sinking & completing the foundation of the Roman Catholic Church Malden.  
T.T. 11.12.60. Roman Catholic Church - We understand that the Malden members of this church intend having a temporary building erected for Divine Worship. The foundations of a good brick building was completed about two years ago on the reserve granted to the. but want of funds, caused a stoppage in the work.  
T.T. 16.6.66. Tenders wanted for addition to R.C. School.  
T.T. 6.10.65. Carpenters & bricklayers invited to tender for enlarging R.C. school

What is at the property today matches what is currently at the property (shown below as extract from google maps street view):



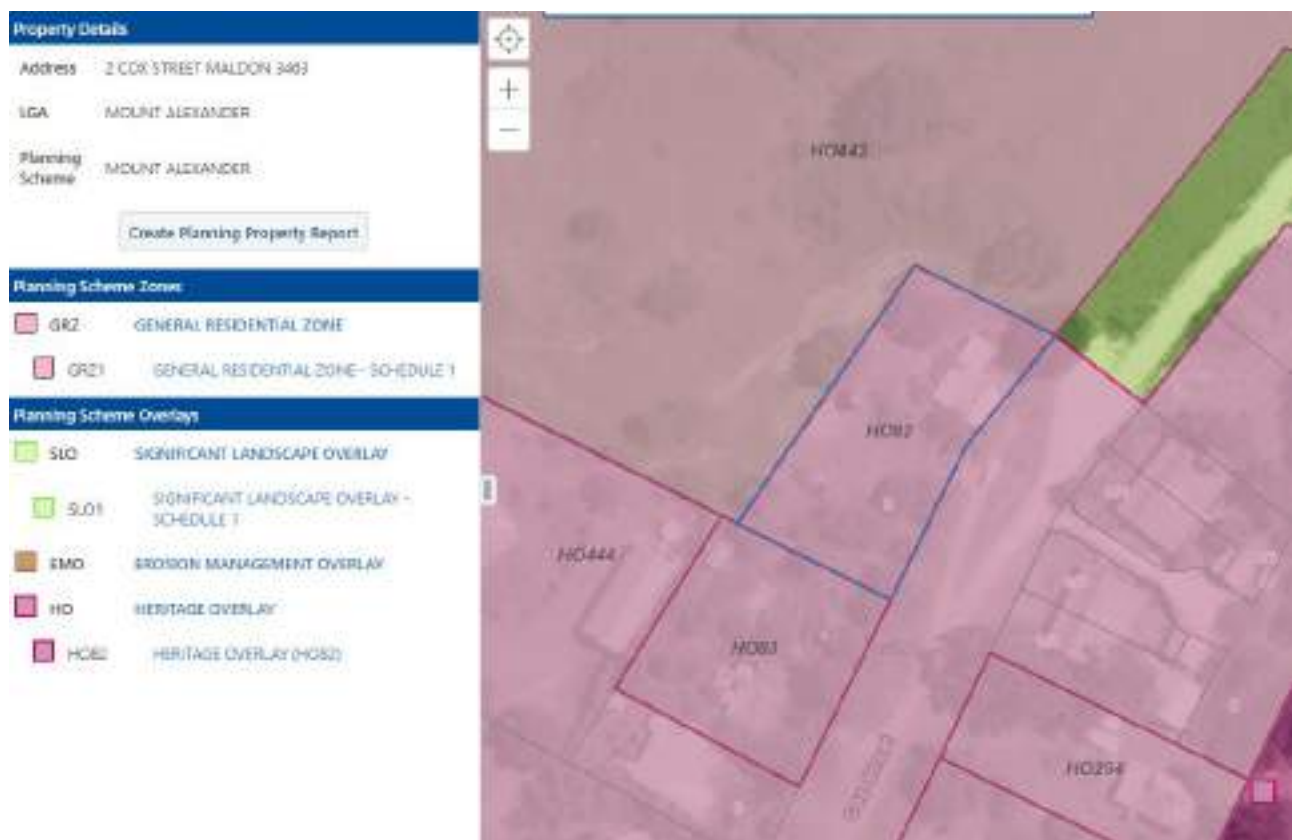
### 12.HO82

2 Cox Street, Maldon

**Error:** HO schedule heritage place description missing street number (see below):

HO82	Residence - Cox St
------	--------------------

**Proposed change:** amend HO schedule heritage place description to be 'Residence 2 Cox St', as this is the property that HO82 is applied to (see below).



### Background:

Legal description for property:

Property Id	8938
Property Name	
Address	2 Cox Street
Locality	Maldon
Postcode	3463
Legal Description	V6537 F226 CA 4A SEC 1C Parish of Maldon



Data cards for property:



What is currently at the property matches the data cards:





### 13.HO83

4 Cox Street, Maldon

**Error:** HO schedule heritage place description missing street number (see below):

HO83	Residence - Cox St
------	--------------------

**Proposed change:** amend HO schedule heritage place description to be 'Residence 4 Cox St', as this is the property that HO82 is applied to.

**Background:**

# Planning Scheme Amendment C97malx

## Attachment B - Background report



### Legal description for property:

Property Id 9087

### Property Name

Address 4 Cox Street

Locality Maldon

Postcode 3463

Legal Description CA 4D SEC 1C Parish of Maldon

### Data cards for property:




SECTION 1C  
LOT 4D.  
OFF GRAY STREET

✓ c.1860. EXTRA  
A95.  
photo 5/5/77

PURCHASER: E. LACEY. 1.10.1953.

MSC - no info



T.C.P.B. SURVEY 1970: Residence, (19), Brick, stone, stucco, g.l. roof, cream walls, brown trim, fair condition, derelict, fair trees, good general amenity. check



The current conditions at the site reflect the above data card:





### 14. HO92

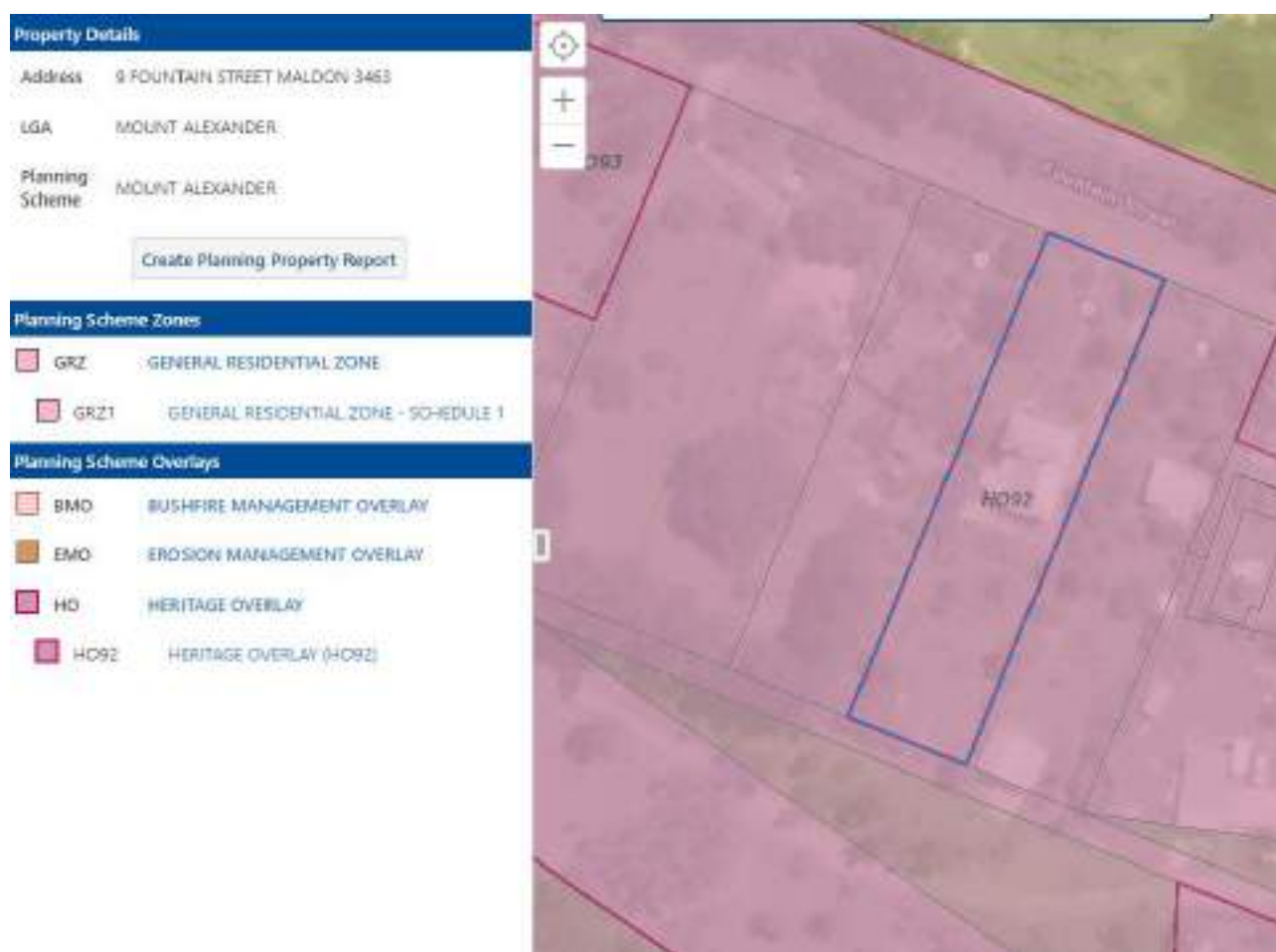
9 Fountain Street, Maldon

**Error:** HO schedule heritage place description includes incorrect street name (this should be Fountain St, not Franklin):

HO92	Residence 9 Franklin St
------	-------------------------

# Planning Scheme Amendment C97malx

## Attachment B - Background report



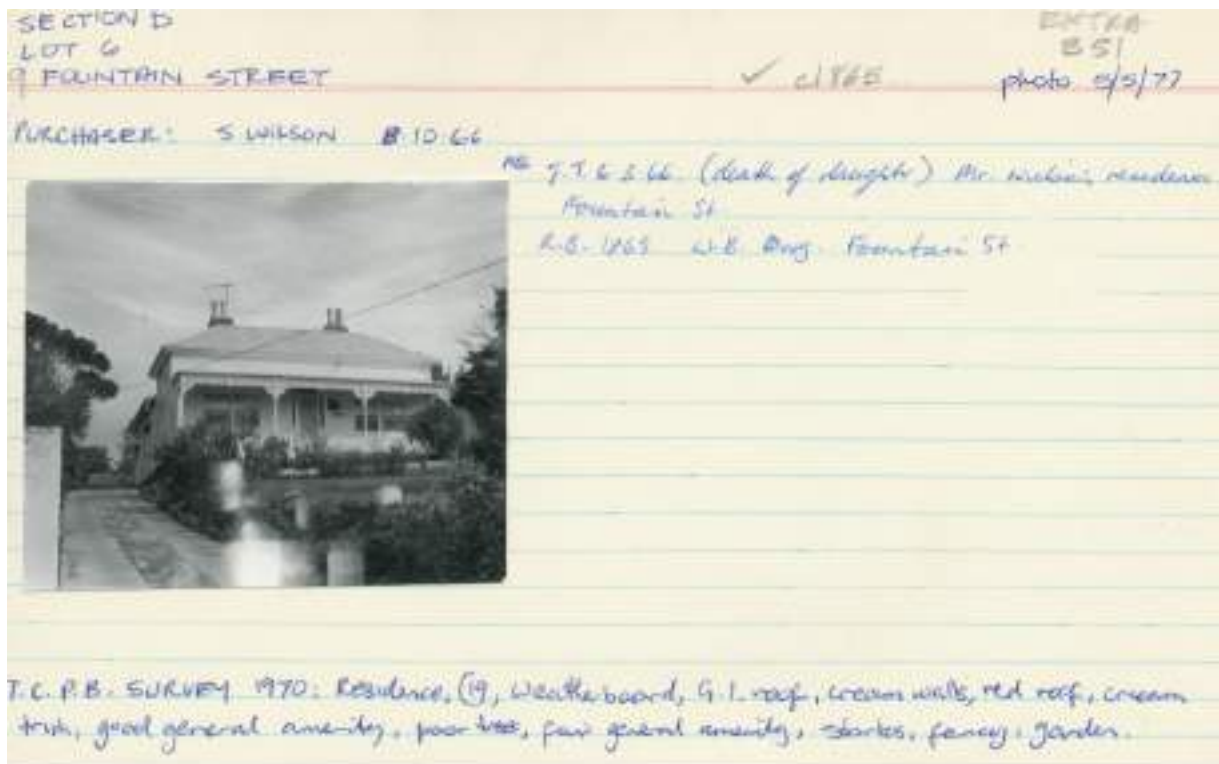
**Proposed change:** amend HO schedule heritage place description to be 'Residence 9 Fountain St'

### Background:

Legal description of property:

Property Id	9072
Property Name	
Address	9 Fountain Street
Locality	Maldon
Postcode	3463
Legal Description	V5924 F742 CA 6 SEC D Parish of Maldon

Data cards for property:



The data card above matches what is currently at the property (see below):





### 15.HO93

17 Fountain Street, Maldon

**Anomaly:** This property is vacant, and therefore the HO should be deleted, from both the mapping and the schedule. It could be that there was a building that was previously demolished, however this is not known for certain. Given this area is within the HO444 Maldon Historic Residential Area precinct and it would become the only property with a HO when the HO93 is deleted, the HO444 is to be extended.



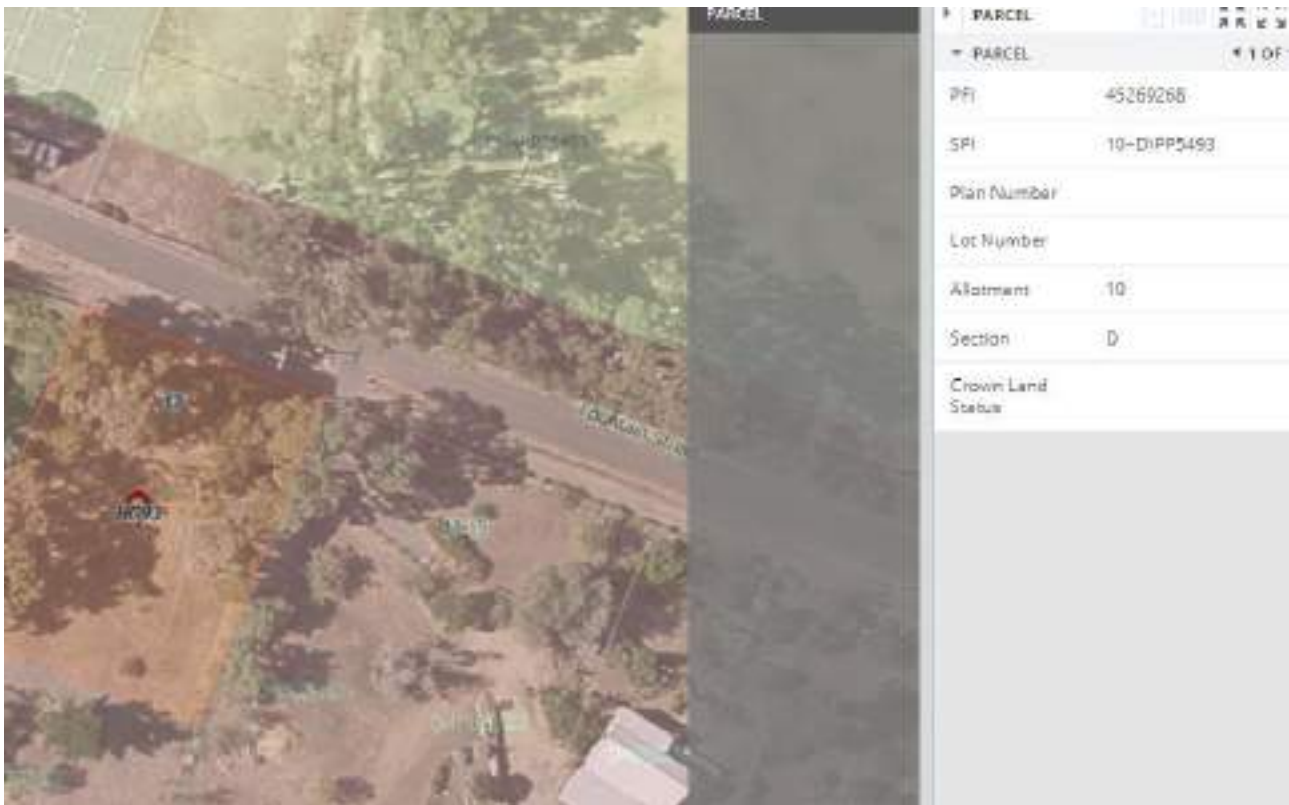
#### Proposed change:

- Schedule: delete HO93 altogether.
- Mapping: amend 16HO to delete HO93 from mapping, and apply HO444 to this site (see below).

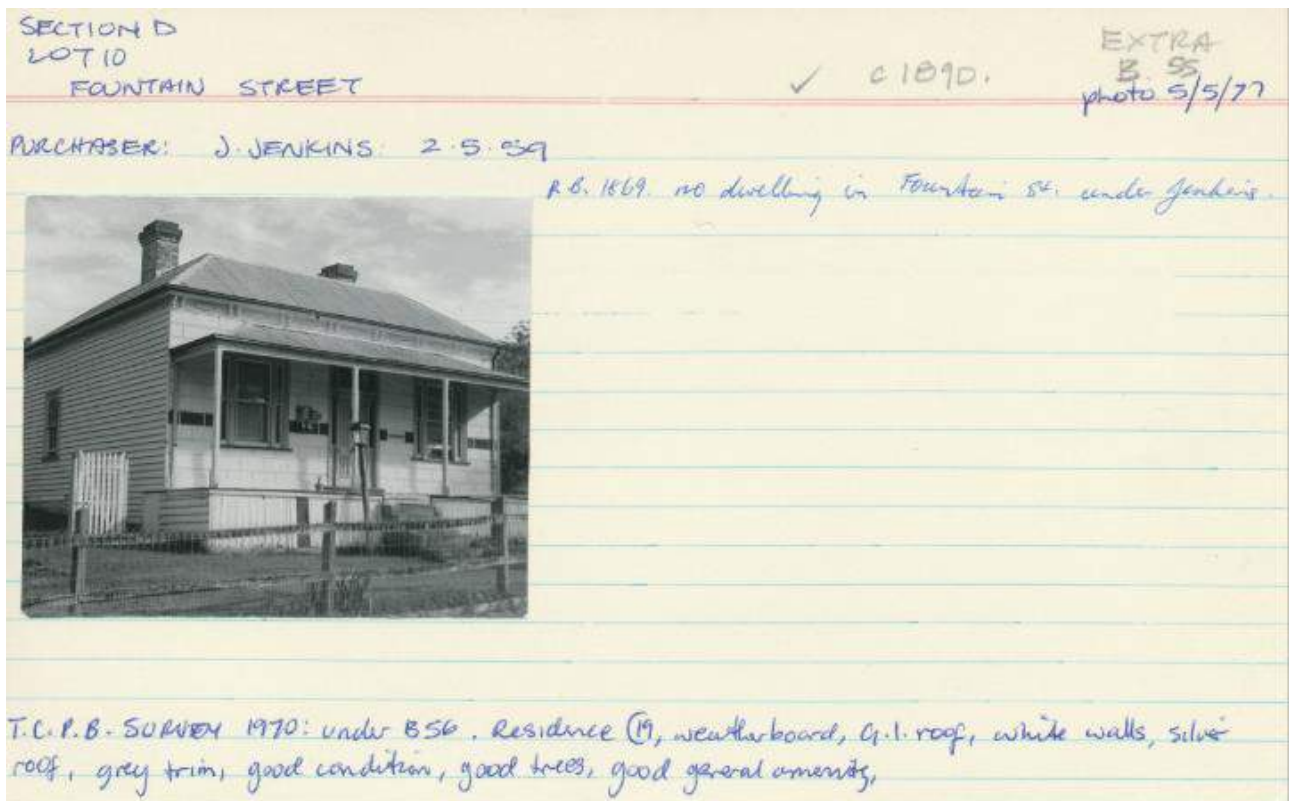




The property's legal description is below:



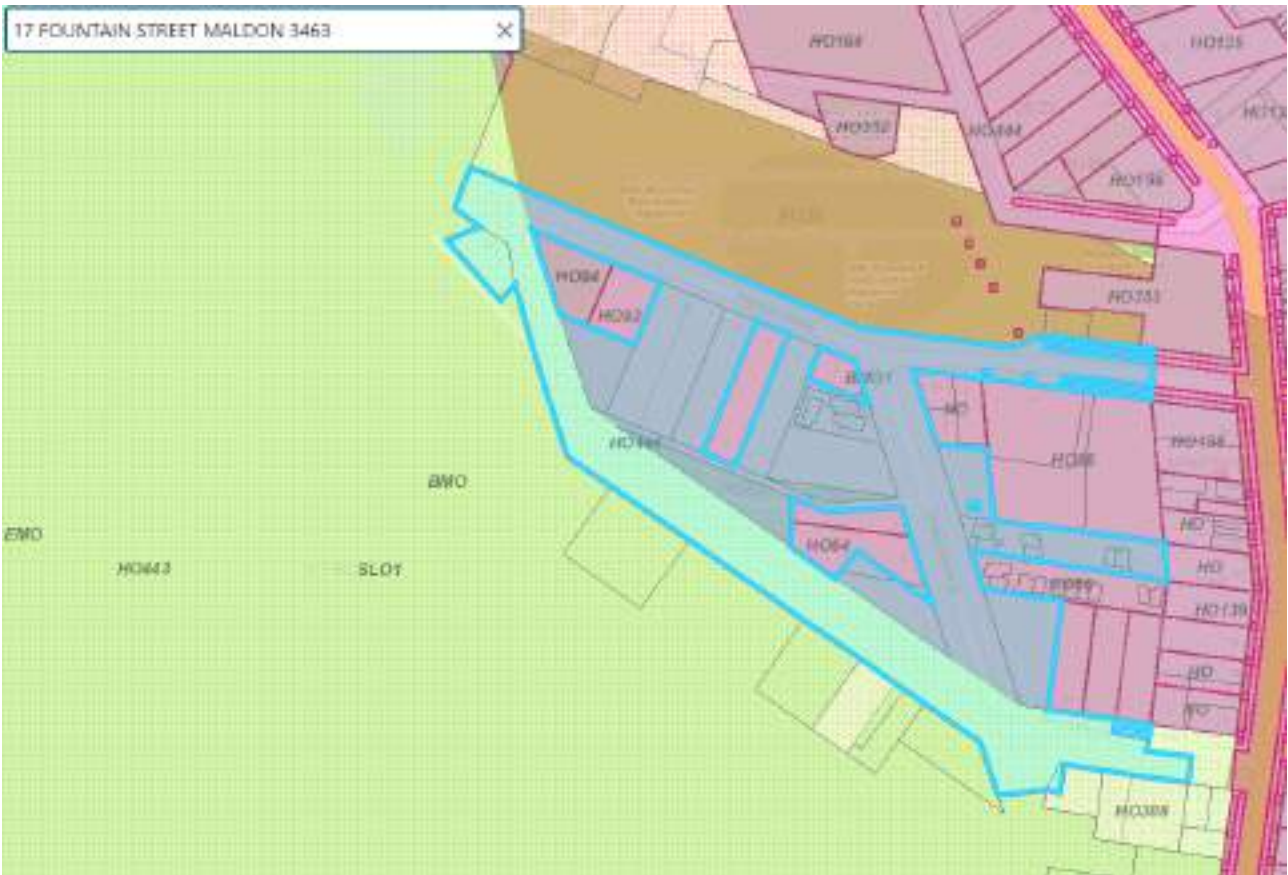
This legal description matches the description that is listed on the data card below, however this is incorrect. The data card below relates to the dwelling which is located at 19 Fountain Street (Number 16 within this report).





The immediate surrounding area is protected either by HO444, or an individual HO (see below):





If the HO444 was not extended to this property, it would be the one individual property without a HO in the immediate area that is protected by HO444 (or by an individual HO). Applying HO444 will ensure that any future development on the vacant lot is subject to heritage protection and controls similar to the lots surrounding it, which will help to conserve and enhance the existing scale, character and appearance of Maldon’s earlier residential areas.

16. HO94

19 Fountain Street, Maldon

There are no errors with this property which require amending, however it has been included as the error associated with 17 Fountain Street (at Number 15 of this report above) is connected to this property.

Background:

The property’s legal description is below:

Address	19 Fountain Street
Locality	Maldon
Postcode	3463
Legal Description	CA 11 SEC D Parish of Maldon



However, the data card which matches this legal description (below) is not what is at the property:


SECTION D.  
LOT 11  
FOUNTAIN STREET.

✓ c.1860.

EXTRA  
B 56  
photo 9/5/77

PURCHASER: E. EVANS & CO 2.5.59

1969. Ratebook W.B. House Fountain St D(5) or D(11)?  
E. Evans & Co. wheelwright & carpenter  
M'Lachlan & Evans. Main St.  
T.T. 27.1.63, Cleftham Cottage Fountain St - possibly  
D.5 or D.7. or D.11.



T.C.P.B. SURVEY. 1970: under B 57 - Residence. (C), weatherboard, g-l. roof, green walls,  
brown trim, fair condition, fair trees, good general amenity

The house at 19 Fountain Street actually reflects what is listed on the data card for the property next door (17 Fountain Street) – see below:

SECTION D  
LOT 10  
FOUNTAIN STREET

✓ C189D.

EXTRA  
B. 55  
photo 5/5/77

PURCHASER: J. JENKINS 2.5.59

P.B. 1869 no dwelling in Fountain St. under Jenkins.



T.C.P.B. SURVEY 1970: under B56. Residence (19), weatherboard, g.l. roof, white walls, silver roof, grey trim, good condition, good trees, good general amenity,



The data cards immediately above match what is at 19 Fountain Street:



Images taken of house at 19 Fountain Street (28 July 2021):



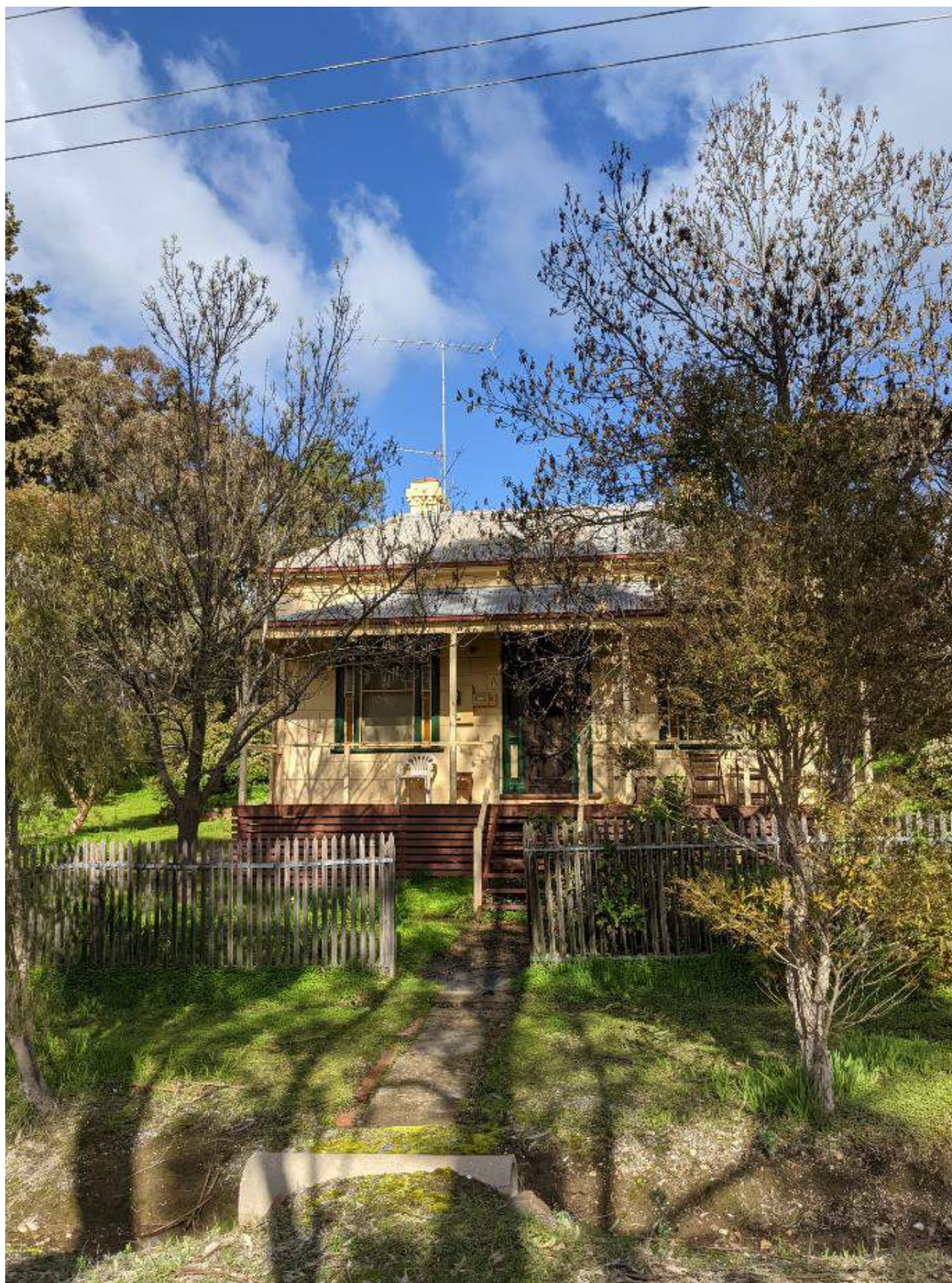
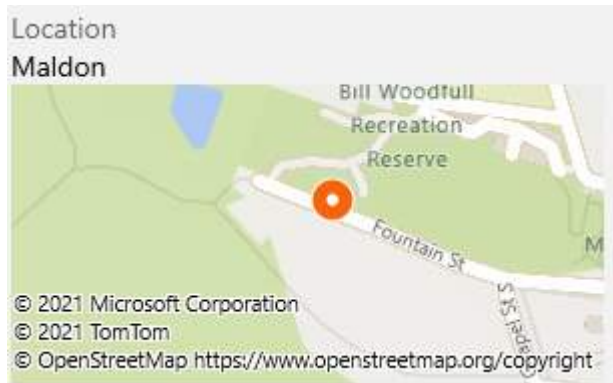




Photo location below:



### 17.HO95

2 Francis Street, Maldon

**Error:** HO schedule heritage place description missing street number, and includes limited land use description (see below), and HO319 (which applies to the neighbouring property), applies to a portion of this subject property by mistake (also see below):

**HO95**

Church Hall - Francis St

**Property Details**

Address: 2 FRANCIS STREET MALDON 3463

LGA: MOUNT ALEXANDER

Planning Scheme: MOUNT ALEXANDER

Create Planning Property Report

**Planning Scheme Zones**

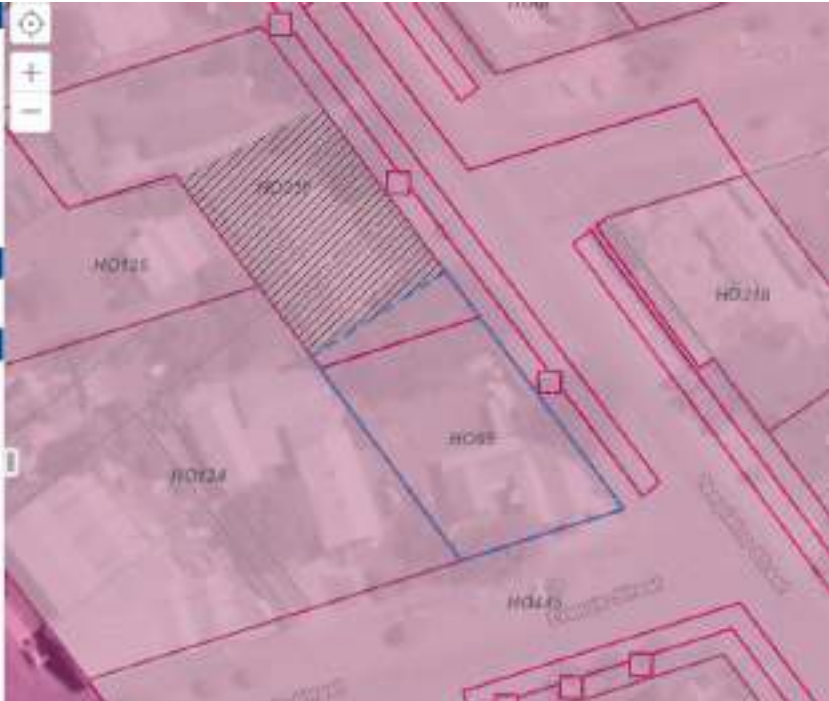
☒ C2 COMMERCIAL 1 ZONE

**Planning Scheme Overlays**

☒ HO HERITAGE OVERLAY

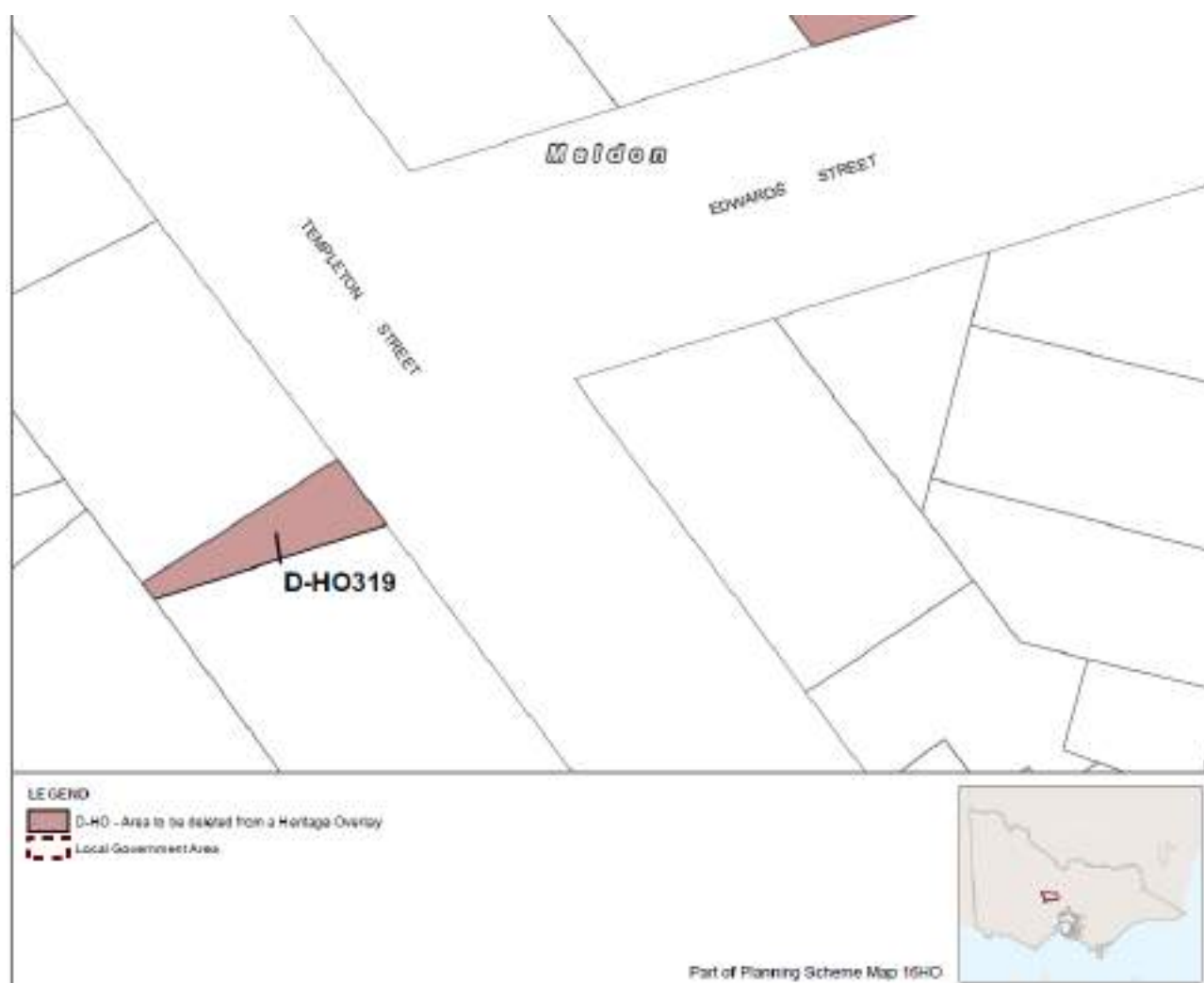
☒ HO319 HERITAGE OVERLAY (HO319)

☒ HO95 HERITAGE OVERLAY (HO95)



#### Proposed change:

- Schedule: amend heritage place description to be 'Former Welsh Baptist Church and Hall - 2 Francis St'.
- Mapping: amend 16HO to remove HO319 from subject site (see proposed change below).




### Background:

The data cards for this property show:



SECTION 10  
LOT 2  
2 FRANCIS ST & TEMPLETON ST. Baptist Church ✓ 1865. photo 12/5/77 B.182

PURCHASER: W. Lindner 10.3.57.  
a.d. 1865. above door.



Ref. Williams p.63. Welsh Baptists built 1865, further enlarged in the Nineties. A dissenting body broke away about the year 1903, and established an English Baptist. Both churches have long since re-united, the old building serving as a school hall & school, and the newer one used for Sunday services.

Ref. Hutton. p.258. first erected a weatherboard building in Reef St. 1859.  
1865. first portion of brick church built on corner of Francis and Templeton Sts. 1890's -

T.C.P.B. Survey 1970: Baptist Church. 1865, Brick. G.I. roof. Cream trim, fair condition. fair trees, good general amenity, weatherboard extensions

original brick chapel extended by erection of a seminar hall, without entrance porch. ~~Weatherboard~~

Measured drawing copied. Mal 28-1,2.

MR. Malden Baptist Co. Centenary Souvenir Programme 10.9.1960  
Welsh B. constituted Jan 1864 & church opened in Francis St 1865.  
Union of English B. & Welsh B. April 1878.  
- English Baptist Church formed 1895. & bldg in Templeton St. erected & opened 1896.  
- 1930 English & Welsh joined.  
RBC



The current conditions at the property reflect the above data cards:



18.HO97

6 Gray Street, Maldon

**Error:** HO schedule heritage place description lists incorrect street number – shows 8 Gray Street, however this should be 6 Gray Street.

HO97

Residence 8 Gray St

Property Details

Address: 6 GRAY STREET MALDON 3463

LGA: MOUNT ALEXANDER

Planning Scheme: MOUNT ALEXANDER

Create Planning Property Report

Planning Scheme Zones

GRZ

GENERAL RESIDENTIAL ZONE

GRZ1

GENERAL RESIDENTIAL ZONE - SCHEDULE 1

Planning Scheme Overlays

EMO

FLOOD MANAGEMENT OVERLAY

HO

HERITAGE OVERLAY

HO97

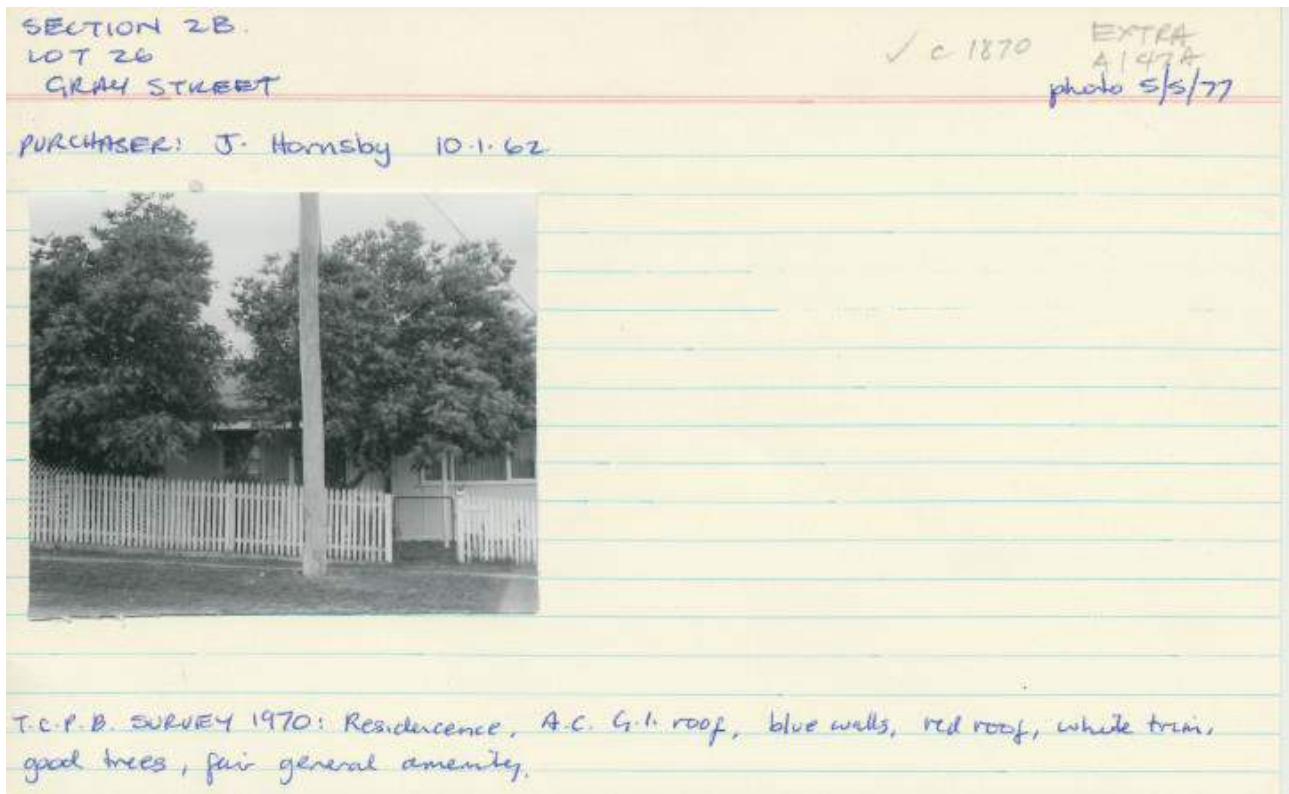
HERITAGE OVERLAY (HO97)



**Proposed change:** amend HO schedule heritage place description to be ‘Residence 6 Gray St’

**Background:**  
The data card for 6 Gray Street is shown below:





This matches what is at the property (google maps street view) – see below:



19.HO248

17 Morris Street, Maldon

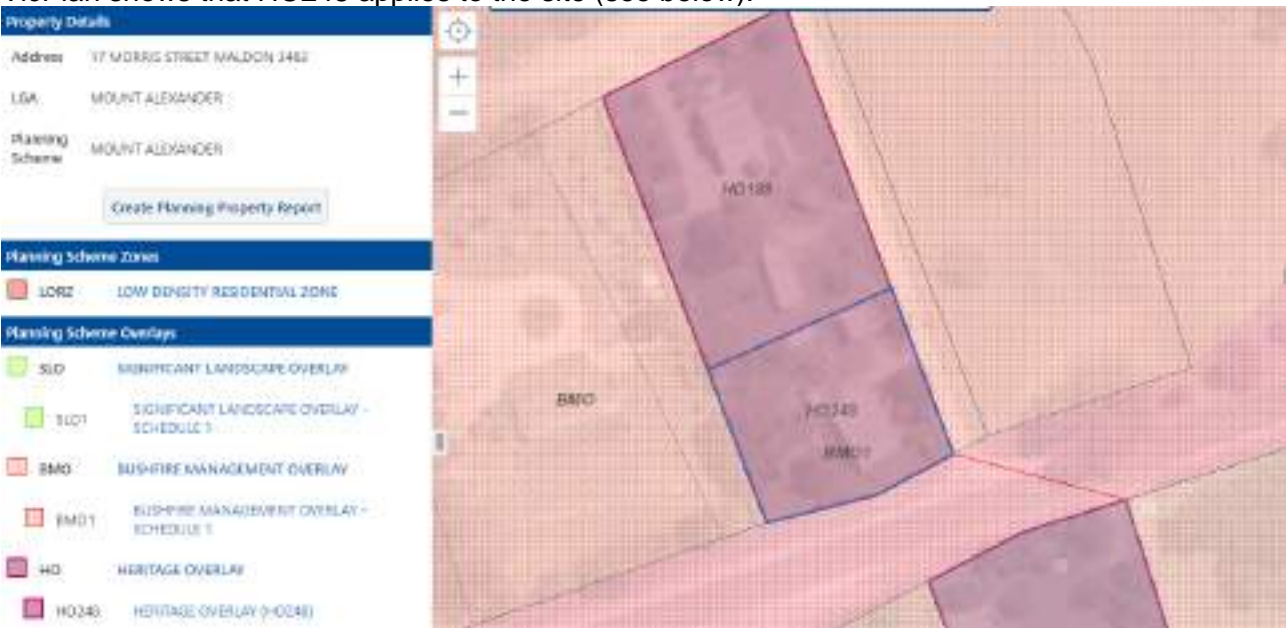
**Error:** HO schedule heritage place description missing street number (see below):

HO248	Residence Morris Street
-------	-------------------------

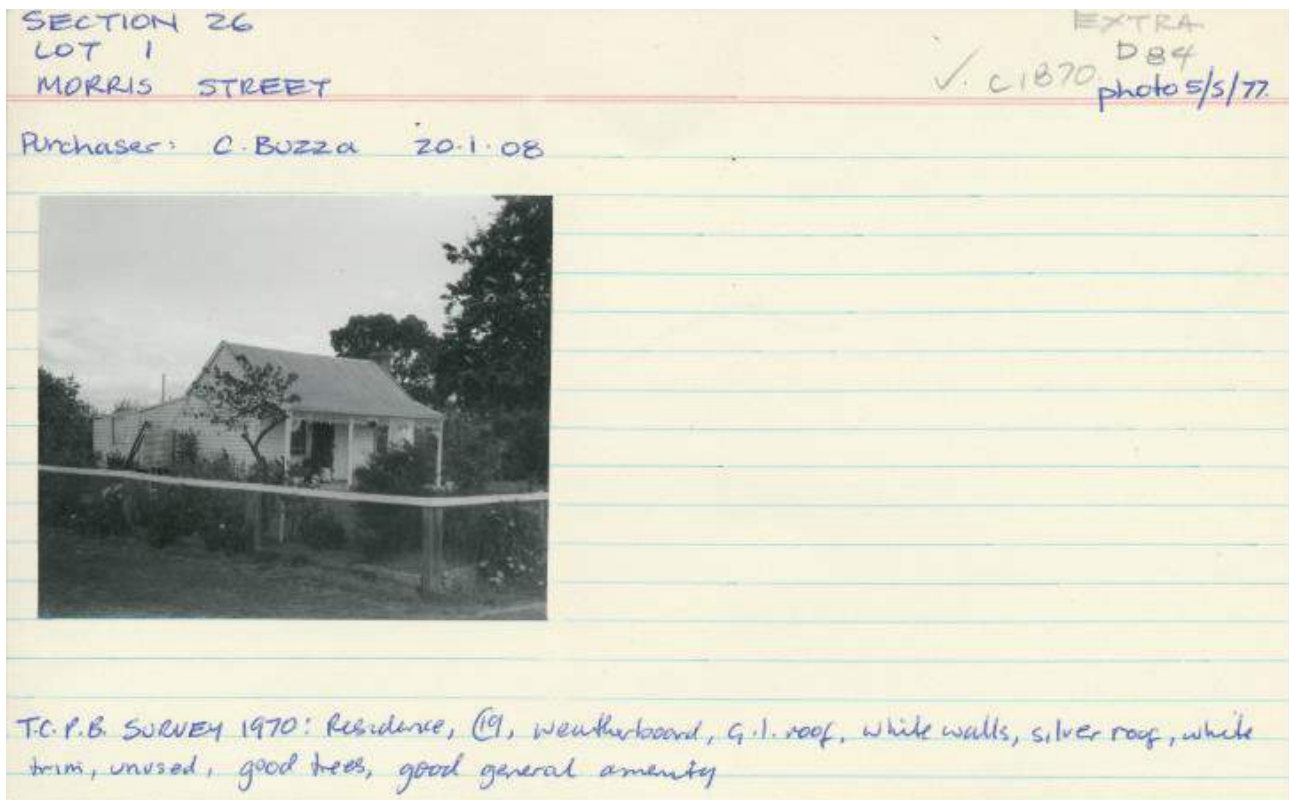
**Proposed change:** amend HO schedule heritage place description to be ‘Residence 17 Morris Street’

**Background:**

VicPlan shows that HO248 applies to the site (see below):



The data card shows the following for the property:



This matches what is currently at the site (see below):





20.HO345

1A Warnock Street, Maldon

**Error:** incorrect spelling of ‘Warnock’ street in HO schedule heritage place description (see below):

HO345	Residence 1A Warnoc St
-------	------------------------

**Proposed change:** amend HO schedule heritage place description to be ‘Residence 1A Warnock St’

**Background:**

Legal description:

Address	1A Warnock Street
Locality	Maldon
Postcode	3463
Legal Description	V9481 F757 CA 4 SEC 25 Parish of Maldon

VicPlan:

**Property Details**

Address: 1A WARNOCK STREET MALDON 3463

LGA: MOUNT ALEXANDER

Planning Scheme: MOUNT ALEXANDER


Create Planning Property Report

**Planning Scheme Zones**

- GRZ GENERAL RESIDENTIAL ZONE
- GRZ1 GENERAL RESIDENTIAL ZONE - SCHEDULE 1

**Planning Scheme Overlays**

- BMO BUSHPHRE MANAGEMENT OVERLAY
- HO HERITAGE OVERLAY
- HO345 HERITAGE OVERLAY (HO345)



21.HO346

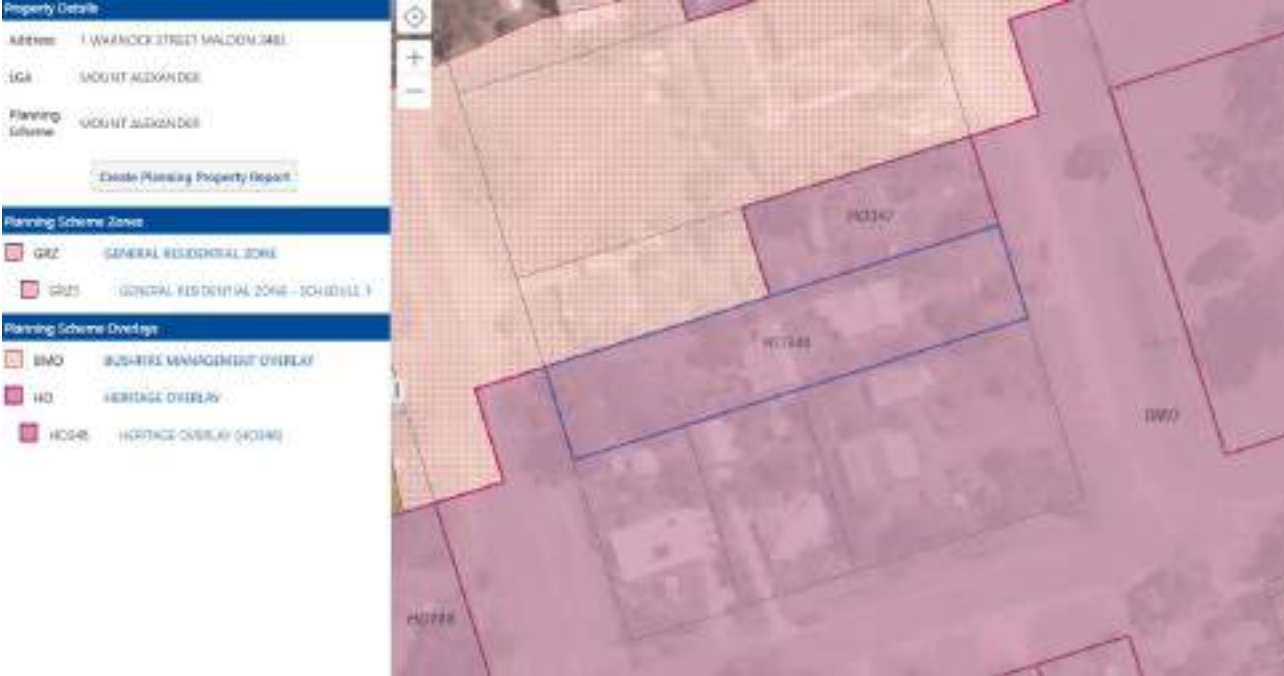
1 Warnock Street, Maldon

**Error:** incorrect spelling of ‘Warnock’ street in HO schedule heritage place description (see below):

HO346	Residence 1 Warnoc St
-------	-----------------------

**Proposed change:** amend HO schedule heritage place description to be ‘Residence 1 Warnock St’

**Background:**  
VicPlan:



22.HO347

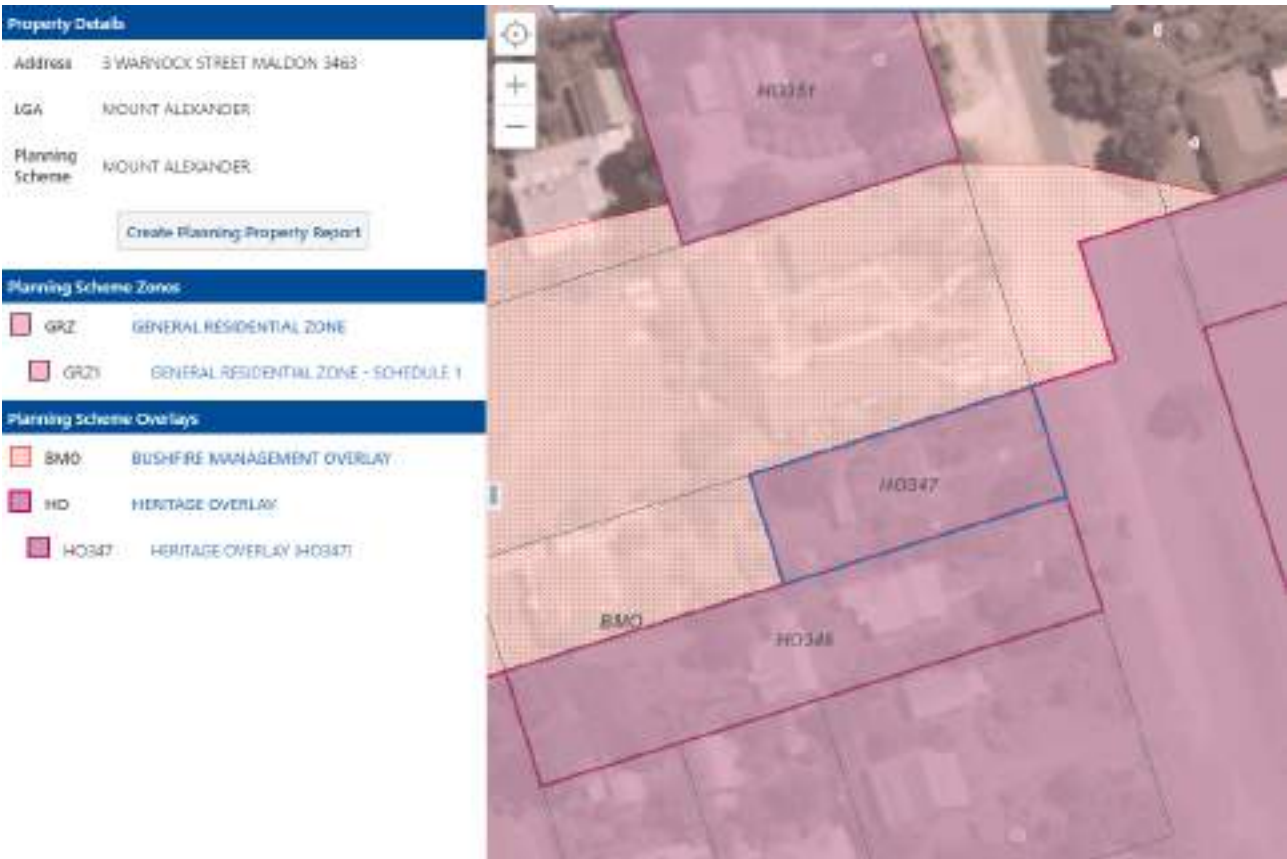
3 Warnock Street, Maldon

**Error:** incorrect spelling of ‘Warnock’ street in HO schedule heritage place description (see below):

HO347	Residence 3 Warnoc St
-------	-----------------------

**Proposed change:** amend HO schedule heritage place description to be ‘Residence 3 Warnock St’

**Background:**  
VicPlan:



23. HO348

15 Warnock Street, Maldon

**Error:** incorrect spelling of ‘Warnock’ street in HO schedule heritage place description (see below):

HO348	Residence 15 Warnoc St
-------	------------------------

Mapping is also not correctly aligned with property and boundary (see below):



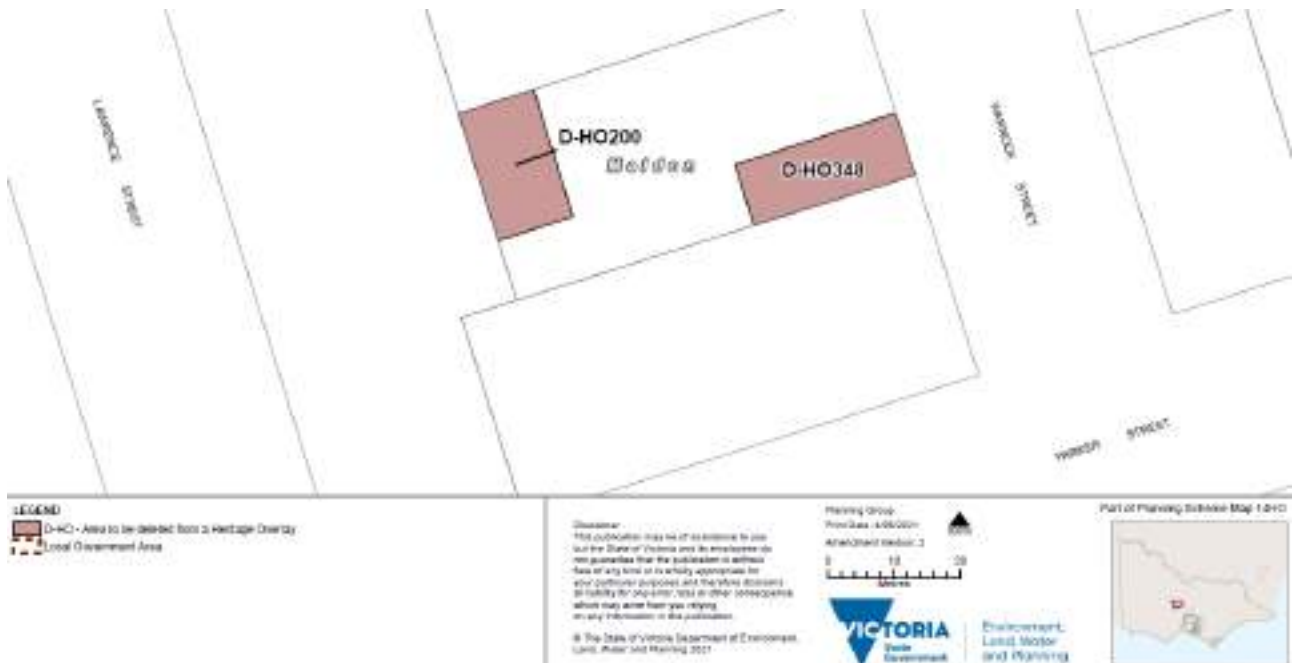
# Planning Scheme Amendment C97malx

## Attachment B - Background report



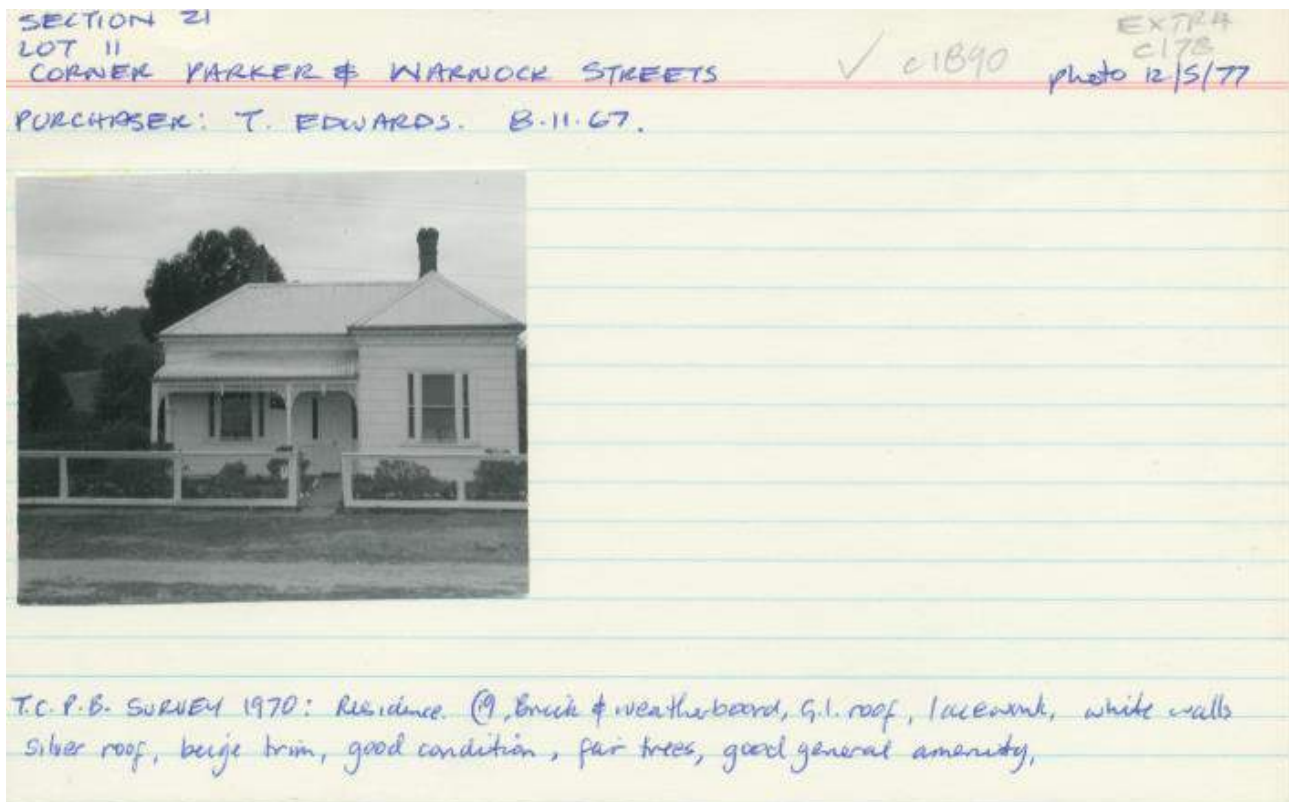
### Proposed change:

- Schedule: amend HO schedule heritage place description to be 'Residence 15 Warnock St'
- Mapping: amend 14HO to ensure HO348 aligns with property boundary – reduce from neighbouring property (see proposed mapping below)



### Background:

Property data card:



The above data card matches what is currently at the site (see google maps street view excerpt below):



Note:



There is an error with google maps when searching for 15 Warnock Street, Maldon – see below:



24. HO349

19 Warnock Street, Maldon

**Error:** incorrect spelling of ‘Warnock’ street in HO schedule heritage place description (see below):

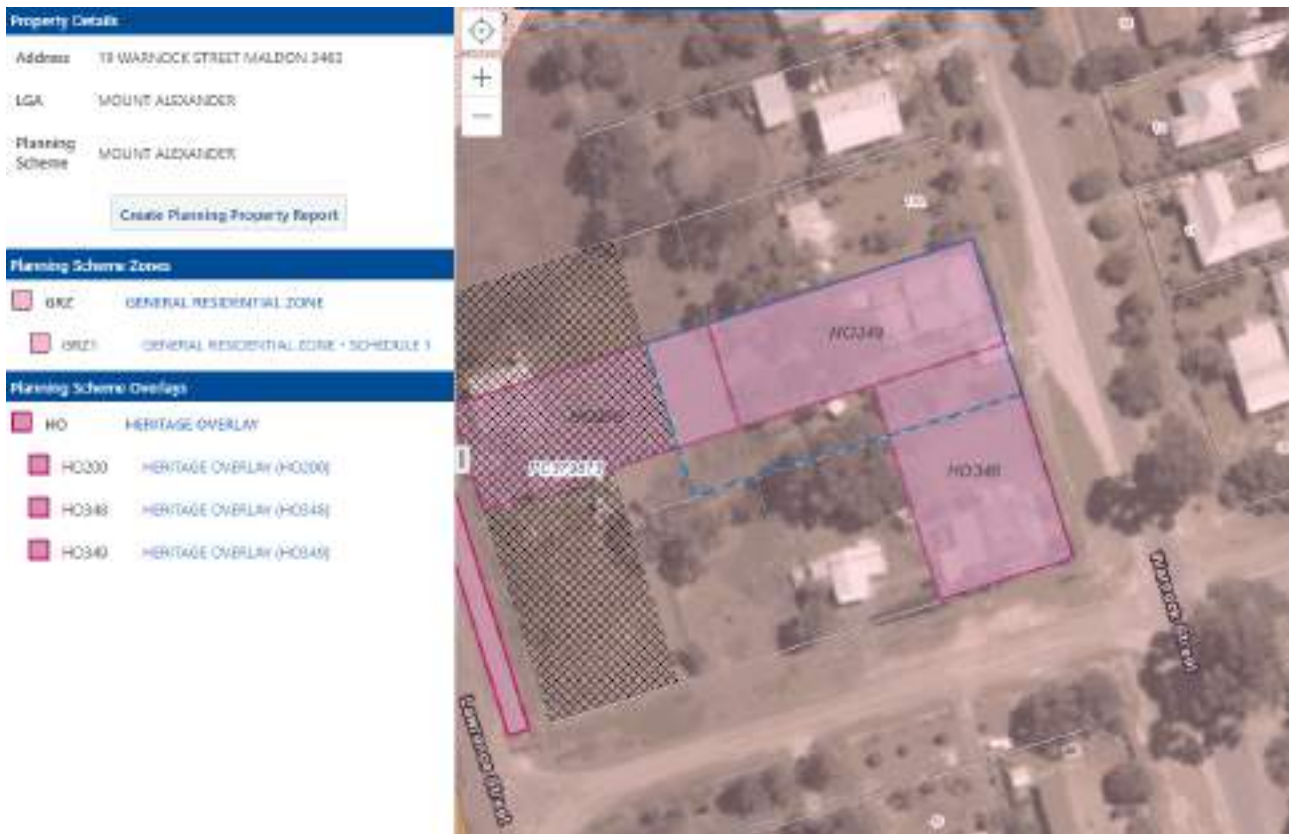
HO349	Residence 19 Warnoc St
-------	------------------------

Mapping is also not correctly aligned with property and boundary, and HOs from neighbouring properties are incorrectly applied to the subject site (see below):



# Planning Scheme Amendment C97malx

## Attachment B - Background report



### Proposed change:

- Schedule: amend HO schedule heritage place description to be 'Residence 19 Warnock St'
- Mapping: amend 14HO to ensure only HO349 is applied to property (see proposed mapping below)



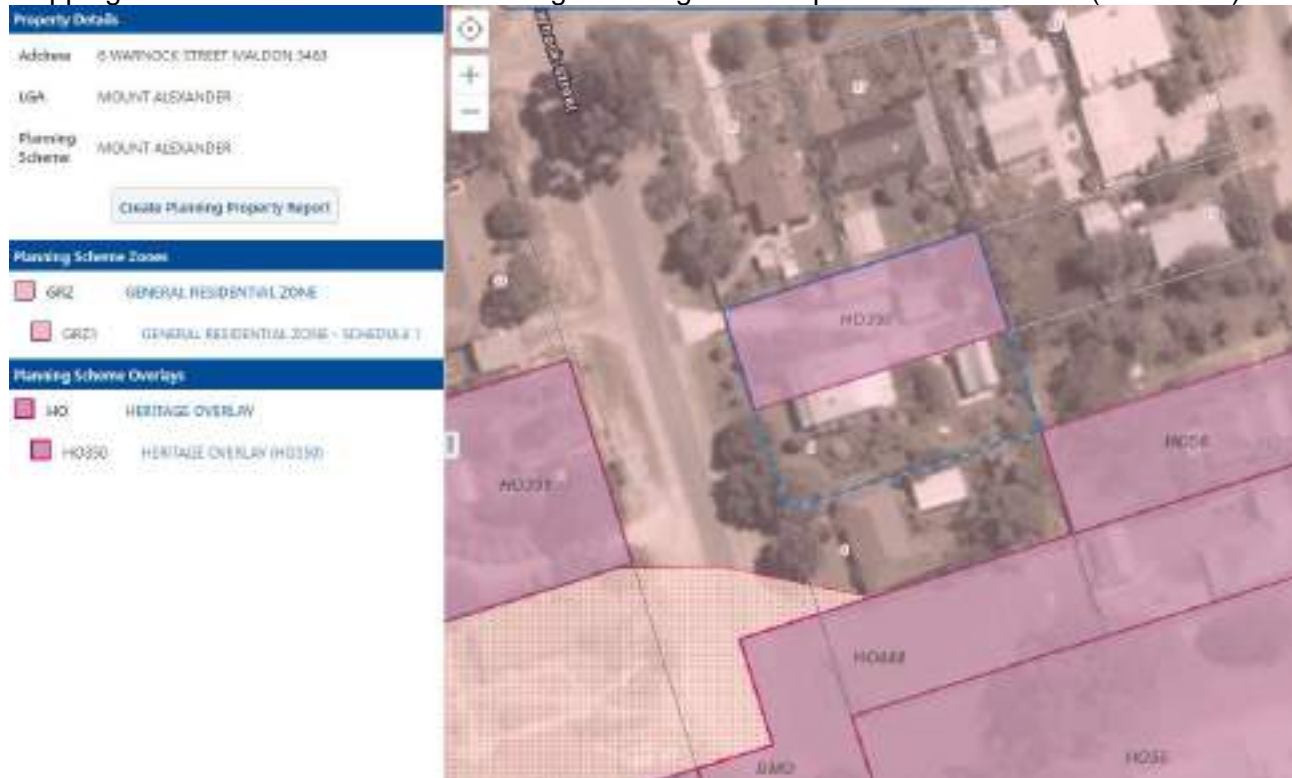
### 25.HO350

6 Warnock Street, Maldon

**Error:** incorrect spelling of 'Warnock' street in HO schedule heritage place description (see below):

HO350	Residence _ Warnoc St
-------	-----------------------

Mapping also does not cover whole heritage building which is protected via HO350 (see below):



#### Proposed change:

- Schedule: amend HO schedule heritage place description to be 'Residence 6 Warnock St'
- Mapping: amend 14HO to ensure HO350 is applied to whole property (see proposed mapping below)

# Planning Scheme Amendment C97malx

## Attachment B - Background report



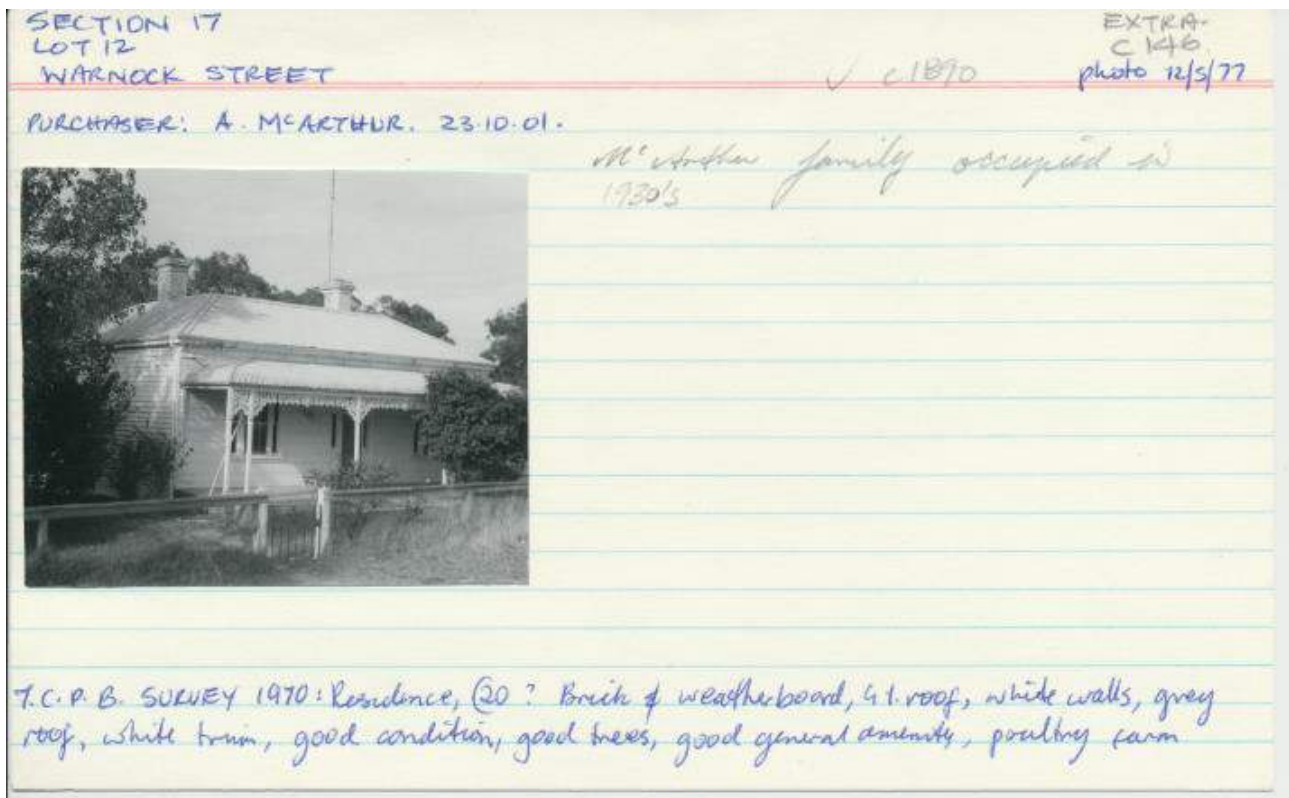
### Background:

#### Legal description of property:

Address	6 Warnock Street
Locality	Maldon
Postcode	3463
Legal Description	V10637 F681 CA 12 SEC 17 Parish of Maldon; V9442 F541 CA 11 SEC 17 Parish of Maldon

#### Data card for property:





The above data card matches what is currently at the site, and therefore confirms the correct application of HO350 to 6 Warnock Street, Maldon – see below:





### 26. HO351

11 Warnock Street, Maldon

**Error:** incorrect spelling of 'Warnock' street in HO schedule heritage place description, and missing street number (see below):

HO351

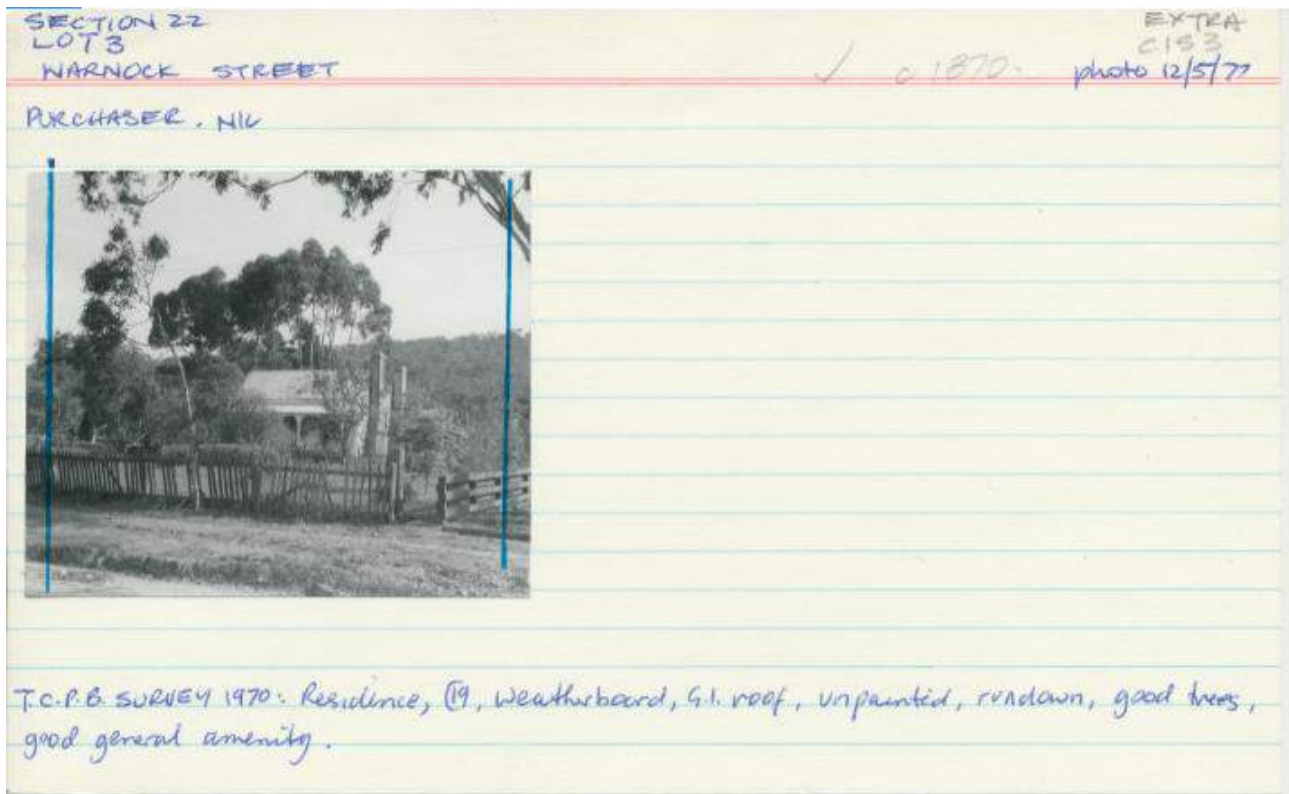
Residence - Warnoc St

**Proposed change:** amend HO schedule heritage place description to be 'Residence 11 Warnock St'

#### **Background:**

Data card for property:





This matches what is currently at the site (see below excerpt from Google maps street view):

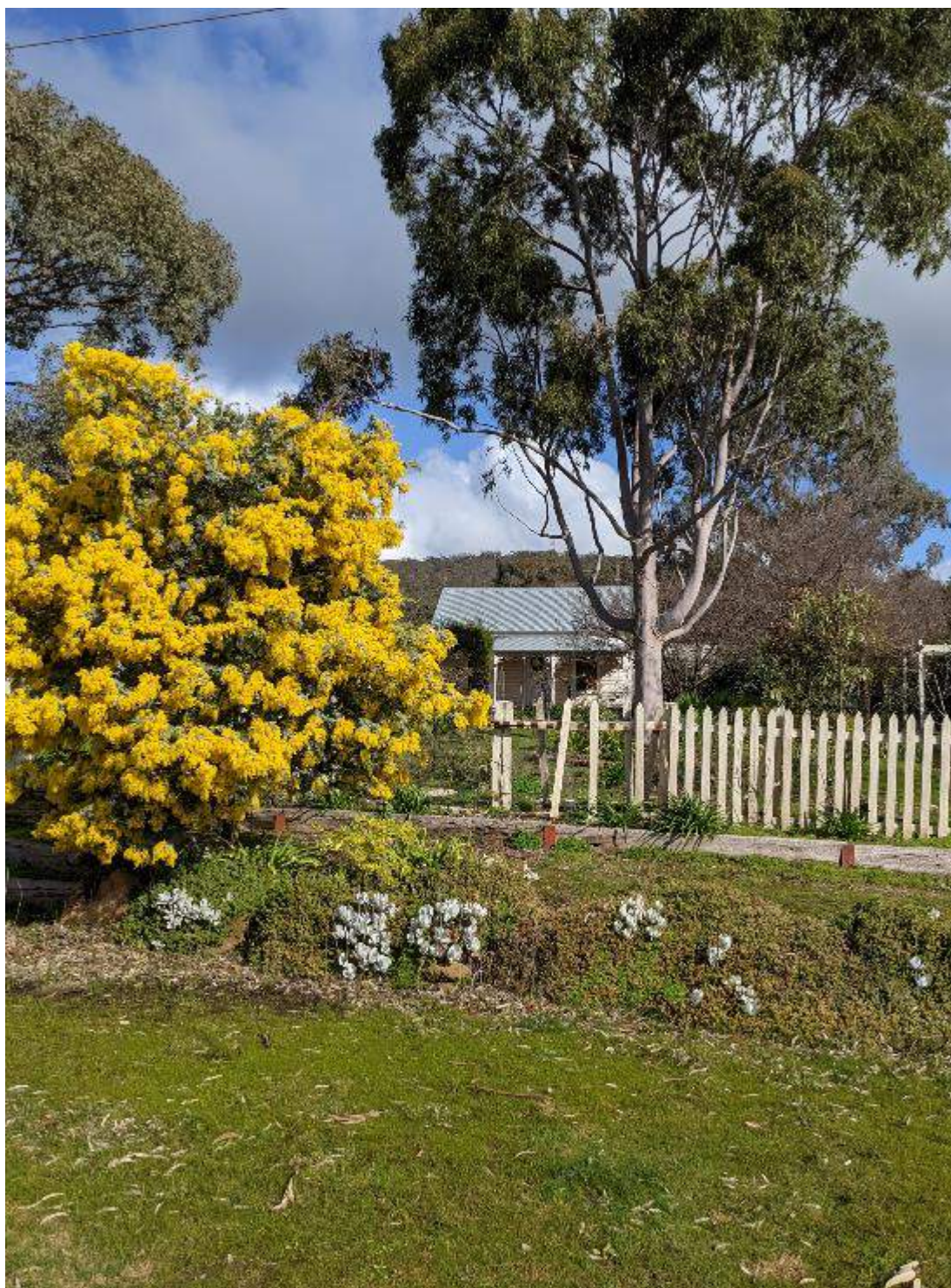




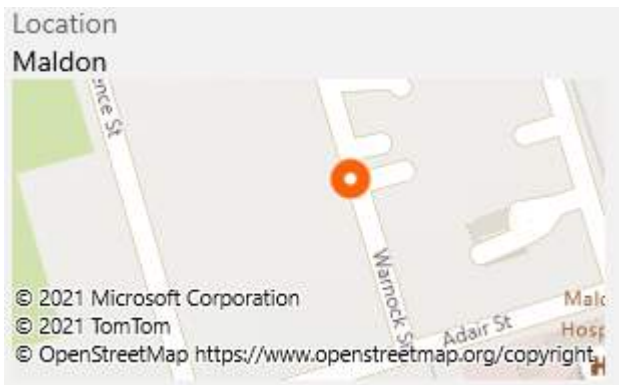
A site visit further confirmed the property at 11 Warnock Street matches the data card (photos below taken 28 July 2021):



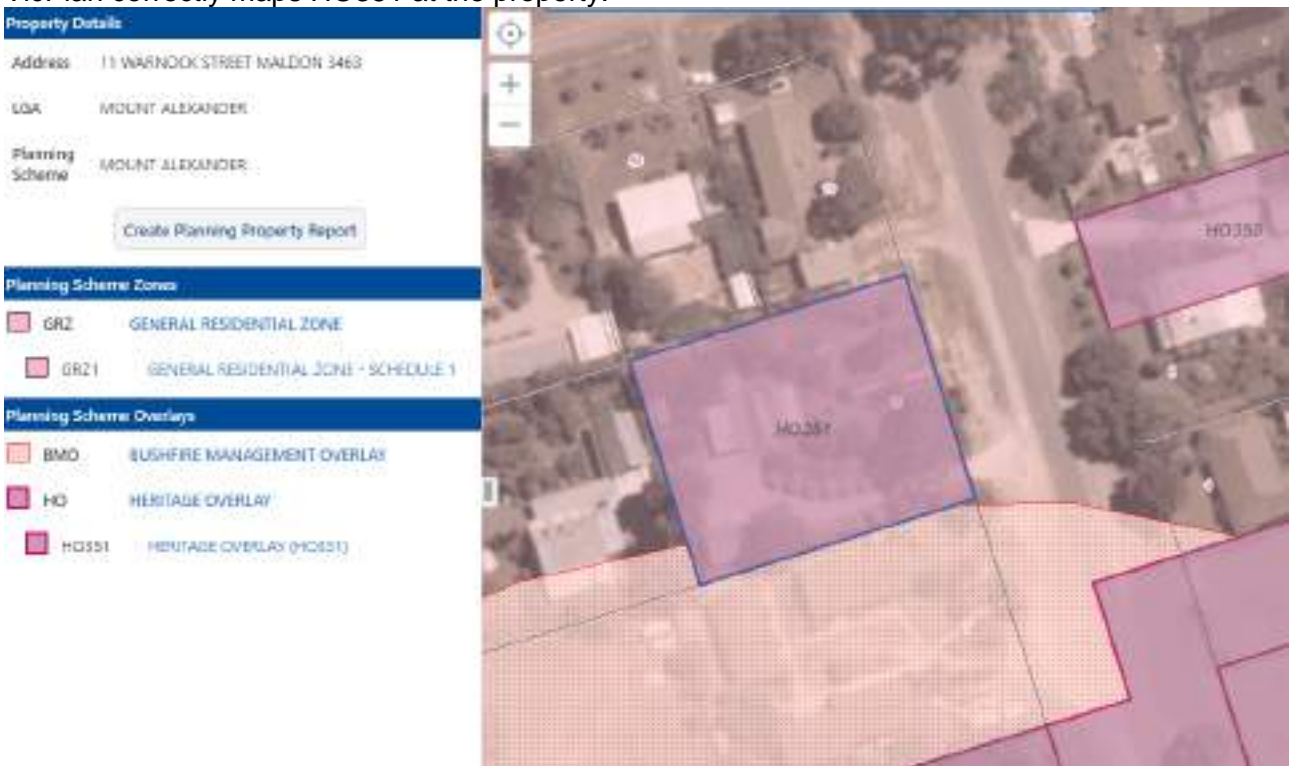








VicPlan correctly maps HO351 at the property:



## 27.HO800

22 High Street, Harcourt

**Error:** Formatting error in the HO schedule heritage place description (see below):

HO800	Harcourt Post Office, 22. High Street
-------	--

**Proposed change:** amend HO schedule heritage place description to be: 'Harcourt Post Office, 22 High Street' (remove full stop after '22')



28.HO91

9 Chapel Street South, Maldon & 5 Fountain Street, Maldon

**Error:** HO91 has been incorrectly applied to 9 Chapel Street South, but this HO applies to 5 Fountain Street (see below).

HO91	Residence 5 Fountain St
------	-------------------------

**Property Details**

Address: 5 CHAPEL STREET S MALDON 3403

LGA: MOUNT ALEXANDER

Planning Scheme: MOUNT ALEXANDER

Create Planning Property Report

**Planning Scheme Zones**

GR2 GENERAL RESIDENTIAL ZONE

GRZ1 GENERAL RESIDENTIAL ZONE - SCHEDULE 1

**Planning Scheme Overlays**


BMO BUSHFIRE MANAGEMENT OVERLAY

EMO EROSION MANAGEMENT OVERLAY

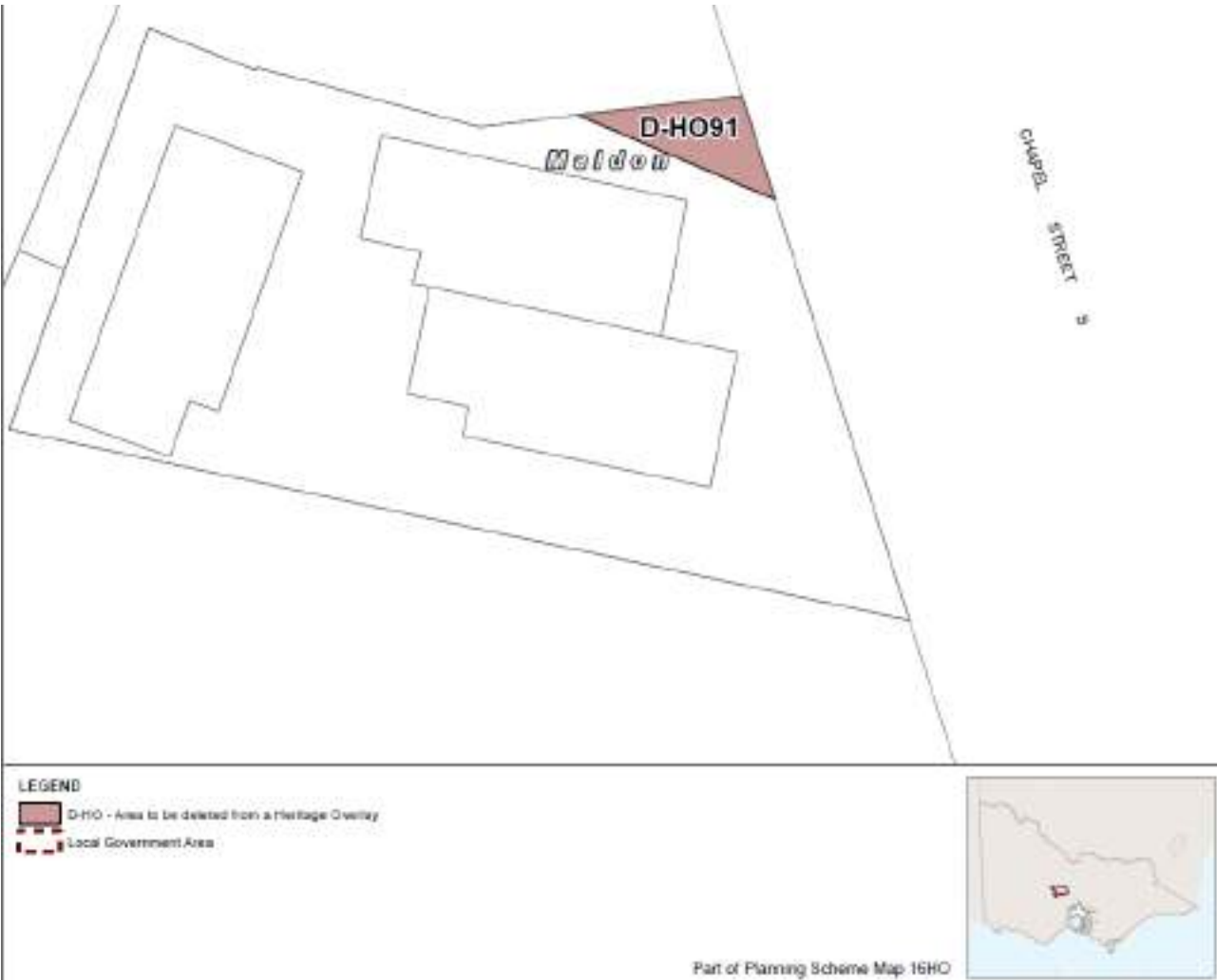
HO HERITAGE OVERLAY

HO444 HERITAGE OVERLAY (HO444)

HO91 HERITAGE OVERLAY (HO91)



**Proposed change:** amend 16HO to remove HO91 from 9 Chapel Street South (see proposed mapping below):



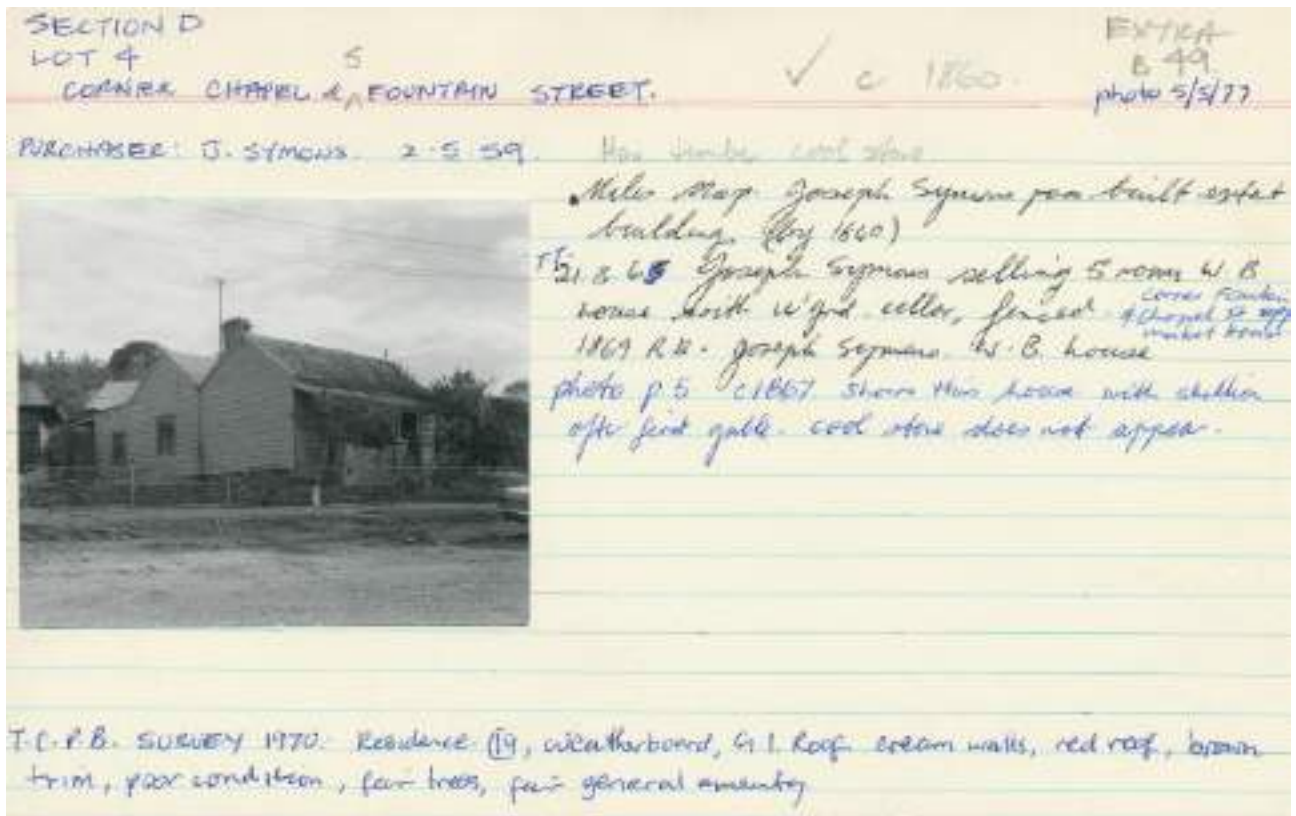
**Background:**  
Legal description for 5 Fountain Street (to which HO91 is applied):  
Address            5 Fountain Street

Locality	Maldon
Postcode	3463
Legal Description	CA 4 SEC D Parish of Maldon

Data card:

# Planning Scheme Amendment C97malx

## Attachment B - Background report



This matches what is currently at the site (see google maps street view below):







29.HO1222

8 Church Street, Newstead

**Error:** There is incorrect labelling of HO on map (states HO1220 instead of HO1222). Anomaly with schedule description (to be updated to reflect what is stated in the Newstead Heritage Study).

HO1222

Houses, 8 Church Street

Property Details:

Address

8 CHURCH STREET NEWSTEAD 3462

LGA

MOUNT ALEXANDER

Planning Scheme

MOUNT ALEXANDER

Create Planning Property Report

Planning Scheme Zones:

TZ

TOWNSHIP ZONE


Planning Scheme Overlays:

HO

HERITAGE OVERLAY

HO1220

HERITAGE OVERLAY (HO1220)

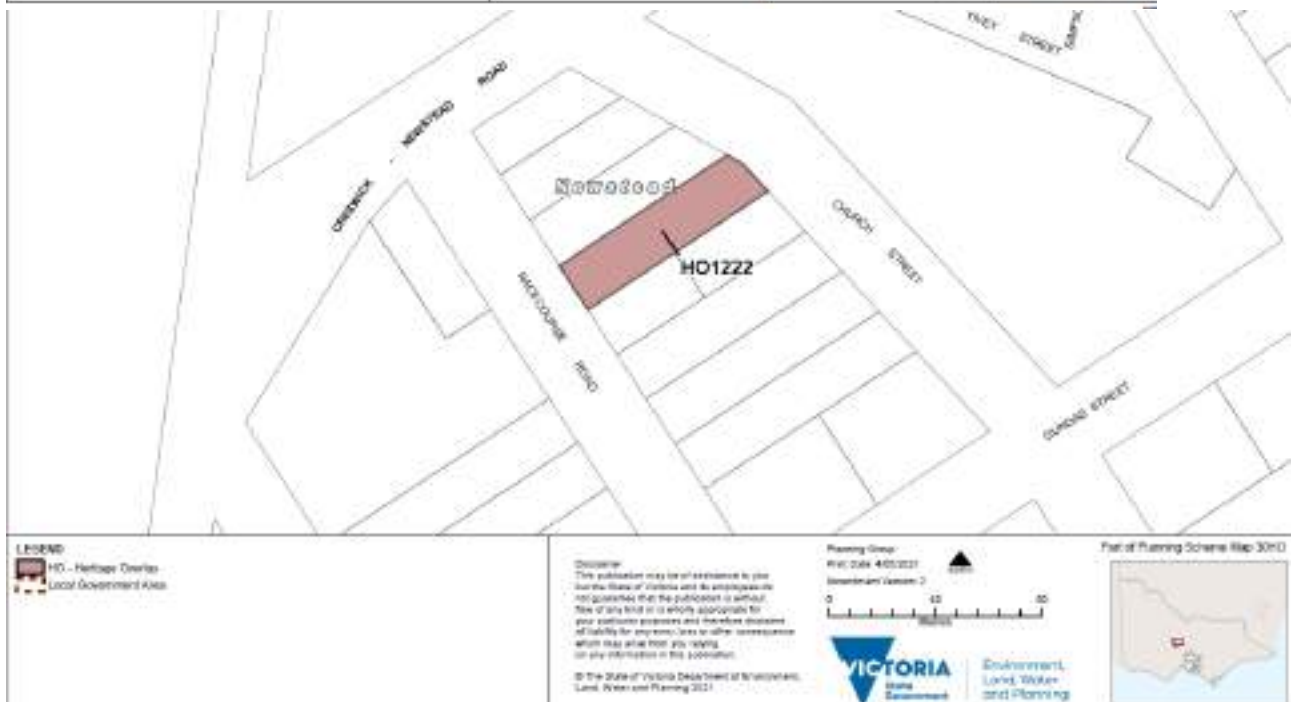
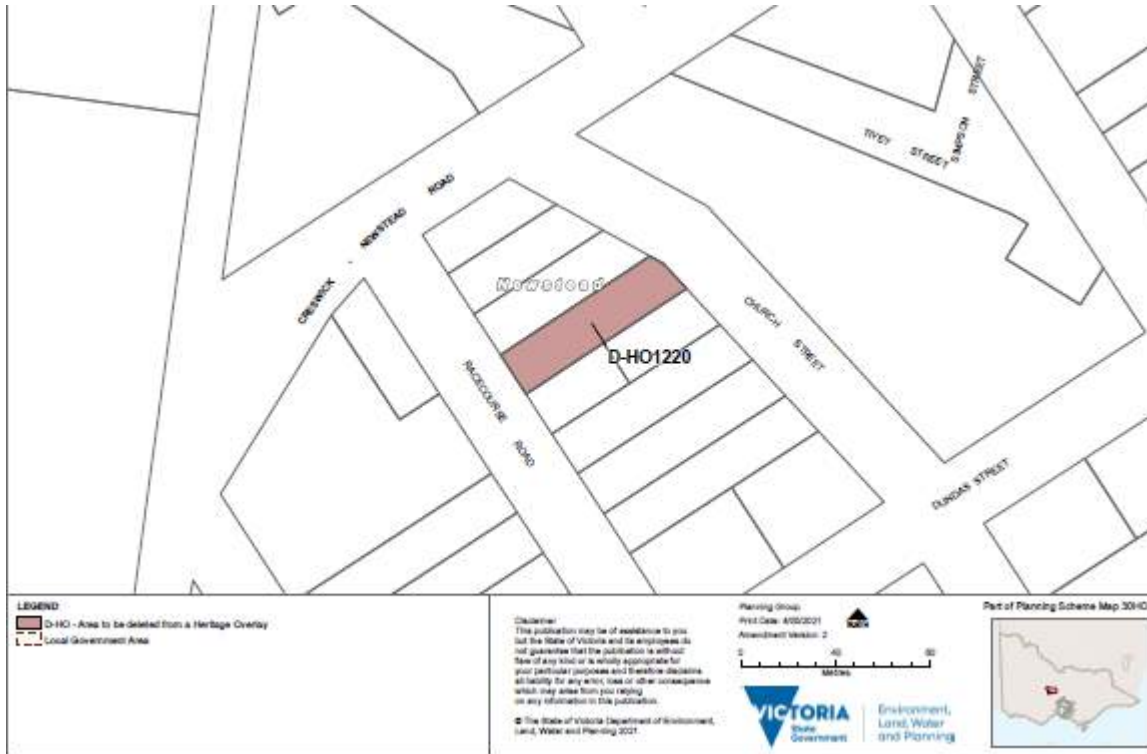


# Planning Scheme Amendment C97malx

## Attachment B - Background report

### Proposed change:

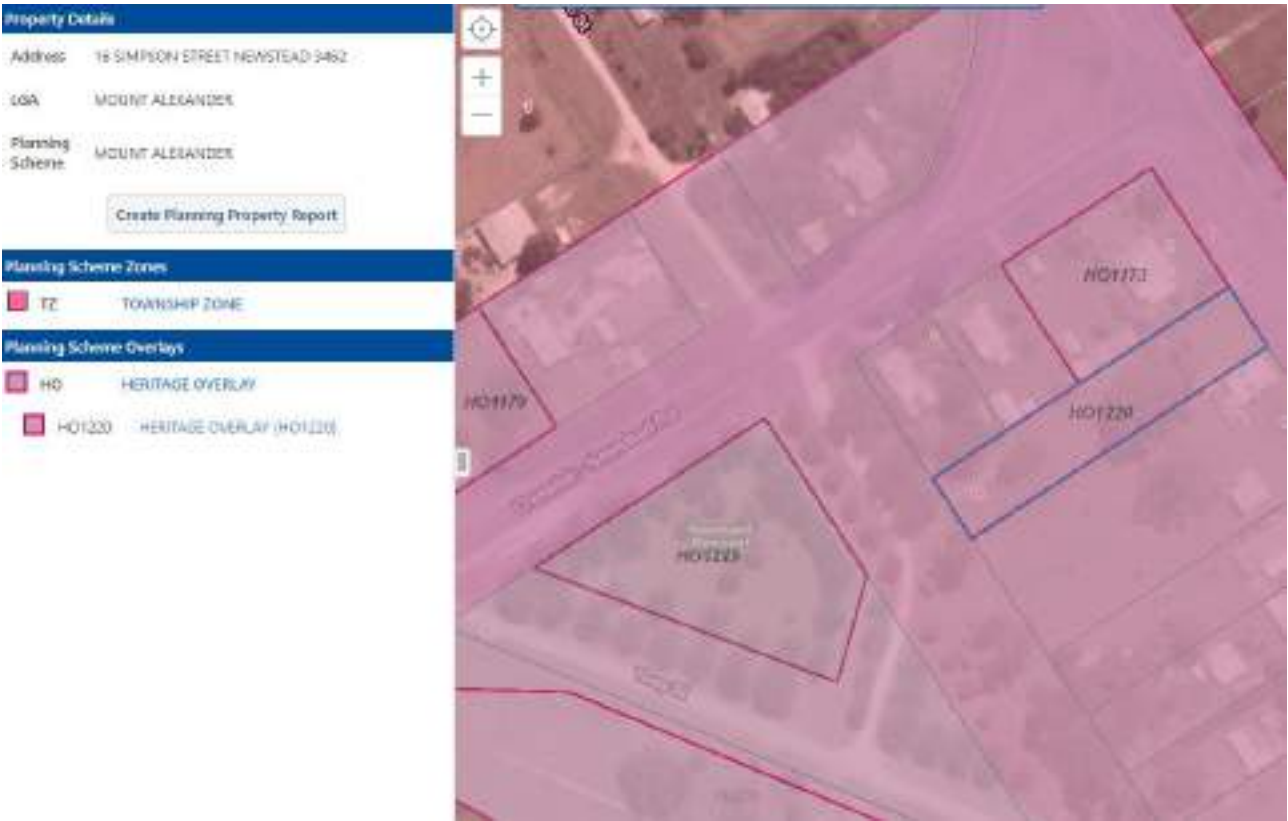
- Schedule: update HO schedule heritage place description to be 'Pair of residences, 8 Church Street' (this will reflect what is stated within the Newstead Heritage Study).
- Mapping: amend 30HO to ensure HO1222 is applied to property, and delete HO1220 from site (see proposed mapping below):



### Background:

- HO1220 applies to a separate property (St Anne’s Catholic Church, 16 Simpson Street), but has been incorrectly applied to the property (see below):

HO1220	St Anne’s Catholic Church, 16 Simpson Street
--------	--



Extract (for Residence at 8 Church Street, Newstead – protected by HO1222) from Newstead Heritage Study Section 3 – Heritage Citations: Volume 2 Newstead:



# Planning Scheme Amendment C97malx

## Attachment B - Background report

*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** Pair of Residences

**ADDRESS:** 08 Church Street, Newstead

**OTHER NAME/S:**

**Place No:**

ND/16

31 May 2004



**Date of Photograph:** 2/7/1998

# Planning Scheme Amendment C97malx

## Attachment B - Background report



**MAP NAME & AMG REFERENCE:** Newstead 7723-4-4, BU 382 883

**PROPERTY DETAILS:** 4 12A Township of Newstead

### CURRENT HERITAGE STATUS ON LEGISLATIVE REGISTERS

**Victorian Heritage Register:**

**Victorian Heritage Inventory:**

**Local Planning Scheme:**

### CURRENT HERITAGE STATUS ON OTHER REGISTERS

**Register of the National Estate - Database No:**

**National Trust (Victoria) Register:**

### THEMATIC CONTEXT

- |  |  |
|--|--|
| <input type="checkbox"/> 1. The Environmental Setting        | <input type="checkbox"/> 6. Transport and Communications |
| <input type="checkbox"/> 2. Exploration and Pastoralism      | <input type="checkbox"/> 7. Water Supply                 |
| <input type="checkbox"/> 3. Gold                             | <input type="checkbox"/> 8. Agriculture                  |
| <input checked="" type="checkbox"/> 4. Towns and Settlements | <input type="checkbox"/> 9. Secondary Industry           |
| <input type="checkbox"/> 5. Local Government                 | <input type="checkbox"/> 10. Community Life              |

- CONDITION:**
- |  |
|--|
| <input type="checkbox"/> Good            |
| <input checked="" type="checkbox"/> Fair |
| <input type="checkbox"/> Poor            |
| <input type="checkbox"/> Ruins           |

- INTEGRITY:**
- |  |
|--|
| <input checked="" type="checkbox"/> Substantially Intact |
| <input type="checkbox"/> Altered Sympathetically         |
| <input type="checkbox"/> Altered Unsympathetically       |
| <input type="checkbox"/> Damaged/Disturbed               |

### RECOMMENDATION

It is recommended that the place be included in the Heritage Overlay of the Mount Alexander Planning Scheme.

**RECOMMENDED LEVEL OF SIGNIFICANCE:**

**Local**

**PRECINCT:**

*Consultants: Wendy Jacobs, Phil Taylor, Vicki Johnson, and Robyn Ballinger*

*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** Pair of Residences

**Place No:**

ND/16

**ADDRESS:** 08 Church Street, Newstead

**OTHER NAME/S:**

31 May 2004

### STATEMENT OF SIGNIFICANCE:

The pair of residences Church Street, Newstead is **architecturally** significant at a **LOCAL** level. It appears to be substantially intact and demonstrates original design qualities of a late Victorian vernacular style. These qualities include the gable and skillion roof forms that traverses the site. Other intact qualities include the brick wall construction; galvanised corrugated iron roof cladding; brick chimneys with corbelled tops; timber framed double hung windows, central doorway; front verandah supported on timber posts and the dividing brick wall. The house also contributes to the character of the Newstead township, which has a predominance of 19th and early 20th century buildings.

The pair of residences, Church Street, Newstead, is **historically** significant at a **LOCAL** level. It is the only terrace building in the former Shire of Newstead.

Overall the pair of residences, Church Street, Newstead, is of **LOCAL** significance.

### DESCRIPTION:

The site is characterised by a pair of residences that are set well back from the road frontage in an open grassed site behind a picket fence. There is remnant exotic planting.

This building is a single storey, pair of late Victorian vernacular terrace houses. The building has a transverse gable roof with a skillion coming off the rear. The roof forms are clad in galvanised corrugated iron. There are no eaves. There is an early brick chimney on each end of the building in the centre of the end gable. These have decorative corbelled bricks works near the top. There is a tall brick chimney rising from the skillion roofed back section of each of the terraces. There is a skillion roof verandah across the front of the building. This is divided in the middle by a brick wall. The verandah is supported on timber posts which are now devoid of mouldings, brackets or frieze. The walls are of face brick which is now painted. Each terrace has a central front door with a timber framed, double hung window on either side.

There are no other terrace type buildings in the former Shire of Newstead.



### HISTORY:

David Johnson was an early settler in the Strangways district and he became a prominent farmer and landowner. It would appear that he bought this land primarily to erect the present building as a rental property. Although its location can now be considered on the outskirts of the Newstead township, it would have originally being in a good position due to its close proximity to the railway station as well as the numerous main roads leading to various parts of central Victoria. Johnston appears to have erected the co-joined residences in 1902 and it is the only example of a 'terrace' in the Newstead district. The first tenants were John Peterson, a miner, and William Wattie, a labourer. Over the next few years one of the residences appears to have remained empty and another miner, William Chapman, replaced Peterson. In c.1907 Johnston sold the property to H. Downing, who was originally from Baringhup and later appears to have moved to Newstead. Downing also let the residences out, and a number of different tenants replaced each other over the years. After 1910, they were predominantly employees at the nearby Newstead Butter Factory.

It has not been established when Downing sold the property but the two residences have been inhabited by number of different people over the years, including Bill Eyers (1950s), McManus (1950s), Gamboni, Nibbs (a ganger on the railway) and Alister McLaren (1930s). Both residences

---

*Consultants: Wendy Jacobs, Phil Taylor, Vicki Johnson, and Robyn Ballinger*

*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** Pair of Residences

**Place No:**

**ADDRESS:** 08 Church Street, Newstead

ND/16

**OTHER NAME/S:**

31 May 2004

---

have been empty for some years and their condition is deteriorating.

### REFERENCES:

Community Consultations - 26 July 2000 and 23 October 2000

PROV VPRS 11933/P2 and 11933/P3 Units 30-36 (1900-1913) - Rate Books of Newstead Shire (South Riding).

Parish Plan - Township of Newstead.

This reflects what is currently at the site (refer google maps street view extract below):



Extract (for St Anne's Catholic Church at 16 Simpson Street, Newstead – protected by HO1220) from Newstead Heritage Study Section 3 – Heritage Citations: Volume 2 Newstead:

*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** St Anne's Catholic Church

**Place No:**

**ADDRESS:** 16 Simpson Street, Newstead (Township)

ND/82

**OTHER NAME/S:**

31 May 2004



**Date of Photograph:** 2/7/1998

# Planning Scheme Amendment C97malx

## Attachment B - Background report



MAP NAME & AMG REFERENCE: Newstead 7723-4-4, BU 383 883

### PROPERTY DETAILS:

### CURRENT HERITAGE STATUS ON LEGISLATIVE REGISTERS

Victorian Heritage Register:

Victorian Heritage Inventory:

Local Planning Scheme:

### CURRENT HERITAGE STATUS ON OTHER REGISTERS

Register of the National Estate - Database No:

National Trust (Victoria) Register:

### THEMATIC CONTEXT

- |  |  |
|--|--|
| <input type="checkbox"/> 1. The Environmental Setting        | <input type="checkbox"/> 6. Transport and Communications |
| <input type="checkbox"/> 2. Exploration and Pastoralism      | <input type="checkbox"/> 7. Water Supply                 |
| <input type="checkbox"/> 3. Gold                             | <input type="checkbox"/> 8. Agriculture                  |
| <input checked="" type="checkbox"/> 4. Towns and Settlements | <input type="checkbox"/> 9. Secondary Industry           |
| <input type="checkbox"/> 5. Local Government                 | <input checked="" type="checkbox"/> 10. Community Life   |
- 
- |            |  |            |  |
|------------|--|------------|--|
| CONDITION: | <input checked="" type="checkbox"/> Good | INTEGRITY: | <input checked="" type="checkbox"/> Substantially Intact |
|            | <input type="checkbox"/> Fair            |            | <input type="checkbox"/> Altered Sympathetically         |
|            | <input type="checkbox"/> Poor            |            | <input type="checkbox"/> Altered Unsympathetically       |
|            | <input type="checkbox"/> Ruins           |            | <input type="checkbox"/> Damaged/Disturbed               |

### RECOMMENDATION

It is recommended that the place be included in the Heritage Overlay of the Mount Alexander Planning Scheme.

RECOMMENDED LEVEL OF SIGNIFICANCE:

Local

PRECINCT:

NEWSTEAD

Consultants: Wendy Jacobs, Phil Taylor, Vicki Johnson, and Robyn Ballinger



# Planning Scheme Amendment C97malx

## Attachment B - Background report



*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** St Anne's Catholic Church

**Place No:**

**ADDRESS:** 16 Simpson Street, Newstead (Township)

ND/82

**OTHER NAME/S:**

31 May 2004

### STATEMENT OF SIGNIFICANCE:

St. Anne's Catholic Church, Simpson Street, Newstead, is **architecturally** significant at a **LOCAL** level. It demonstrates original design qualities of a Federation Carpenter Gothic style. These qualities include the steeply pitched gable roof form, together with a minor porch gable that projects from the main gable end. Other intact qualities include the horizontal weatherboard wall cladding, lapped galvanised corrugated iron roof cladding, remnants of the two timber crosses at the apex of the main gable ends, decorative gable infill (timber battening and roughcast panelling), oculus windows, timber framed pointed windows, timber entrance door, and the projecting apse at the rear.

St. Anne's Catholic Church and site, Simpson Street, Newstead, are **historically** significant at a **LOCAL** level. The site is associated with the development of both the Newstead Church of England in the 19th century, and the St. Anne's Catholic Church from 1910. The Church building is also associated with the Melbourne architects, Kempson and Connolly.

St. Anne's Catholic Church is **socially** significant at a **LOCAL** level. It is recognised and highly valued by the Newstead community for religious reasons.

Overall, St. Anne's Catholic Church and site are of **LOCAL** significance.

### DESCRIPTION:

The timber church building is set on a large, grassed site, having some substantial gum trees at the rear. The site is bound by an inappropriate Colorbond deck fence at the front, and a tubular steel and cyclone wire fence at the rear.

The horizontal weatherboard Federation Carpenter Gothic styled church building is characterised by a steeply pitched gable roof form, together with a minor porch gable that projects from the main gable end. These roof forms are clad in lapped galvanised corrugated iron. Two timber crosses (with some components missing) adorn the roofline and are in poor condition. Of particular distinction is the decorative gable infill (timber battening and roughcast panelling) in both the main and porch gables. An original oculus window is another distinctive feature. Three timber framed pointed windows are situated on both longitudinal elevations, while a timber door marks the entrance at the side of the porch gable. The rear gable end features a projecting apse, which has a galvanised corrugated iron roof and a small oculus window. To one side of the apse is an inappropriate skillion addition.

### Comparative Analysis:

Many Federation Carpenter Gothic churches were constructed throughout rural and regional Australia at the turn of the century. The form and configuration of the main gable and projecting porch at St. Anne's Catholic Church has an affinity with St. Paul's Church of England, Whittington, Geelong, designed by Laird and Barlow in 1898. However, this church does not share the same decorative gable infill as the Newstead building.

### HISTORY:

Catholics came to Victoria in the early 19th century confident of their place in colonial society. Catholic Emancipation in 1829 had removed most of their civil disabilities and Bourke's Church Act of 1836 gave them religious equality in Australia. Their confidence and ambition were reflected in many of the churches they built in Victoria in the 19th century.

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*Consultants: Wendy Jacobs, Phil Taylor, Vicki Johnson, and Robyn Ballinger*

# Planning Scheme Amendment C97malx

## Attachment B - Background report



*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** St Anne's Catholic Church

**Place No:**

**ADDRESS:** 16 Simpson Street, Newstead (Township)

ND/82

**OTHER NAME/S:**

31 May 2004

However, it was not until the early 20th century that a permanent Catholic church was erected in Newstead, on a site near the Railway Station. This allotment was originally the site of the local Church of England vicarage. In July 1910, amid considerable interest in Newstead, the house was relocated using Jim Wattie's traction engine hitched to a jinker on which the building was hoisted. The former vicarage spent the night in the street in front of the Newstead hotel during the relocation, because of a breakage with the tongue of the wagon.

Even before the site was cleared, the architects for the design of a new Catholic Church, Kempson and Connolly of Melbourne, called tenders for the construction of the building in June 1910. On 10 August, the *Echo* announced that the tender had been awarded to Cox and Webber and a start on the construction was made in September 1910. Work on the building progressed slowly, however, and in November the *Echo* reported that this was due to the brisk activity in the building trade in the area. Although the *Echo* further reported in December 1910 that building works were 'rapidly nearing completion', it was not until 23 April 1911 that St. Anne's Church was opened. The opening service was conducted by Dean Heagarty (who 'preached a powerful and impressive sermon') and the Rev. Father O'Rielly. The total cost of the construction had amounted to £419/18/2, with the altar being the gift of M. Holden; the chalice donated by Mr. O'Connor and the book stand a gift of Mr. Guinness.

### REFERENCES:

*The Echo*, 29 June 1910; 13 July 1910; 3 August 1910, 10 August 1910; 14 September 1910; 14 September 1910; 2 November 1910, 14 December 1910; 12 April 1911; 26 April 1911.

*Mount Alexander Mail*, 29 June 1910.

D. Rowe, 'Architecture of Geelong 1860-1900', B. Arch. Thesis, Deakin University, 1991.

M. Lewis (ed.), *Victorian Architecture: Their origins, their story & their architecture*.

The above also reflects what is currently at 16 Simpson Street, Newstead (see google maps street view extract below):





### 30.HO893

18 Steele Street, Chewton

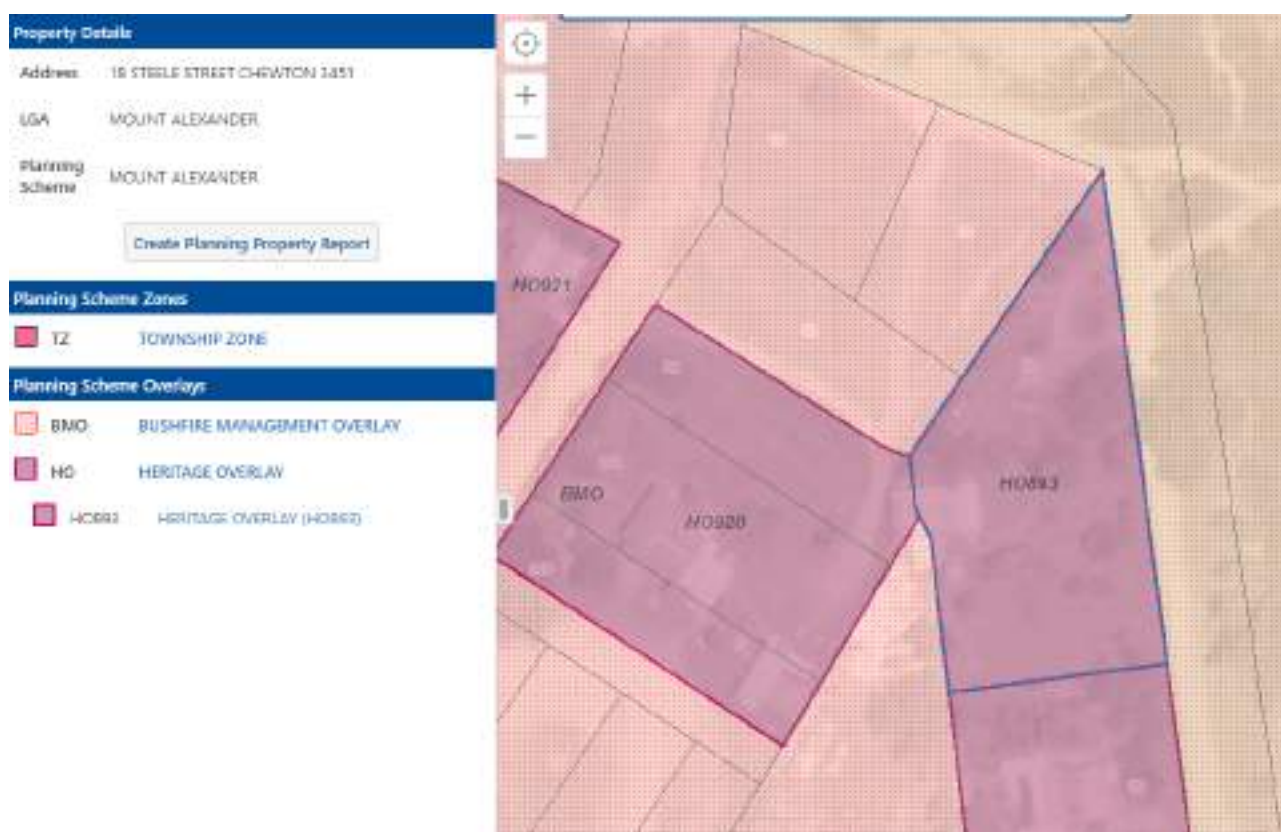
**Error:** incorrect street name in HO schedule heritage place description:

HO893	Brick House Henry Street
-------	--------------------------

**Proposed change:** amend HO schedule heritage place description to be: 'Brick House 18 Steele Street'

#### **Background:**

VicPlan:



### 31.HO122

26 High Street, Maldon

**Error:** HO119 has been incorrectly applied to this property (it applies to next door at 20 High Street), and to a spot outside 19 Templeton Street, Maldon.

# Planning Scheme Amendment C97malx

## Attachment B - Background report

**Property Details:**

Address: 25 HIGH STREET MALDON 3463

LGA: MOUNT ALEXANDER

Planning Scheme: MOUNT ALEXANDER

[Create Planning Property Report](#)

**Planning Scheme Zones:**

CT2 COMMERCIAL 2 ZONE

**Planning Scheme Overlays:**

HO HERITAGE OVERLAY

HO119 HERITAGE OVERLAY (HO119)

EMO EROSION MANAGEMENT OVERLAY

**Description**

[VFP Ordinance](#)

[LPP Ordinance](#)


**Details:**

Scheme code: HO

LGA: MOUNT ALEXANDER

Zone Code: HO122

Zone Description: HERITAGE OVERLAY (HO122)



### Proposed change:

- Schedule: amend HO schedule heritage place description to be: 'Former Grand Hotel and Shops, 22-26 High St', and delete HO120 and HO121 from schedule altogether.



- Mapping: amend 16HO to delete HO119 from subject site, ensure that HO122 is applied to 22-26 High Street, and delete HO122 from current incorrect location (outside 19 Templeton Street, Maldon) – see proposed mapping changes below:





**Background:**  
 HO120 and HO121 also list this address (22 and 24 High Street) – see below, however given this is all one former property (Grand Hotel and shops), it should be protected under the one HO. HO121 and HO120 are not applied to these properties on the mapping, they are only listed within the schedule.

HO119	Residence 20 High St
HO120	Shop 22 High St
HO121	Shop 24 High St
HO122	Grand Hotel 26 High St

Maldon Conservation Study (page 17, page 79 of PDF):

### A(12)

#### HIGH STREET

USE: hotel and shops

CONSTRUCTION DATE: 1888

FIRST LAND PURCHASE DATE:  
T.W. Treadder (Tresidder) 17.11.1856

CONSTRUCTION MATERIALS:  
brick

CONDITION AND INTACTNESS:  
good; shop fronts not original; pediment  
decorations partially removed; cast iron  
brackets removed on end posts of verandah.

SIGNIFICANCE: Pleasantly scaled ornate  
building in 'boom' style.

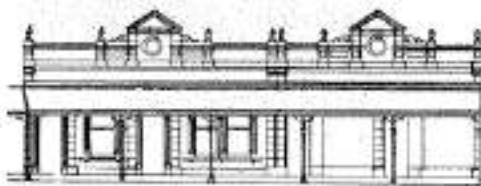
HISTORY: The present building was con-  
structed in 1888 when R.D. Oswald owned

### GRAND HOTEL AND SHOPS

the site, and the publican was William  
Ware.<sup>1</sup> Britannia House had previously been  
on the site. This had been designed by  
Alfred Price in 1858<sup>2</sup> and occupied by  
Tobias Iron, before they moved to Victoria  
House A(18). Also occupying part of the  
allotment after 1865 was a bakery.<sup>3</sup>

The hotel was sold by Robert Dent  
Oswald's trustees on 17th October 1911 to  
the Maldon Brewing Company.<sup>4</sup>

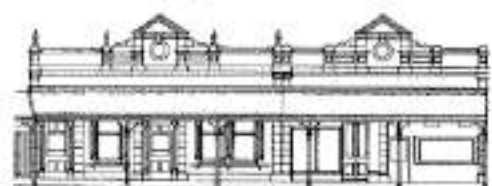
1. 1888 ratebook
2. MAM 24.1858
3. Tarrangower Times 17.1.1863
4. Title documents.



A-12

High Street c.1900

A-12/c



A-12

High Street 1977

A-12/c

This matches what is currently featured at the subject site (see google maps street view below):



## 32.HO130

43 High Street Maldon (doesn't exist)

**Error:** 43 High Street does not exist (not on Council's internal mapping/rates system, and not on VicPlan), and the HO130 also doesn't exist on the mapping.



HO130

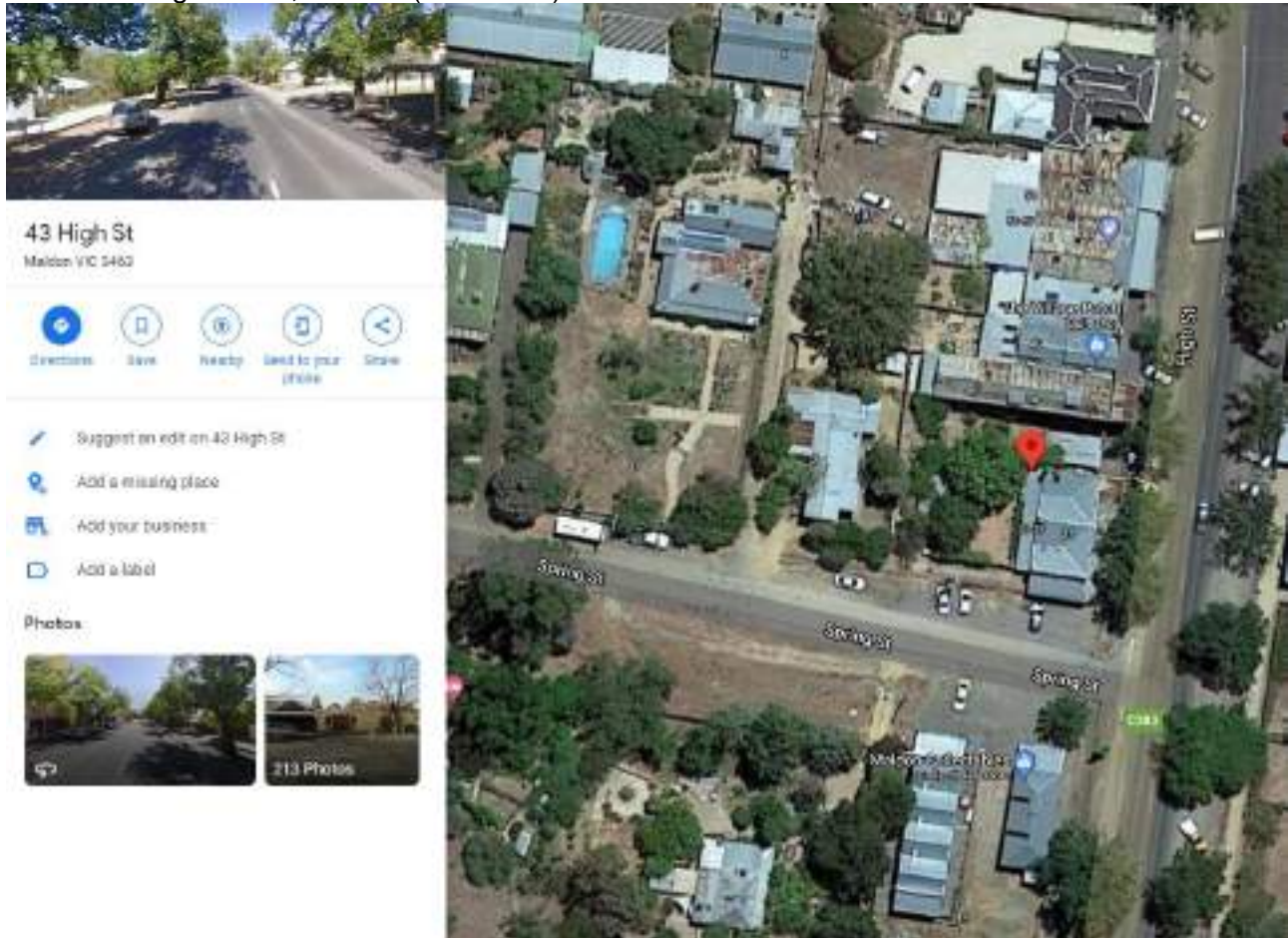
Shop 43 High St

**Proposed change:** delete HO130 from HO schedule altogether.

### Background:

The properties along High Street run from 31 High Street, 39 High Street, and then straight to 47 and 49 High Street (there is no 43 High Street inbetween). These existing properties (31, 39, 47 and 49 High Street are all already protected by HOs – HO129 and HO133).

When 43 High Street, Maldon is searched on google maps, it jumps to an area between 31, 37 and 47 and 49 High Street, Maldon (see below).



### 33. ESO2

Schedule 2 to the Environmental Significance Overlay (ESO)

**Error:** This is a formatting anomaly within this schedule which needs to be corrected (see below):

3.0  
11/02/2021  
C97rev10

### Permit requirement

Application of the listed below, must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.05 or a schedule to that clause.

- Subdivision creating lots less than 40 hectares
- Intensive agriculture, lot feeding, poultry farming and pig keeping on any other intensive land use.
- Any use or development which the responsible authority considers may not satisfy the environmental objective of this schedule.
- All applications for use and development of land within 100 metres of the full supply level of Lake Colm Cuman or from any watercourse within the catchment area.

A permit is not required for **routine** maintenance works on land managed by Department of Environment, Land, Water and Planning.

- A pergola, verandah, patio, carport or decking associated with an existing dwelling.
- Buildings and works to construct an outbuilding associated with an existing dwelling on the land or for the use of agriculture provided:
  - The proposed floor area does not exceed 100 square metres.
  - The buildings and works are not within 50 metres of a waterway or spring.
  - The outbuilding does not contain any sanitary or laundry fixtures or otherwise impose any additional or new load on an existing septic tank facility.
  - Any cut and fill is a depth of less than 1 metre.

**Proposed change:** Correction at 3.0:  
dot point to start at "routine maintenance works...", and colon (:) is to be inserted after 'for'.

### 34.HO1056

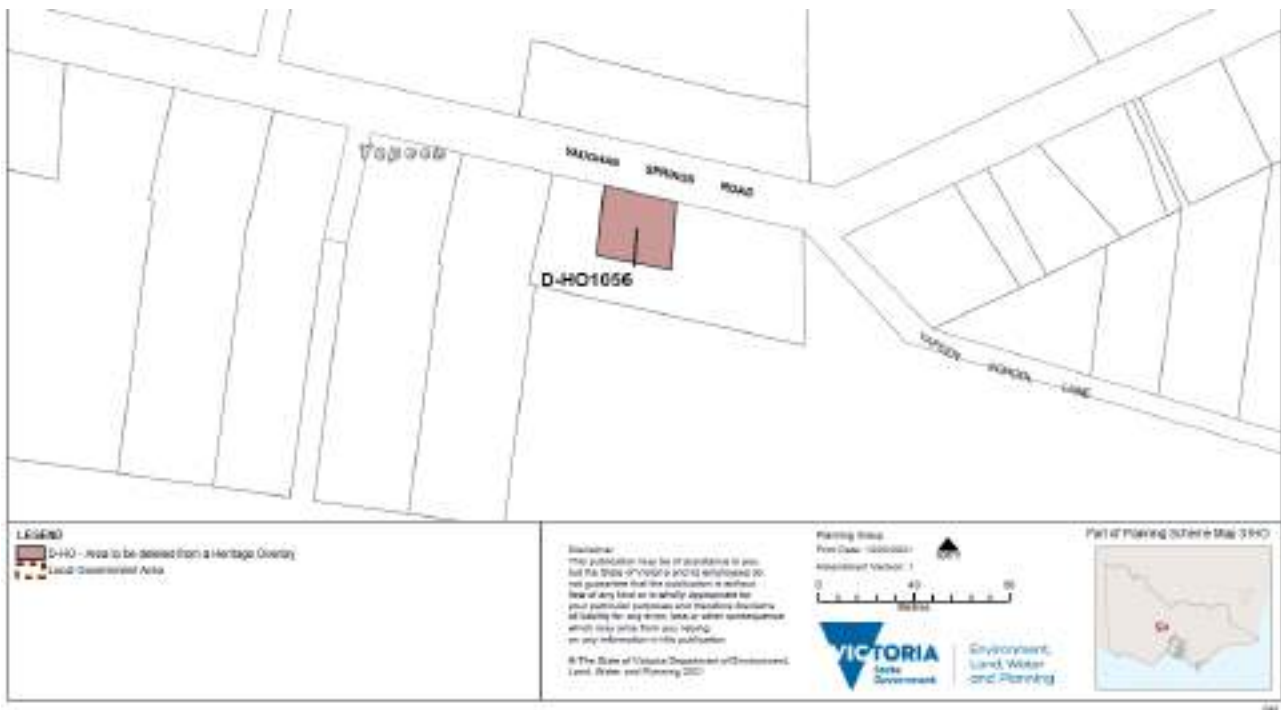
74 Vaughan Springs Road, Yapeen

**Error:** this is not an error, rather an anomal/fix up. The building subject to the HO has been demolished and the HO is therefore no longer required.



### Proposed change:

- Schedule: delete HO1056 altogether
- Mapping: delete HO1056 from 31HO map (see proposed mapping below)



### Background:

The building was determined to be collapsed (emergency order was issued for property - DI015/2014), and therefore had been demolished. This was completed via the planning and building permit process. Reference:

- Emergency Order: DI015/2014
- Planning permit: PA090/2014
- Building permit: BA034/2014

The Newstead Heritage Study identified this building (see below – extract from Section 3 – Volume 4 Sandon to Yapeen: Page 283 of the PDF) protect this building, however it has been legally demolished and therefore the overlay is no longer required.



**PLACE:** Former Wood family residence

**ADDRESS:** 74 Vaughan Springs Road, Yapeen

**OTHER NAME/S:**

**Place No:**

YP/14

31 May 2004



**Date of Photograph:** 24/4/1998

**MAP NAME & AMG REFERENCE:** Guildford 7723-4-2, BU 496 867

**PROPERTY DETAILS:** Allotment 25 Section G Parish of Guildford

**PLACE:** Former Wood family residence

**ADDRESS:** 74 Vaughan Springs Road, Yapeen

**OTHER NAME/S:**

**Place No:**

YP/14

31 May 2004

**STATEMENT OF SIGNIFICANCE:**

The former Wood family residence Vaughan Springs Road, Yapeen, although altered is **architecturally** significant at a **LOCAL** level. It demonstrates original design qualities of a Victorian vernacular style, typical of rudimentary farm life in the 19th century. The particular design qualities include the stone wall construction; timber framed windows; and central doorway.

The former Wood family residence, Vaughan Springs Road, Yapeen, is **historically** significant at a **LOCAL** level. It is associated with some of the earliest farming developments in the Yapeen area, possibly from the 1860s. In particular, this stone cottage is associated with the Wood family, from 1861 and 1887.

Overall, former Wood family residence, Vaughan Springs Road, Yapeen, is of **LOCAL** significance.

35. HO20

5 Tailings Lane, Maldon

**Error:** incorrect street name and missing street number in HO schedule (see below), and HO20 has incorrectly been applied to additional other properties (19 and 21 Templeton Street, Maldon) – also see below:

HO20

Residence - Adair St.

Property Details

Address: 15 TEMPLETON STREET MALDON VIC 3461

LGA: MOUNT ALEXANDER

Planning Scheme: MOUNT ALEXANDER

Create Planning Property Report

Planning Scheme Zones

GRZ

GENERAL RESIDENTIAL ZONE

GRZ1

GENERAL RESIDENTIAL ZONE - SCHEDULE 1

Planning Scheme Overlays

HO

HERITAGE OVERLAY

HO20

HERITAGE OVERLAY (HO20)

HO20S

HERITAGE OVERLAY (HO20S)



Property Details

Address: 21 TEMPLETON STREET MALDON VIC 3461

LGA: MOUNT ALEXANDER

Planning Scheme: MOUNT ALEXANDER

Create Planning Property Report

Planning Scheme Zones

GRZ

GENERAL RESIDENTIAL ZONE

GRZ1

GENERAL RESIDENTIAL ZONE - SCHEDULE 1

Planning Scheme Overlays

HO

HERITAGE OVERLAY

HO20

HERITAGE OVERLAY (HO20)

HO20P

HERITAGE OVERLAY (HO20P)

HO20S

HERITAGE OVERLAY (HO20S)

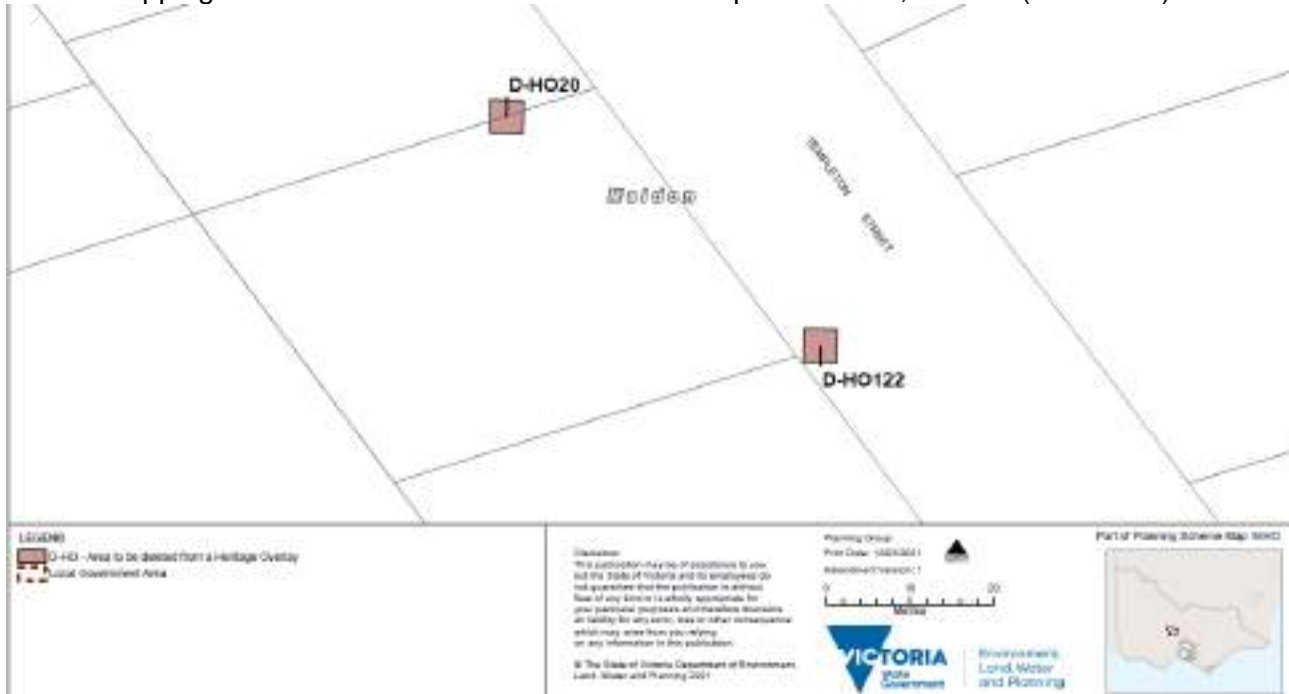


# Planning Scheme Amendment C97malx

## Attachment B - Background report

### Proposed change:

- Schedule: update HO schedule heritage place description for HO20 to be 'Residence 5 Tailings Lane'
- Mapping: delete HO20 from both 19 and 21 Templeton Street, Maldon (see below):



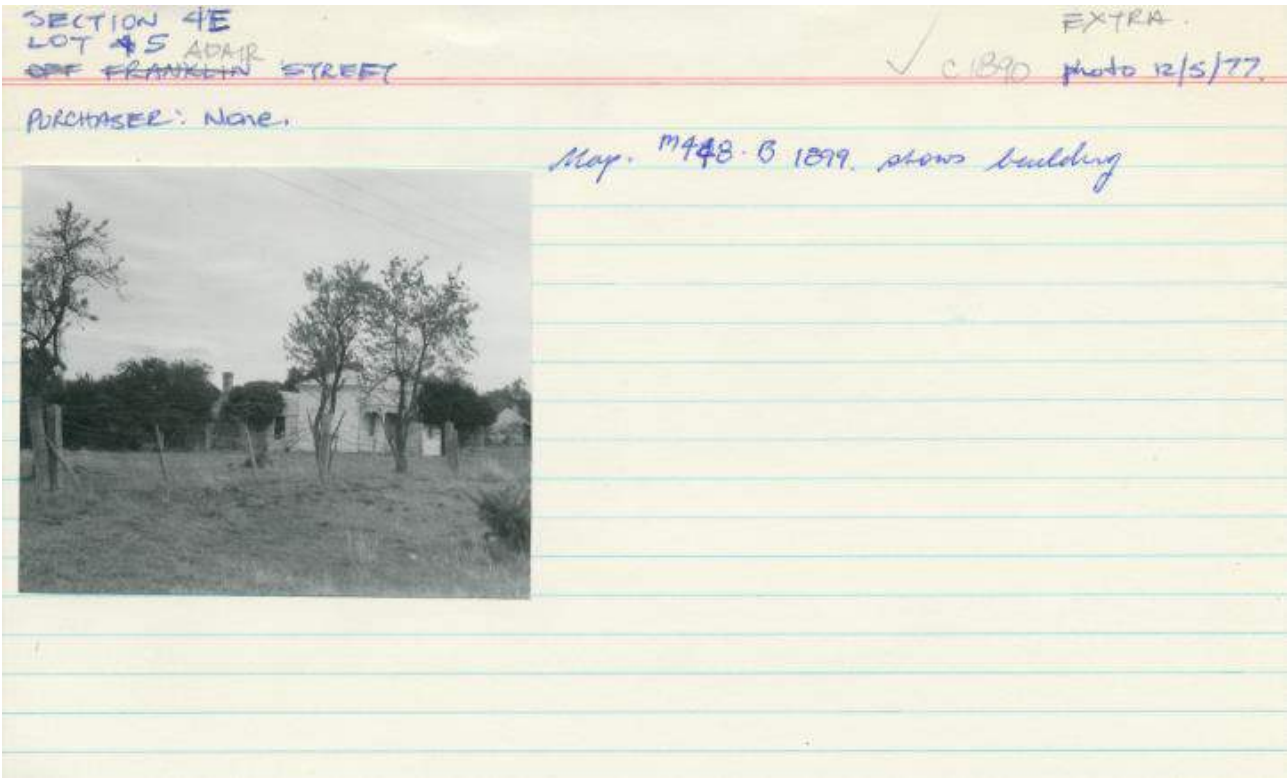
### Background:

This property's legal description is listed below:

Address	5 Tailings Lane
Locality	Maldon
Postcode	3463
Legal Description	CA 5 SEC 4E Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling

The data card associated with this property is also shown below:





Note: below is an extract from the Maldon Conservation Study regarding this property:

4E-5	House - Adair St	I	I	C*	Rear Section requires investigation.
------	------------------	---	---	----	--------------------------------------

36.HO19

22 Adair Street East, Maldon

**Error:** street number is missing from heritage place description in HO schedule (see below):

HO19	Residence - Adair St.
------	-----------------------

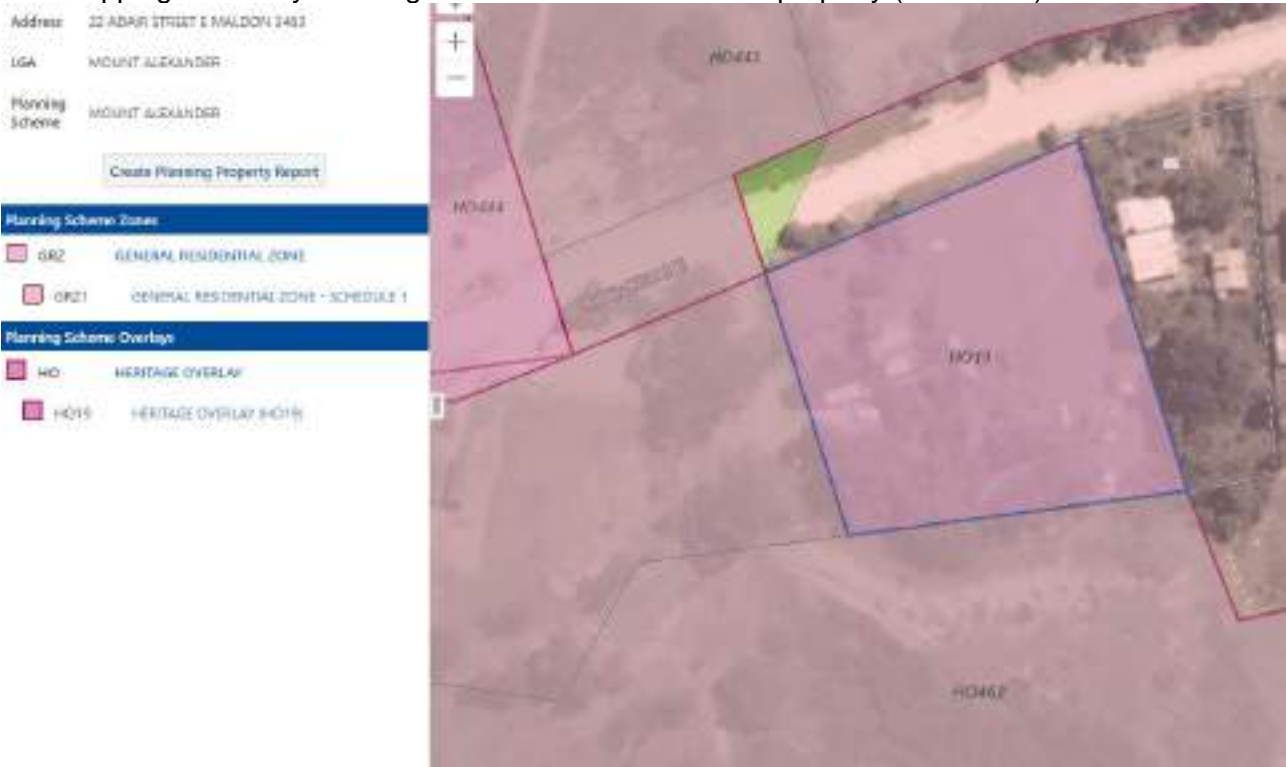
**Proposed change:** update the heritage place description to be: 'Residence 22 Adair Street East'.

**Background:**

Property Name

Address	22 Adair Street East
Locality	Maldon
Postcode	3463
Legal Description	V2753 F544 CA 1 SEC 4E Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling

The mapping is already showing the correct HO across this property (see below):



NOTE: HO7 currently shows 22 Adair St in its description (see below), however this is also an error (refer to number 63 of this document).

HO7	Residence 22 Adair St.
-----	------------------------

Google maps street view shows the following:



### 37.HO849

22 Pethybridge Road, Taradale

**Error:** the 'tree controls' within the HO schedule are incorrect (they state 'no' i.e that tree controls do not apply, however tree controls do apply and it therefore should say 'yes').

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.05-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Disturbed uses permitted?	Aboriginal heritage place?
HC 849	Italian Gardens, 22 Pethybridge Road	No	No	No	No	No	Yes	No

**Proposed change:** amend schedule for HO849, specifically column 'tree controls apply?' from 'no' to 'yes'.

#### Background:

Currently no tree controls apply, which means that one does not require a planning permit for removal.

The Italian Gardens are listed in the former [Shire of Metcalfe Heritage Study – Volume 4: Building Citations Faraday – Taradale](#) (at pages 153-154, a preview of these pages is shown below), which forms the basis for the application of the Heritage Overlay at this site. Specifically, it includes reference to stone walls and building ruins, but also the garden layout and trees, which means that tree controls should apply (i.e. trigger the need for a planning permit for removal).



**SHIRE OF METCALFE HERITAGE STUDY 1992/93**

FILE No: T31A

**LISTINGS:**  
HISTORIC BUILDINGS REGISTER  
HBC No.  
NATIONAL TRUST  
NATIONAL ESTATE REGISTER  
OTHER

**TOWN/DISTRICT:** Taradale

**NAME:** Italian Gardens

**ADDRESS:** Conlan's Road

**FORMER NAME:**

**TITLE DETAILS:**

**MAP NAME:** Drummond

**MAP REF:** BU 658 846

**STATEMENT OF SIGNIFICANCE**

The Italian Gardens represent a remarkable attempt to reshape a small part of the goldfields into a landscape reminiscent of Italy and are important as a cultural landscape. The natural beauty of the site on the steeply sloping hill leading down to the river flats with the remains of the garden layout, terraces, stone walls and building ruins allow the visitor to interpret the gardens as they were in their prime.

Local Significance

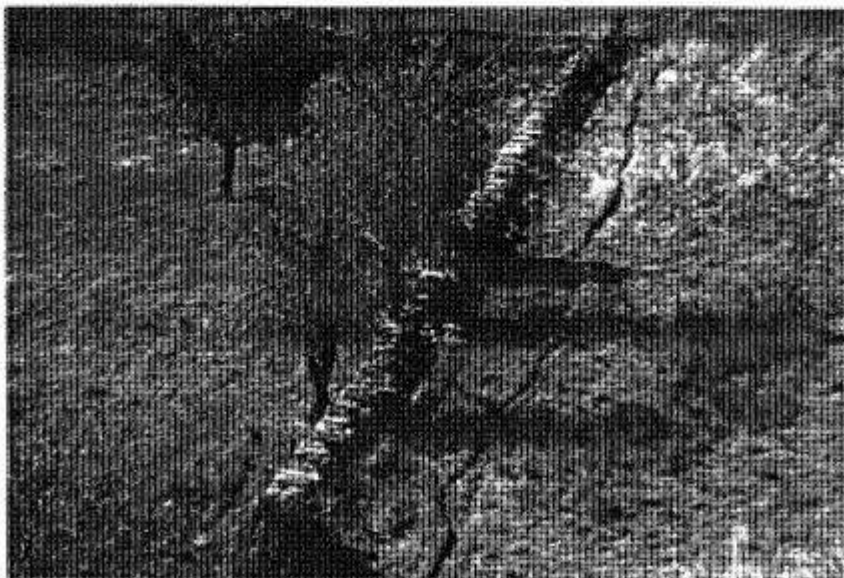
**RECOMMENDATIONS**

Metcalfe Planning Scheme (individual listing)

**THEMES**  
Horticulture

**BUILDING DATE**  
c1870

**PHOTOGRAPH**  
FILM No. 28/4-12  
DATE 22.4.93



PROJECT No. 39 OF THE NATIONAL ESTATE PROGRAM 1989/90  
FOR THE NATIONAL ESTATE COMMITTEE (VICTORIA) AND THE SHIRE OF METCALFE  
BY W. JACOBS AND K. TWIGG 217 DRUMMOND STREET SOUTH BALLARAT 3350 TELEPHONE 053-317 115

---

### HISTORY

During the 1850s and 1860s, business proprietors rapidly recognised the attraction of a garden in the dusty, denuded landscape of the diggings and planted what were advertised as "pleasure gardens". These were established in towns throughout the central gold fields region.

Within the Shire of Metcalfe there was the British and American gardens at Chewton, Hoppers Tea Gardens (Northumberland Arms) at Golden Point and in Taradale the Italian Gardens were opened on the banks of the Coliban River. The first occupant listed in the rate books in 1865 was Antonio Spalaroso who was recorded at the Italian Gardens, Coliban. By 1869 another Italian, Alberto Grasso, owned the gardens. He is listed as a vigneron in the 1888 rate books and in 1893 he is rated for both a vineyard and an orchard.

By all accounts Grasso, assisted by a by Mr Fockam, set out to create Gardens inspired by memories of his native land. A resident described the Gardens in the 1870s as: "situated on the sloping hillsides and flats of the Coliban River - the hillside covered with vines and the flats with fruit trees. This was a pleasure resort for visitors. Fruit and wine could be bought and what pleasant memories are recalled of the dancing in the pavilion ... the orchestra - old Negro Wilson and his violin. There were many quaint nooks about. The hillside was cut away to give a level spot to build on and many steps cut in solid rock led to higher level. One could fancy having been transported to sunny Italy"

Wine was distilled on the property and the fruit trees included cherries, plums, apples and mulberries. It was a popular picnic area and much frequented by mining families.

The Italian Gardens appear to have been closed to the public during the early 1880s although Grasso continued to reside on the property until 1900. From 1901 the land was occupied by William Gallagher who used it for growing vegetables and mixed farming. His daughter, Margaret, was married from the Gardens in the early twentieth century. Joseph Pethybridge owned the land after 1904.

---

### DESCRIPTION

The site includes the remains of the house and stone coolrooms which were built into the side of the hill, the terraces and pathways that led through the hillside plantings to the river flats, drystone walls including a wide, remarkably intact wall on the river flats which is capped with long flat stones laid across the wall, and the surviving plantings of fruit trees and other exotic species.

The green damp area near the river with many mature exotic trees shows the importance of these pleasure grounds in the hot dry Australian climate, where such areas were the only relief from the summer heat. Part of this area is still irrigated from water diverted here from a goldmine further up the hill.

The remains of the garden layout, old plantings, terraces, stone walls and stone building ruins allow the visitor to interpret this area. The natural beauty of the site on the steeply sloping hill leading down to the river flats is enhanced by the ability to reconstruct the gardens in their prime using these remnants.

---

### REFERENCES

*Golden Days of Taradale*, 1973, p 47  
Information from Ray Maltby and Jo Dorman

---

Assessed by  
W. Jacobs/K. Twigg

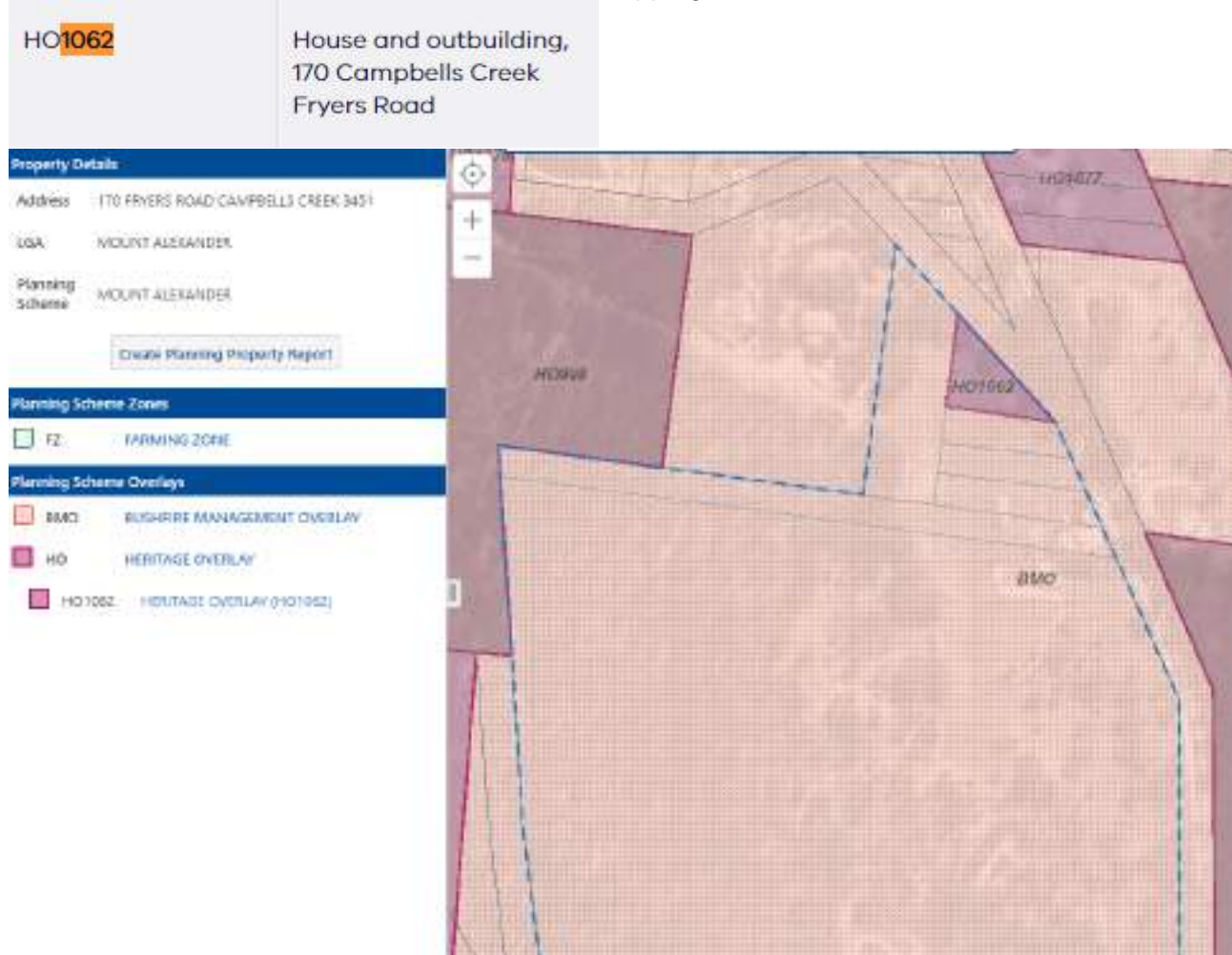
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Assessment Date  
May-June 1993

### 38.HO1062

170 Fryers Road, Campbells Creek

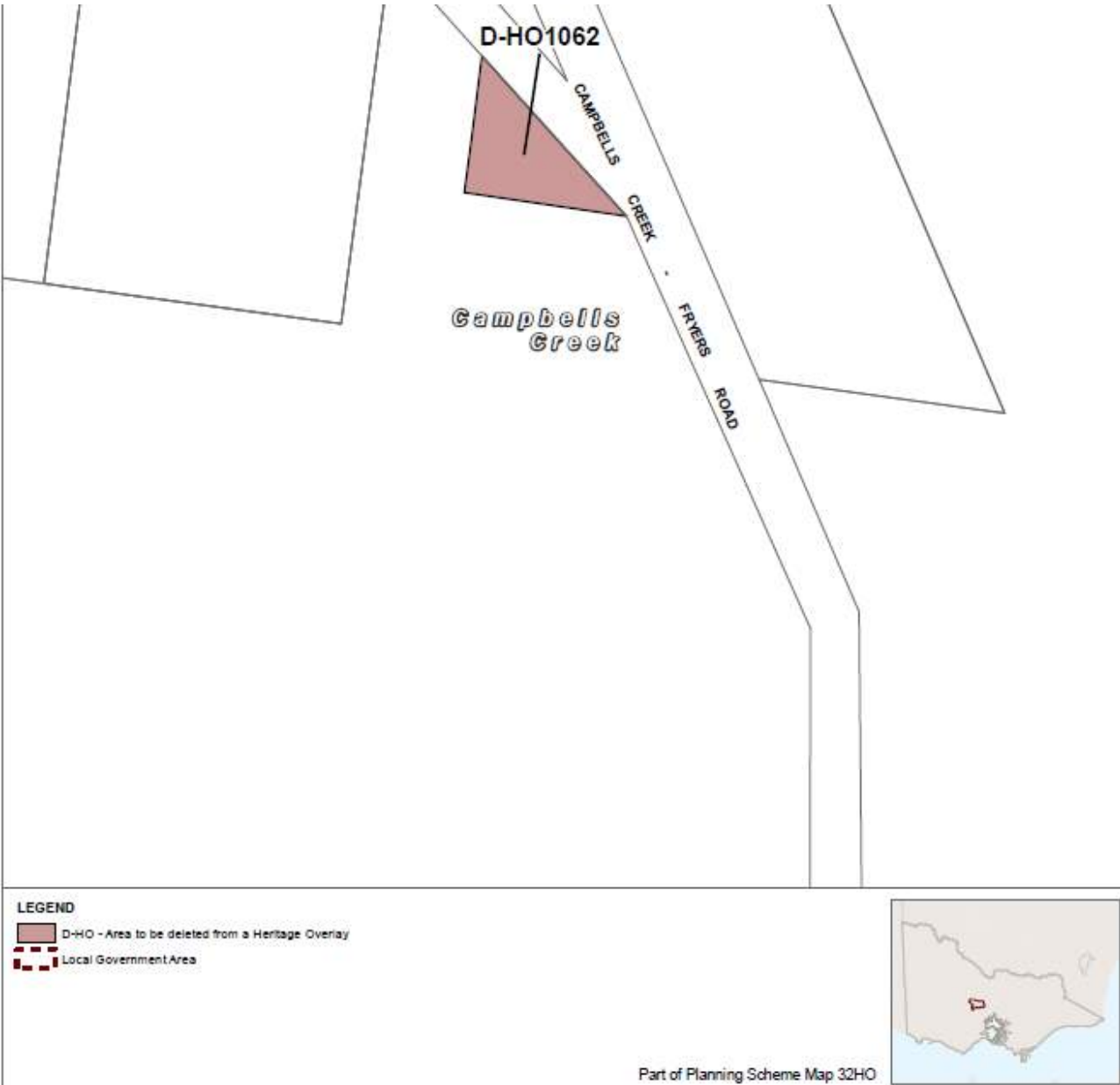
**Error:** the street name is incorrect, and the HO mapping is also incorrect:

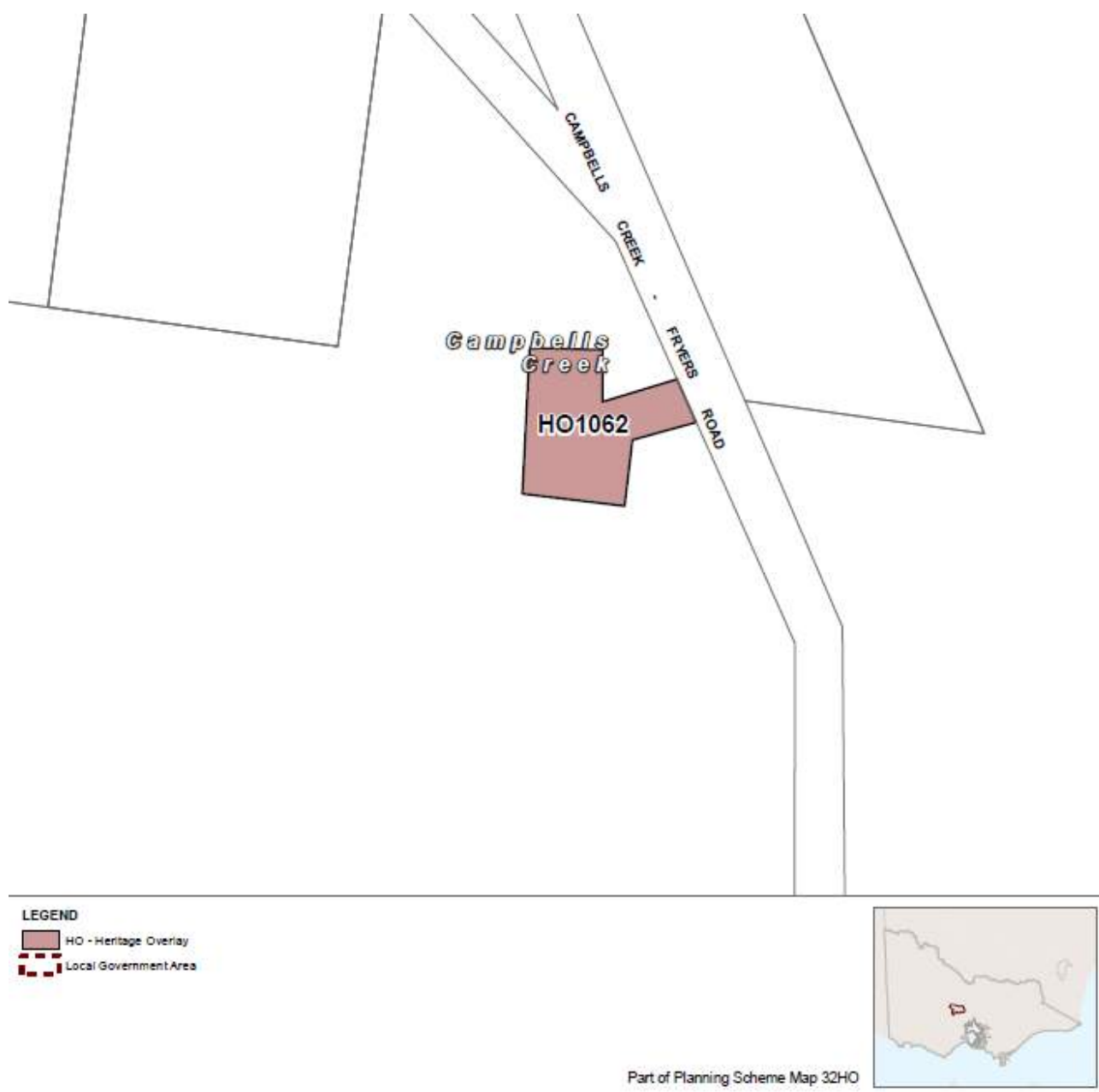


#### Proposed change:

- Schedule: amend heritage place description to be 'Armstrong House and Wattle & Daub Outbuilding, 170 Fryers Road' (this description reflects what is stated in the Newstead Heritage Study).
- Mapping: amend 32HO to relocate HO1062 to ensure it is applied across the correct building being protected (see proposed mapping below):







### Background:

Currently, the HO does not cover any buildings (see below):



The Newstead Heritage Study Stage 2 – Section 3 Heritage Citations: Volume 1 Campbells Creek:



*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** Armstrong House and Wattle & Daub Outbuilding

**Place No:**

CC/10

**ADDRESS:** 170 Campbells Creek Fryers Road, Campbells Creek

**OTHER NAME/S:**

31 May 2004



# Planning Scheme Amendment C97malx

## Attachment B - Background report



**MAP NAME & AMG REFERENCE:** Castlemaine 7723-4-1, BU 526 883

**PROPERTY DETAILS:** Part of allotments 1-6 of Section 4, Parish of Fryers

### CURRENT HERITAGE STATUS ON LEGISLATIVE REGISTERS

**Victorian Heritage Register:**

**Victorian Heritage Inventory:**

**Local Planning Scheme:**

### CURRENT HERITAGE STATUS ON OTHER REGISTERS

**Register of the National Estate - Database No:**

**National Trust (Victoria) Register:**

### THEMATIC CONTEXT

- ☐ 1. The Environmental Setting
- ☐ 2. Exploration and Pastoralism
- ☐ 3. Gold
- ☐ 4. Towns and Settlements
- ☐ 5. Local Government

- ☐ 6. Transport and Communications
- ☐ 7. Water Supply
- ☒ 8. Agriculture
- ☐ 9. Secondary Industry
- ☐ 10. Community Life

**CONDITION:**

- ☒ Good
- ☐ Fair
- ☐ Poor
- ☐ Ruins

**INTEGRITY:**

- ☐ Substantially Intact
- ☒ Altered Sympathetically
- ☐ Altered Unsympathetically
- ☐ Damaged/Disturbed

### RECOMMENDATION

It is recommended that the place be included in the Heritage Overlay of the Mount Alexander Planning Scheme.

**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local

**PRECINCT:**

*Consultants: Wendy Jacobs, Phil Taylor, Vicki Johnson, and Robyn Ballinger*

*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** Armstrong House and Wattle & Daub Outbuilding

**Place No:**

**ADDRESS:** 170 Campbells Creek Fryers Road, Campbells Creek

CC/10

**OTHER NAME/S:**

31 May 2004

### STATEMENT OF SIGNIFICANCE:

The weatherboard house and wattle and daub outbuilding, Campbell Creek Fryers Road, Campbells Creek, are **architecturally** significant at a **LOCAL** level. Although the house has undergone extensions and alterations over the years it demonstrates important design qualities. These intact qualities include the horizontal, weatherboard wall construction; the corrugated sheet metal roofing; the timber framed windows and doors; the decorative turned timber verandah posts; and the solid timber verandah frieze carved in a curvilinear pattern. The substantially intact and well-preserved outbuilding demonstrates important design qualities of vernacular architecture. These intact qualities include the wattle and daub wall construction; the gabled roof form; the galvanised corrugated iron roof cladding; the timber framed door and window openings; and the timber board door.

The weatherboard house and wattle and daub outbuilding, Campbell Creek Fryers Road, Campbells Creek, are **historically** significant at a **LOCAL** level. They have had a long and continued association with Thomas Arthur Armstrong, a former miner who established the property in 1907, with his son and with members of his family who continue to own the property to this day.

The wattle and daub outbuilding, Campbell Creek Fryers Road, Campbells Creek, is **scientifically** significant at a **LOCAL** level. It demonstrates the skillion use of an early form of vernacular building construction using the wattle and daub method, and is unusual for having been used for an outbuilding in the early 20th century.

Overall, the weatherboard house and wattle and daub outbuilding, Campbell Creek Fryers Road, Campbells Creek, are of **LOCAL** significance.



### DESCRIPTION:

The site is characterised by a weatherboard house in a garden setting, behind a simple bush timber post and barbed wire fence.

The single-storey, horizontal weatherboard, altered Victorian vernacular house is characterised by a hipped roof form that is almost pyramidal in appearance, and possibly constructed in the 1920s. Deep overhangs are a feature of the eaves. There is a skillion roofed verandah across the front of the house. The roof forms are clad in corrugated metal sheet, with the main roof having been reclad recently. Two later unpainted brick chimneys are externally located on one side of the house. The asymmetrically located doorway features a timber framed door, and the windows are also timber framed with multi-paned, double hung sashes. One of the windows may be early and the others more recent. The verandah is predominantly supported on decorative turned timber posts with two plain timber posts at one end where the verandah has been extended to front a later extension of the main house. The earlier section of the verandah features a solid timber frieze carved in a curvilinear pattern.

Behind the main house there is a distinctive and well-preserved outbuilding, said to have been erected in the 1920s, which features the early vernacular construction method of wattle and daub. Regular rows of sapling trees have been fixed to a timber frame and infilled with a clay or mud mixture. The roof with narrow overhangs is clad in galvanised corrugated iron. The door and window openings are framed in timber and have deep reveals. The window openings appear to have been boarded over. The door features vertical boards, braced on the inside.

---

*Consultants: Wendy Jacobs, Phil Taylor, Vicki Johnson, and Robyn Ballinger*

---

*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** Armstrong House and Wattle & Daub Outbuilding

**Place No:**

**ADDRESS:** 170 Campbells Creek Fryers Road, Campbells Creek

CC/10

**OTHER NAME/S:**

31 May 2004

### **HISTORY:**

This property has had a long association with the Armstrong family who, according to their Torrens Title Application made in 1984, claimed title to the land by adverse possession from the Crown Grantees. It was Thomas Arthur Armstrong who have appears to have first settled on this land in 1907. He was originally a miner and found a large nugget, possibly in association with the Ajax mine. It is said that Armstrong purchased an old hotel from further up the road and moved it onto this property for use as his residence. This hotel is believed to have been called the 'New London' after the locality in which it was located. (The former locality of New London was the area along Campbells Creek Fryers Road between this property and the present Campbells Creek Recreation Reserve.) The two front rooms of the house are said to be the original hotel building and some of the verandah posts still have holes in them through which horses could be tied. Two rooms were later added to the rear, and some time after that an enclosed sleepout was added along the side of the house and the verandah was extended. The present roof shape was also probably formed at this stage, possibly in the 1920s, to cover the entire building.

After Thomas Armstrong died in 1922, his son Alfred Joseph, who was born in 1897, took over the property. He was a poultry farmer and he built the wattle and daub building at the rear of the house as an incubator house and dairy. At one stage the property comprised some 258 acres extending south-west. The house is still owned by relatives of the Armstrong family.

### **REFERENCES:**

Community Consultation - 17 August 2000

Personal conversations with Doris Hall (nee Armstrong) and Marj Rilen (nee Meurer).

Search Notes for Torrens Application No. 60318, Registrar General's Office, Melbourne.

Parish Plan - Parish of Fryers

This matches what is currently at the site (see below extract from google maps street view):



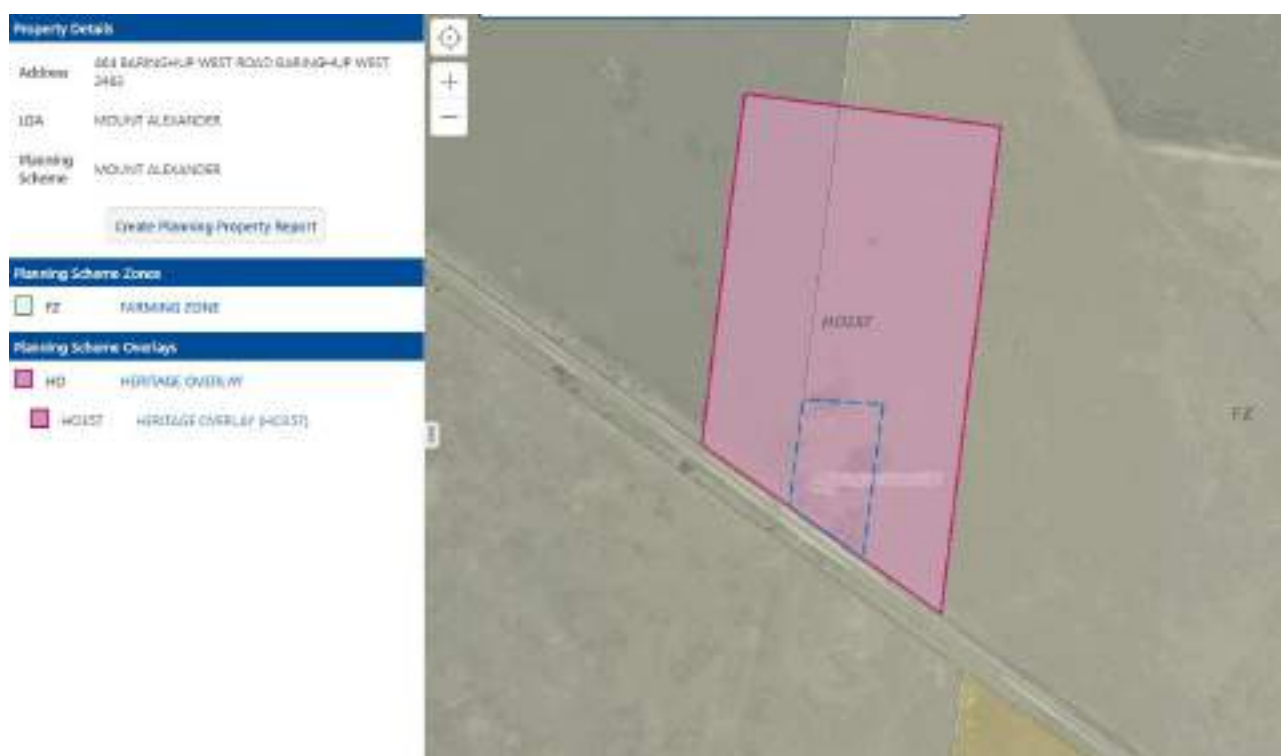
39.HO357

464 Baringhup West Road, Baringhup West

**Error:** Street name within the heritage place description in the HO schedule is incorrect – missing street number and full school name (see below), and the mapping is incorrectly applied to a wider portion of the property, when it should only be applied to the relevant school buildings (also see below):

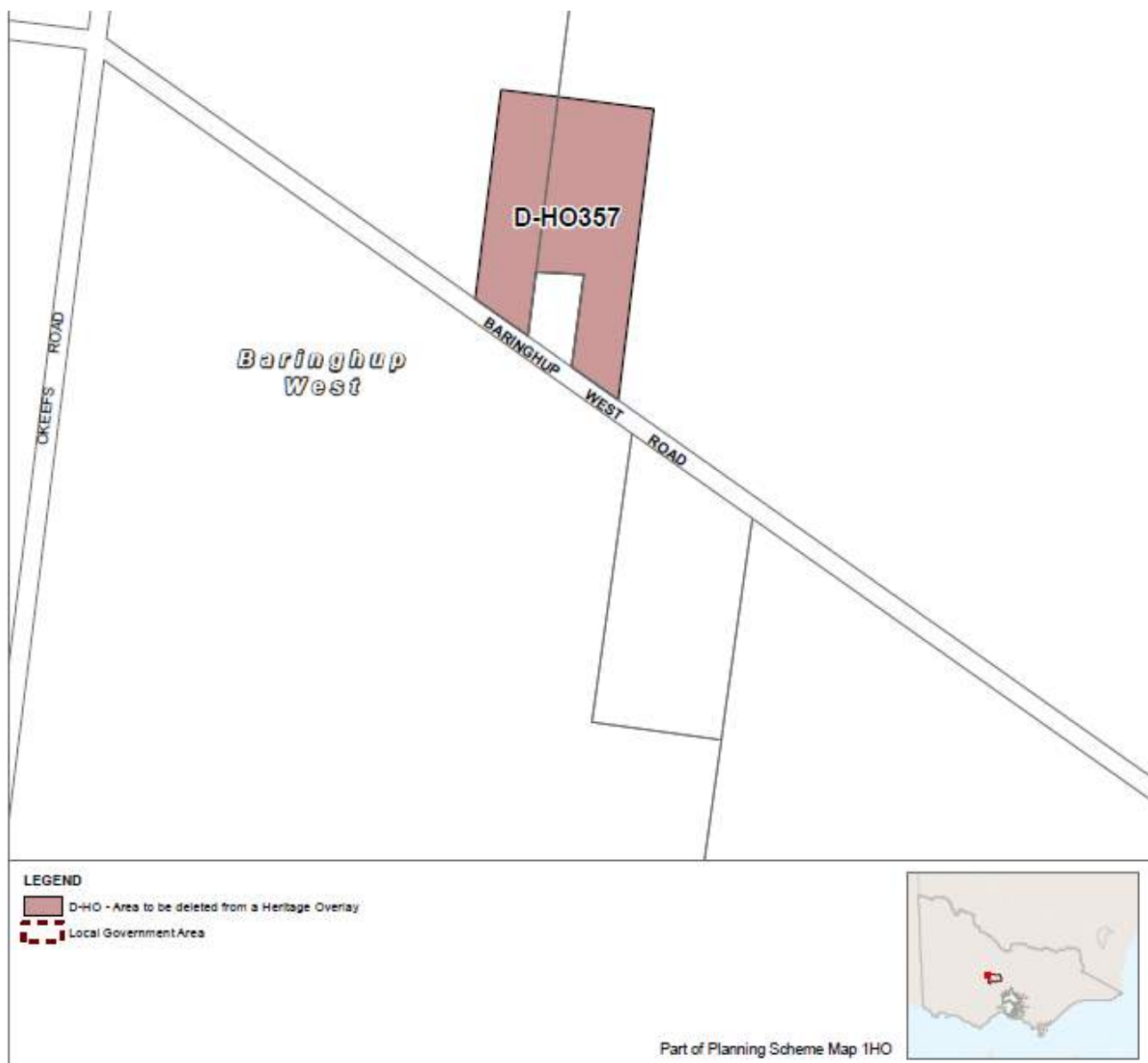
	BARINGHUP WEST
HO357	West State School Baringhup Carisbrook Road





### Proposed change:

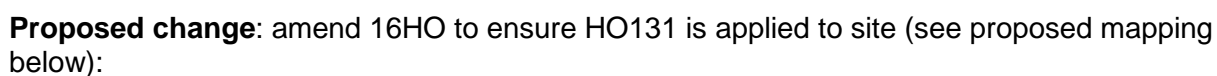
- Mapping: reduce HO357 so it only applies to the school buildings (see proposed mapping below)
- Schedule: amend heritage place description to be 'Baringhup West State School, 464 Baringhup West Road'



## 40. HO131

44 High Street, Maldon

**Error:** incorrect mapping of HO131 on this property – HO number missing, and HO does not match the property boundaries accurately (see below):







### Background:

- 44 High Street, Maldon is known (legally) as Section A, Crown Allotment 28. The data cards for this property are shown below:

SECTION A  
LOT 28<sup>44</sup>  
CORNER HIGH & FRANCIS STREETS

Calders House  
GOOD HOUSE

S12 87.  
& 88.

PURCHASER: J. Dolphin 11.3.57.  
See A(27). Miles Map. 11.10.67. J.W. Richards mining under footpath shaft on calders (Dolphin) land.

RATEBOOKS: 1881. Calder T. Merchant, Bk. w/d building pt Allots 27 & 28, Sec A. £135  
1890 Calder T. Merchant. Bk bld. pt Allot 27 & 28 £125  
1900. Calder T. Merchant Bk bld 29 & 28. Main St £135  
difficult to trace as appears to be rated along with shop.  
1900. Ralph Geo, Schuster. Calder T. w/d. Bld. pt A(28) High £15

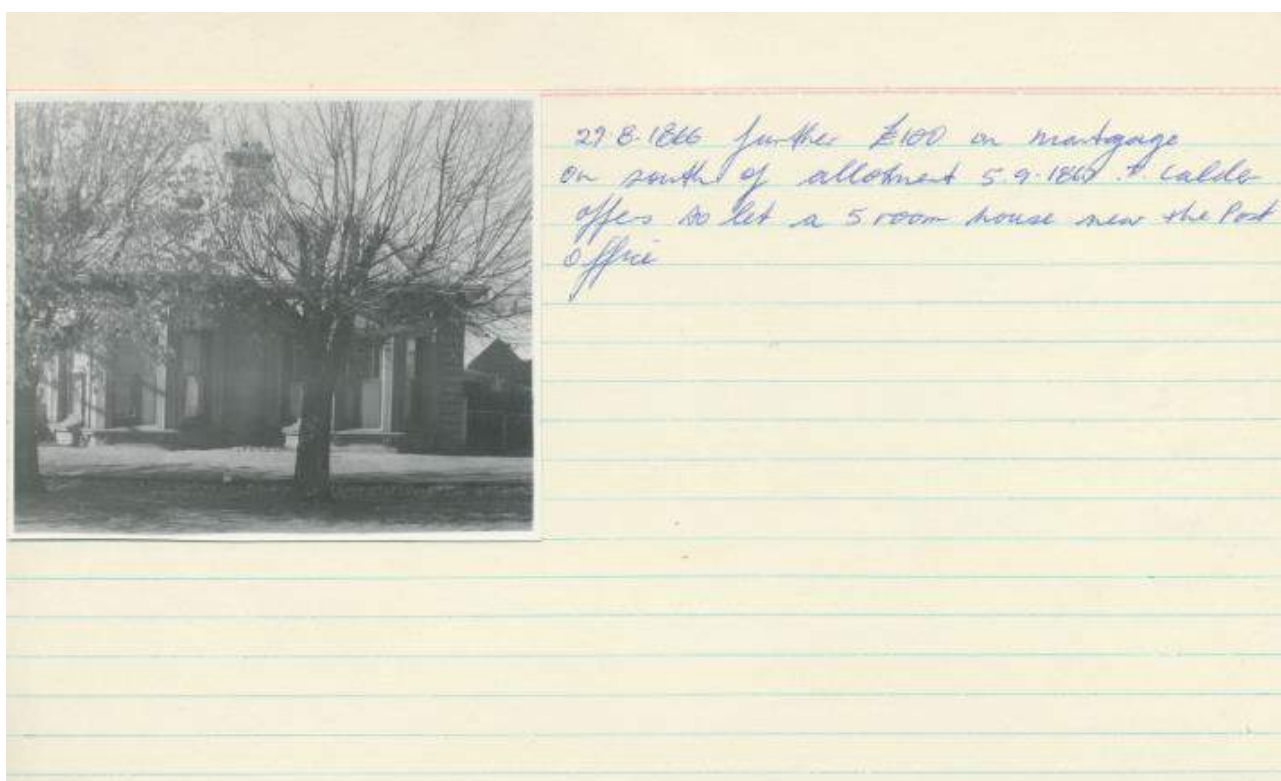
M.B.L. 21.12.74. T. DOLPHIN sells corner portion which includes A (28) & A(27) to Thomas Calder. £75

Directory 1907: Gray, Colin physician & surgeon  
Miles Map: 9.5.1859 John Dolphin leases 3 years to Thomas Calder.  
6.12.1859 Thomas Calder Fairbank Talbot under yard off. Market House.  
1864. Moon Calder builder and undertaker.  
16.12.66. Thomas Calder buys area leased and south part of A(27) and mortgages to Thomas Pelase £350

T.C.P.B. SURVEY 1970: not surveyed.







This matches what is currently at the site (and therefore confirms the HO is correctly applied to this property):





### 41.HO132

45 High Street, Maldon

**Error:** 45 High Street does not exist, neither does the 'shop' listed in the schedule, so can be deleted from HO schedule. HO132 is not applied to this property on the mapping (only HO445 is, which is for the Maldon Historic Central Area).

HO132	Shop 45 High St
-------	-----------------

**Proposed change:** delete HO132 from schedule altogether.

#### Background:

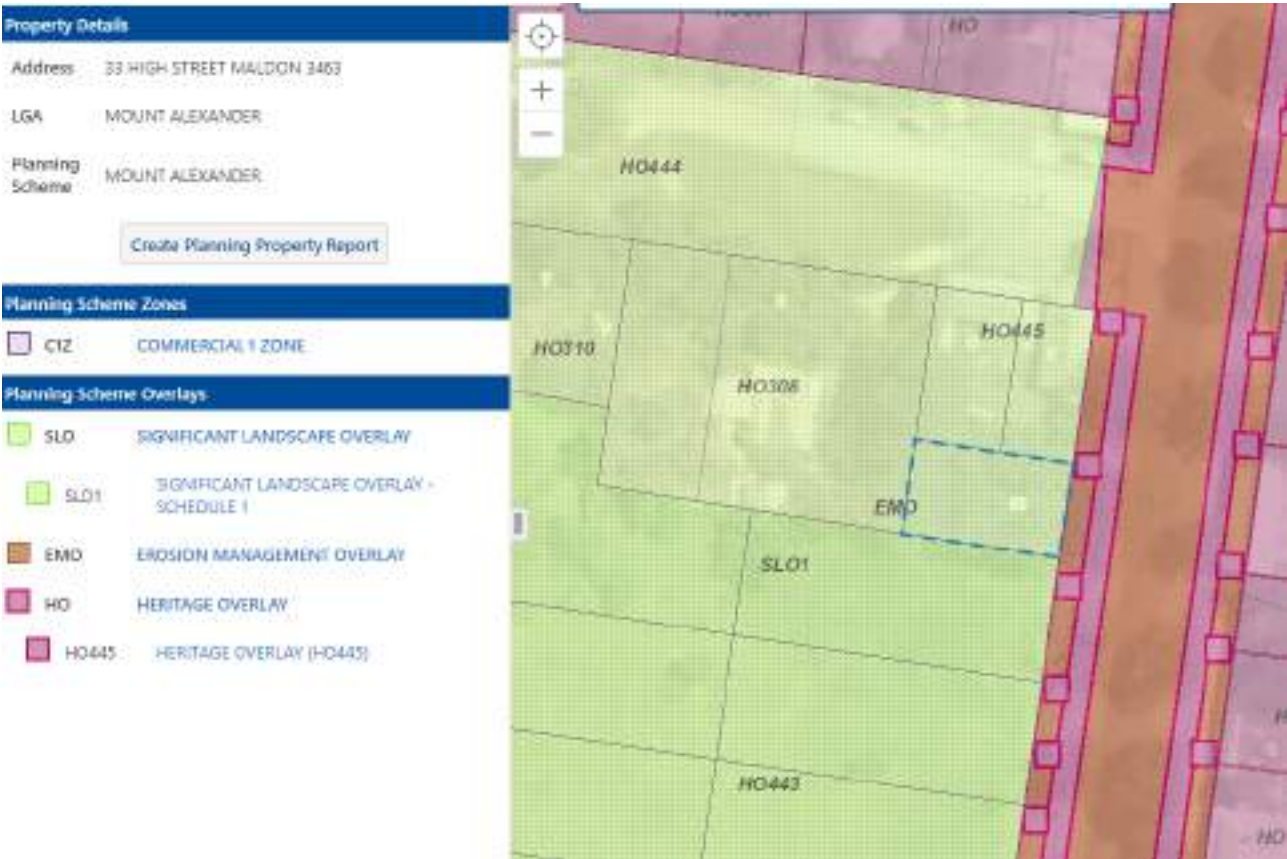
- 45 High Street, Maldon does not come up on VicPlan or Council's internal mapping system. The HO being applied to 45 High Street in the schedule is an error – the mapping shows that this side of High Street goes from 39-41 High Street, Maldon (HO129), then to 47 and 49 High Street, Maldon (HO133) – see this below on mapping:



- 45 High Street on Google Maps shows the property below:



However this property above matches with what is 33 High Street on VicPlan (see below):



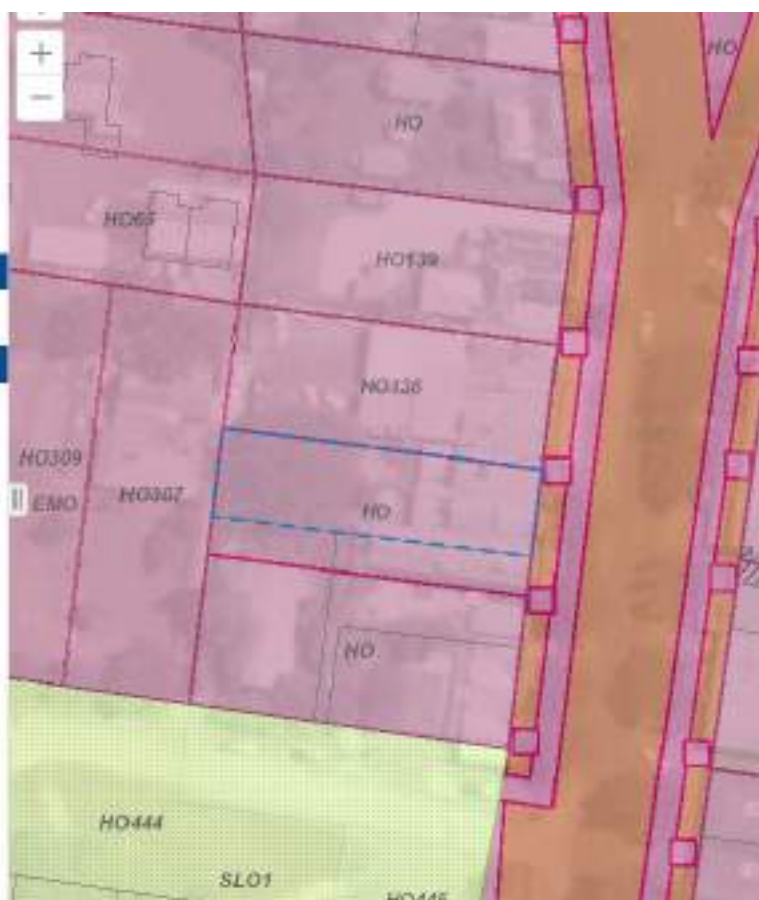
42.HO133

47-49 High Street, Maldon

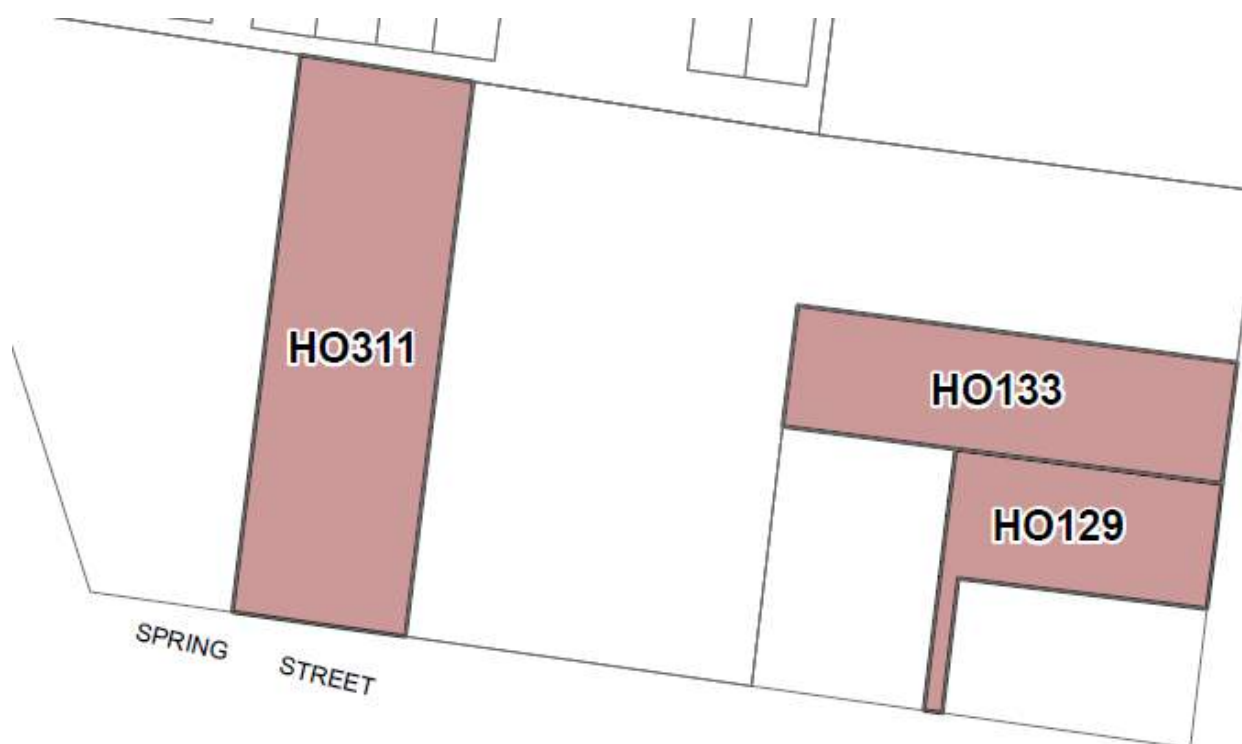
**Error:** the heritage place description, including street number, is inaccurate and needs to be updated (currently states this is a residence, however this is not correct. On the mapping, HO133 is not applied to the site.

HO133	Residence 47 High St
-------	----------------------





- Schedule: amend heritage place description to be: "Part of Former Warnock's Flour Mill and Former Freemason's Hall 47-49 High St"
- Mapping: amend 16HO to ensure HO133 is applied to subject site (see proposed mapping below)



Overlay  
ent Area

Part of Planning Scheme Map 16HO

**Background:**

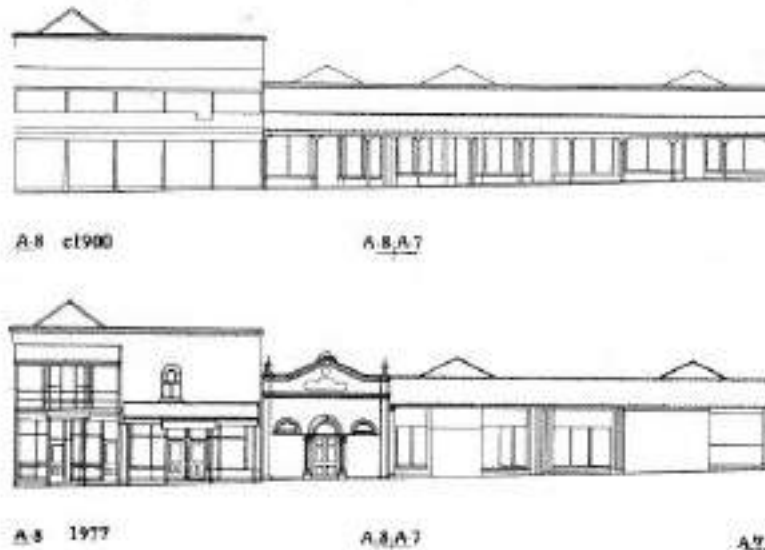
47 and 49 High Street are at the same property (see below):



The Maldon Conservation Study shows the following for 47 and 49 High Street, Maldon:

- Freemason's Hall (A8) (page 13, page 75 of the PDF):





**A(8)**  
**HIGH STREET**  
**USE:** Masonic Hall  
**CONSTRUCTION DATE:** c1900; front facade 1908.  
**FIRST LAND PURCHASE DATE:** J.C. Hawkey, 12.5.1856.  
**CONSTRUCTION MATERIALS:** brick.  
**CONDITION AND INTACTNESS:** fair.  
**SIGNIFICANCE:** Pleasant late facade incorporating classical details.

### FREEMASONS' HALL

**HISTORY:** The building was constructed as part of Warrack's Beehive Store, probably in 1863, and was used as part of the store. This facade appears to have been constructed in 1907, as it appears in the Directory for that year and the first appearance in the photo albums is in 1908. In 1900 the building appears to have been used as a grocery.

The building was originally unpainted brick with a plaster trim which contrasted the decorative wall against the wall surface.

1. 1908 outlook,



13

- Former Warnock's Flour Mill, this includes both building within the picture below, part of which is at this address and corresponding HO, and part of which is at 39-41 High Street and corresponding HO129 – see number 43 (Page 14, page 76 of the PDF):

**A(8)**  
**HIGH STREET**  
**USE:** Milk bar and antique shop.  
**CONSTRUCTION DATE:** 1873.  
**FIRST LAND PURCHASE DATE:** J.C. Hawkey, 12.5.1856.  
**CONSTRUCTION MATERIALS:** brick.  
**CONDITION AND INTACTNESS:** fair; verandah not original, but compatible.  
**SIGNIFICANCE:** Important industrial building.  
**HISTORY:** Hawkey exchanged this allotment for allotment A(3) on 15.7.1857<sup>1</sup> with Robert Moyes. He transferred the land to the Bank of Victoria.<sup>2</sup> In 1860 the Bank of Victoria transferred the whole of the allotment to James and Samuel Warnock.<sup>3</sup> In 1861 the Warnock Brothers transferred the twenty feet on the south of the allot-

### FORMER WARNOCK'S FLOUR MILL

ment to Conrad Waecke but he resold the land back to the Warnocks in 1873<sup>4</sup>; shortly after this the plans were announced for the erection of the flour mills (see A(7) above).

By 1900 the building had converted to its present use as shops, when it was occupied by Walter Mead, stationer and William Uren, grocer.

Although the existing verandahs are not original, they are sympathetic with the building.

1. Title documents
2. loc.cit.
3. loc.cit.
4. loc.cit. 11.7.1873.



The above listings in the conservation study match what is at the property below (google maps street view):

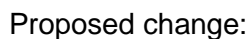


43.HO129

39-41 High Street, Maldon

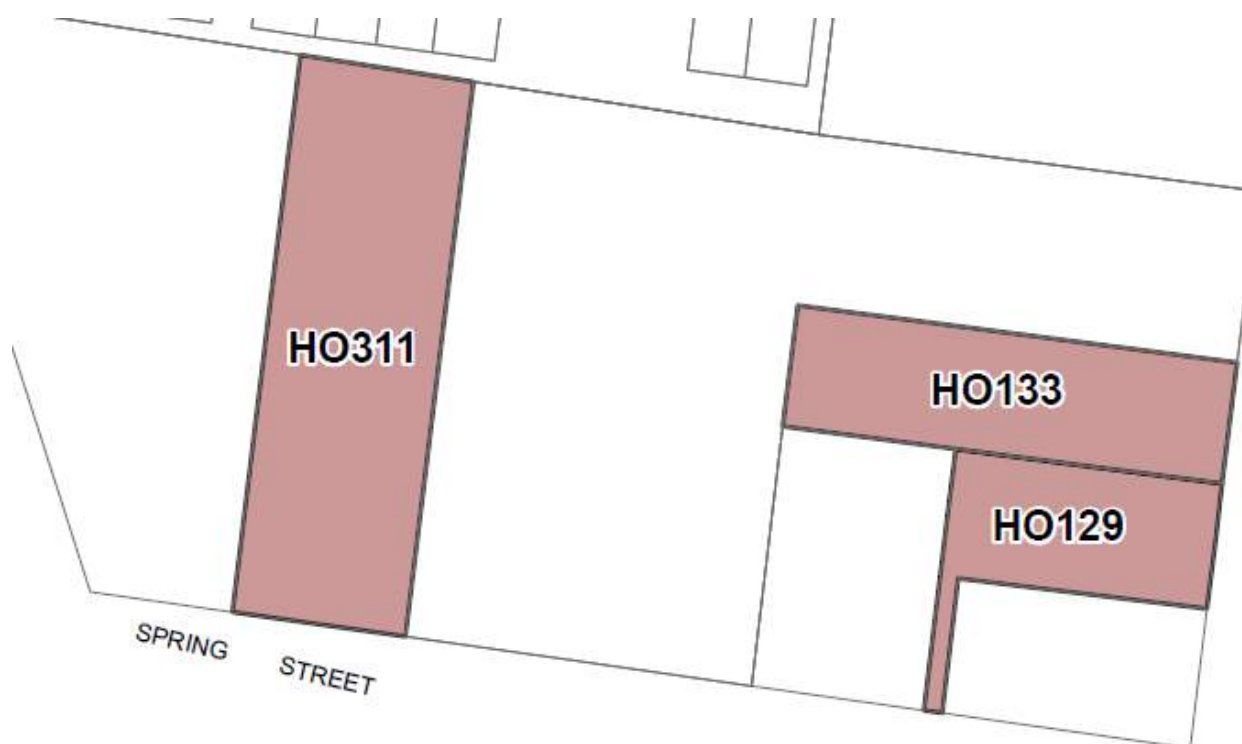
**Error:** Mapping of HO overlay incorrect (no HO number appears on mapping), and incorrect street number and heritage place description in HO schedule (see below):

HO129	Shop 41 High St
-------	-----------------



- Page 150 of 386





Overlay  
ent Area

Part of Planning Scheme Map 16HO

**Background:**

- This property includes part of multiple buildings/properties, including the former Warnock's Flour Mill, and part of the former Langslow's Building.
- Maldon Conservation Study identifies the property and the above former uses on page 14 (page 76 of the PDF):

### A(8)

#### HIGH STREET

USE: Milk bar and antique shop.

CONSTRUCTION DATE: 1873.

FIRST LAND PURCHASE DATE:

J.C. Hawkey, 12.5.1856.

CONSTRUCTION MATERIALS:  
brick.

CONDITION AND INTACTNESS:  
fair; verandah not original, but compatible.

SIGNIFICANCE: Important industrial building.

HISTORY: Hawkey exchanged this allotment for allotment A(3) on 15.7.1857<sup>1</sup> with Robert Moyes. He transferred the land to the Bank of Victoria.<sup>2</sup> In 1860 the Bank of Victoria transferred the whole of the allotment to James and Samuel Warnock.<sup>3</sup> In 1861 the Warnock Brothers transferred the twenty feet on the south of the allot-

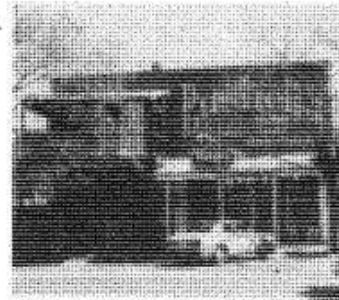
### FORMER WARNOCK'S FLOUR MILL

ment to Conrad Waecke but he resold the land back to the Warnocks in 1873<sup>4</sup>; shortly after this the plans were announced for the erection of the flour mills (see A(7) above).

By 1900 the building had converted to its present use as shops, when it was occupied by Walter Mead, stationer and William Uren, grocer.

Although the existing verandahs are not original, they are sympathetic with the building.

1. Title documents
2. loc.cit.
3. loc.cit.
4. loc.cit, 11.7.1873.



### A(9)

#### CORNER HIGH AND SPRING STREETS

USE: residence

CONSTRUCTION DATE: 1898

FIRST LAND PURCHASE DATE:

C.H. Chippendale 12.5.1856

CONSTRUCTION MATERIALS:  
brick.

CONDITION AND INTACTNESS:  
good; verandah return along Spring Street removed; pediment decoration incomplete.

SIGNIFICANCE: late intact commercial building.

HISTORY: The existing building was constructed in 1898 when owned by C.R. Langslow who conducted a butcher shop there. He occupied two of the shops and let the other two.<sup>1</sup> In 1900 these were occupied by S.F. Schuttellefel, fruiter, and D. Sutcliffe, bootmaker.<sup>2</sup>

Earlier this site had been occupied by two hotels, the British and American, where the present building was later erected, and the Exchange Hotel, which was situated on the now-vacant land on the north of the allotment.

The licence for the British & American Hotel was granted to George Chapman on 5 June 1857<sup>3</sup>, and Chapman purchased the land from Chippendale in 1862.<sup>4</sup> The building had been erected prior to the land sale, as improvements on the land were valued at seven hundred pounds for the British and American Hotel.<sup>5</sup> The building seems to have ceased being used as a hotel by 1873, when a covenant was attached to the title forbidding the use of the late British and American Hotel as a licensed house for the sale of spirits.<sup>6</sup> The building apparently survived until replaced by the existing structure in 1898.

The land on the north of the allotment was sold by Chippendale to James Burn Malcolm on 27th July 1857.<sup>7</sup> He appears to have erected a timber building on the site by 1867, when it can be seen in photograph PH9 (see A(7)) and is described as a weatherboard house in the 1869 ratebook. This building seems to have been used as a tobacconists, and then as the Oriental Bank from 1858<sup>8</sup> to 1860<sup>9</sup>. In 1868 Edward Ellis apparently opened the Exchange Hotel on this site.<sup>10</sup> He appears to have converted the earlier building into a hotel. Ellis held the licence from 2nd December 1872, when the hotel is described

### LANGSLOW'S BUILDING

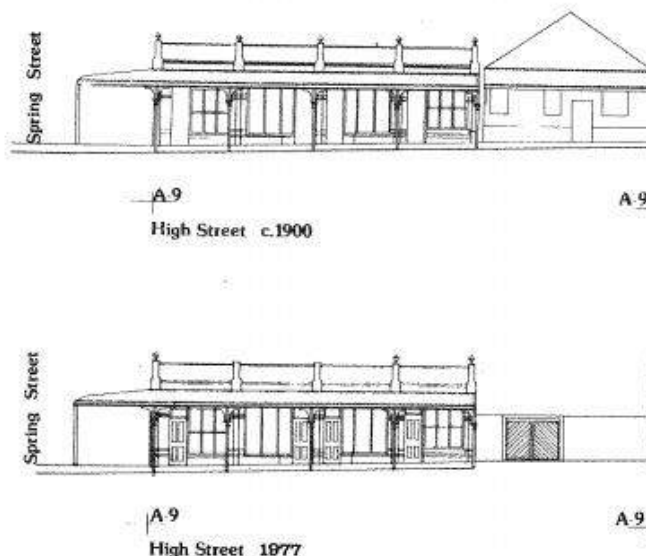
as having four rooms, until the 9th September 1874 when he transferred the licence to T. Davies, and the hotel is described as having fourteen rooms. The licence was next held by Caroline Kahmann from 22nd June 1876 to 2nd December 1880, when it was transferred to G. St Leger. St. Leger was the licensee until 1900.<sup>11</sup> The hotel closed on 31st December 1918.<sup>12</sup>

The distinctive roof form of this building can be seen in the 1867 panorama PHp6 (see page 2 ) in the 1875 panorama PHp3 (see page 37 ), and in PHp12 taken c1895. The building seems to have been altered before 1920, as a photograph taken about this time (PHp22) shows an altered roof form. In the 1936 panorama PHp20 (see



page 37) the site appears to be vacant.

1. Ratebook, 1898
2. Ratebook, 1900
3. Licence Register
4. Title documents
5. State archives
6. Title documents
7. Title documents
8. Tarrangower Times
9. Tarrangower Times 17.8.1860
10. 1868 Post Office Directory
11. M.B. Lewis and Hatton Maldon Index
12. Liquor Control Commission records.



The description and property address matches what is shown at the property currently (refer Google maps street view below):



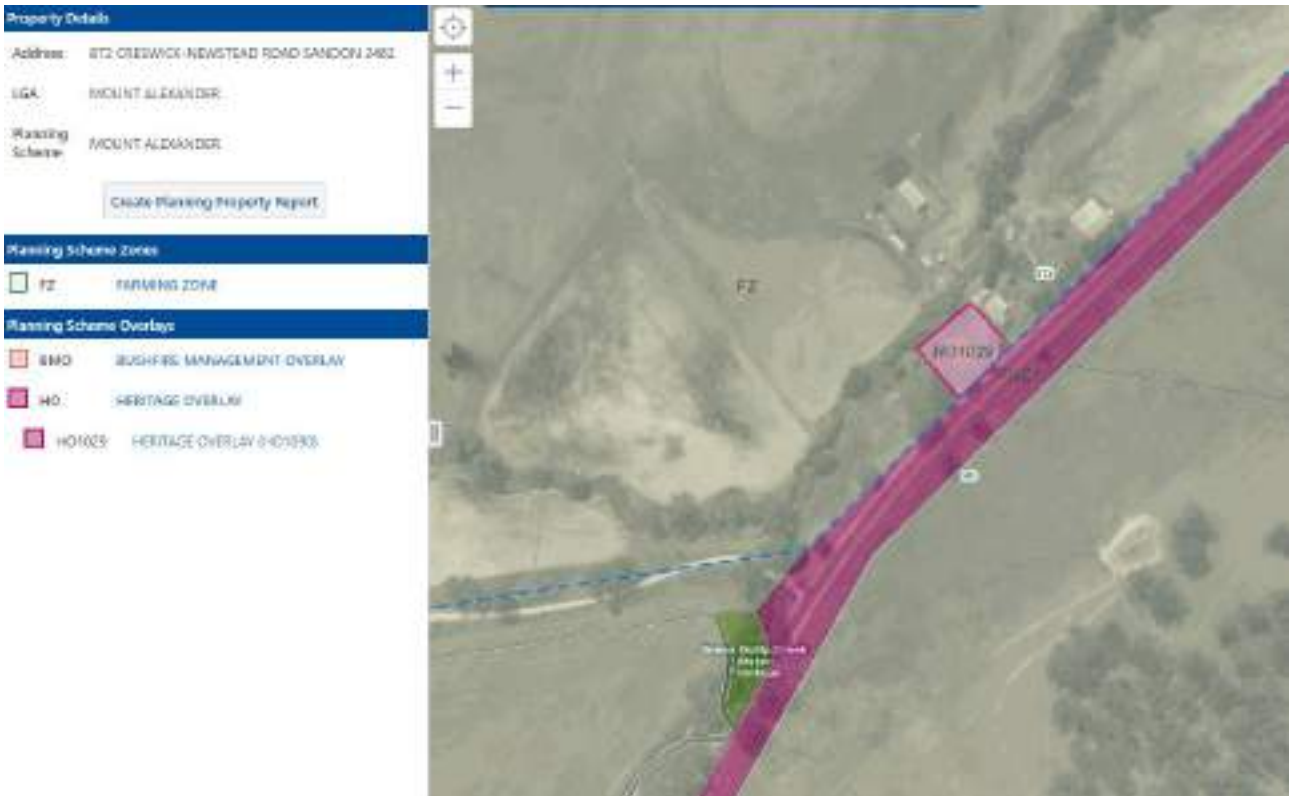
#### 44. HO1029 & HO1090

872 Creswick-Newstead Road, Sandon

**Note:** there was an error identified in VicPlan mapping/property details for the above address, however it was determined that this was not able to be fixed via this amendment. The error was not shown on the mapping itself, rather on the property details column (shows that both HO1029 and HO1090 applies to property, but should only be HO1029).

DELWP Spatial Services team have confirmed that this error has been fixed internally (6 August 2021), and mentioned that the HO1029 also had HO1090 connecting it.





See HO listings for these HOs below:

HO1029	House, 872 Creswick-Newstead Road
HO1090	House, 13 Stephen Street

45.HO259

30 Newstead Road, Maldon

**Error:** Incorrect application of HO mapping as it does not align correctly with applicable property boundaries (see below), and incorrect street number – 28 Newstead Road is the neighbouring property, which should have HO258 applied (to be corrected via this amendment – see Number 46 below) – the schedule should list 30 Newstead Road (see schedule below also).

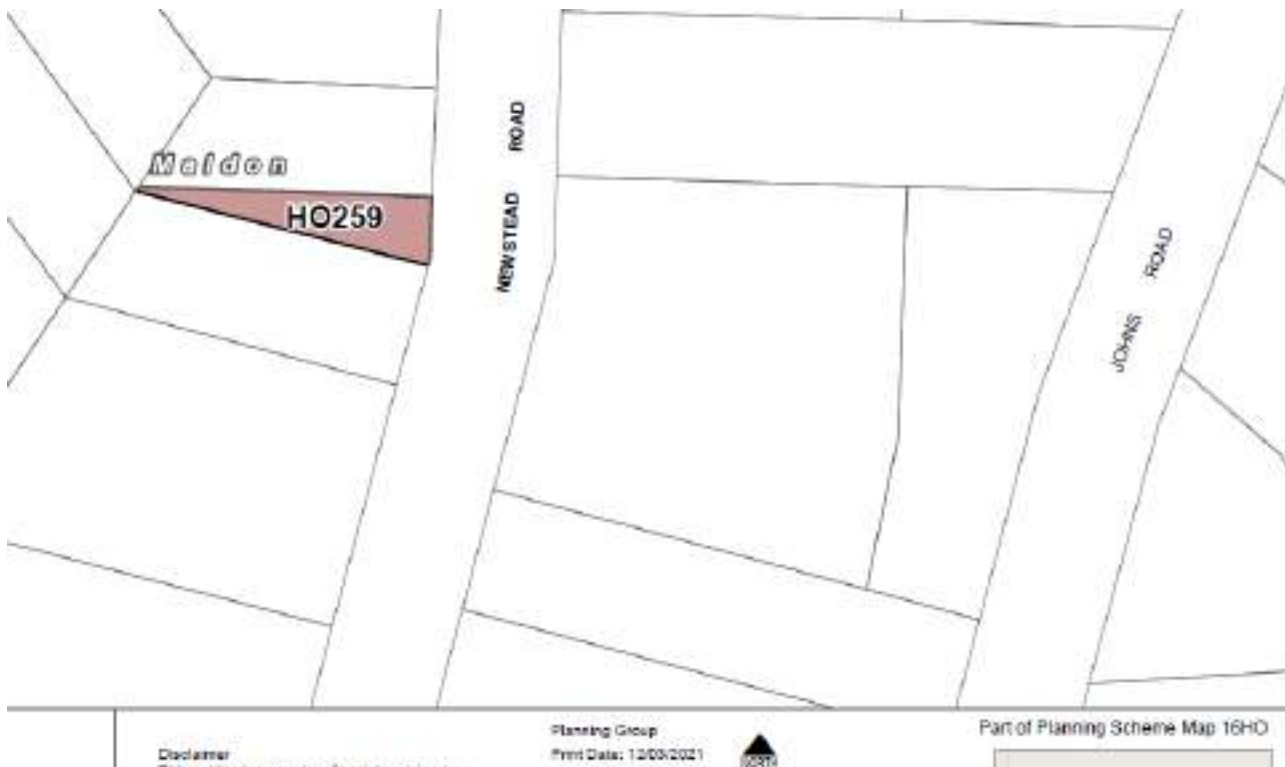
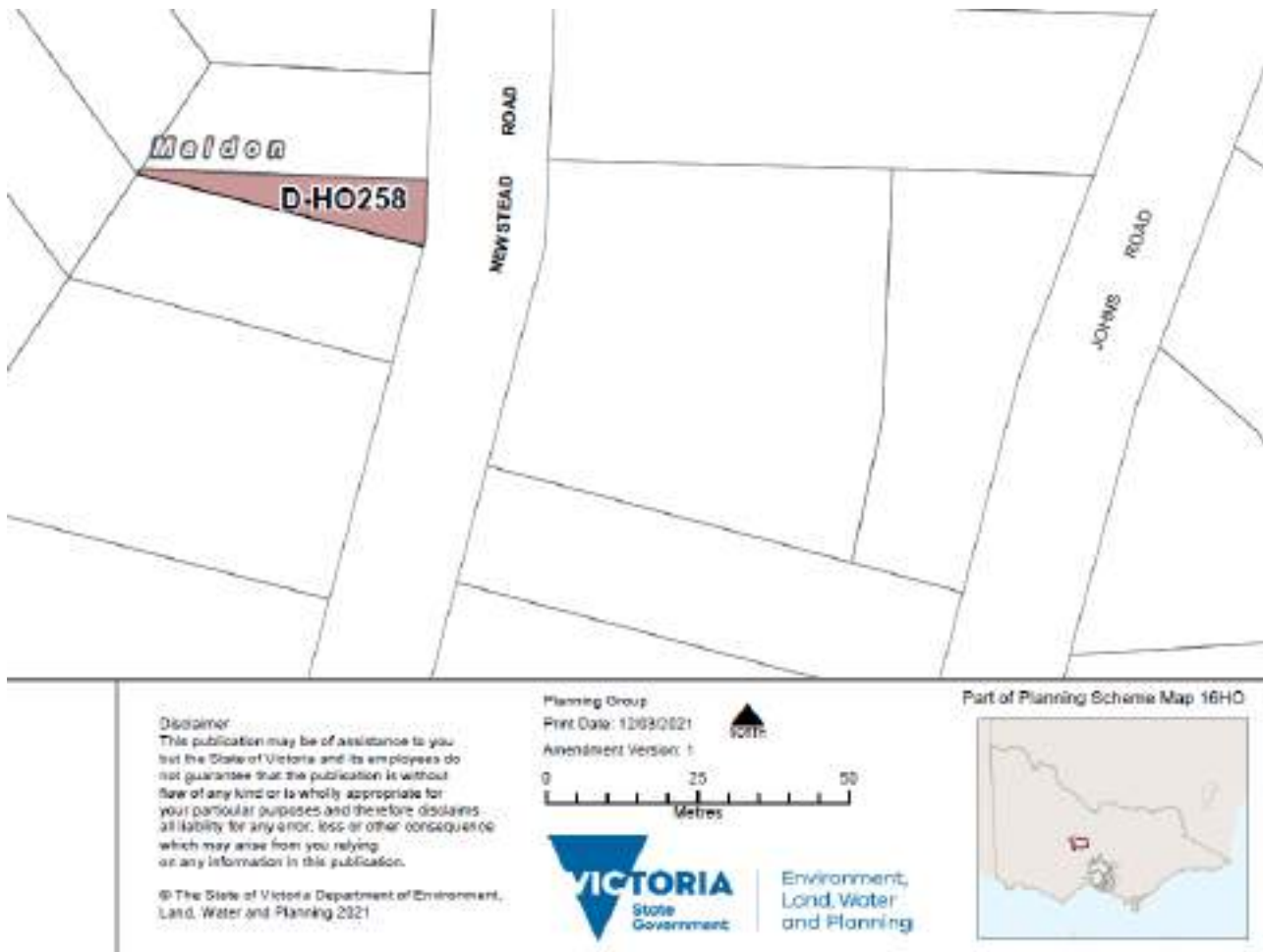
# Planning Scheme Amendment C97malx

## Attachment B - Background report



### Proposed change:

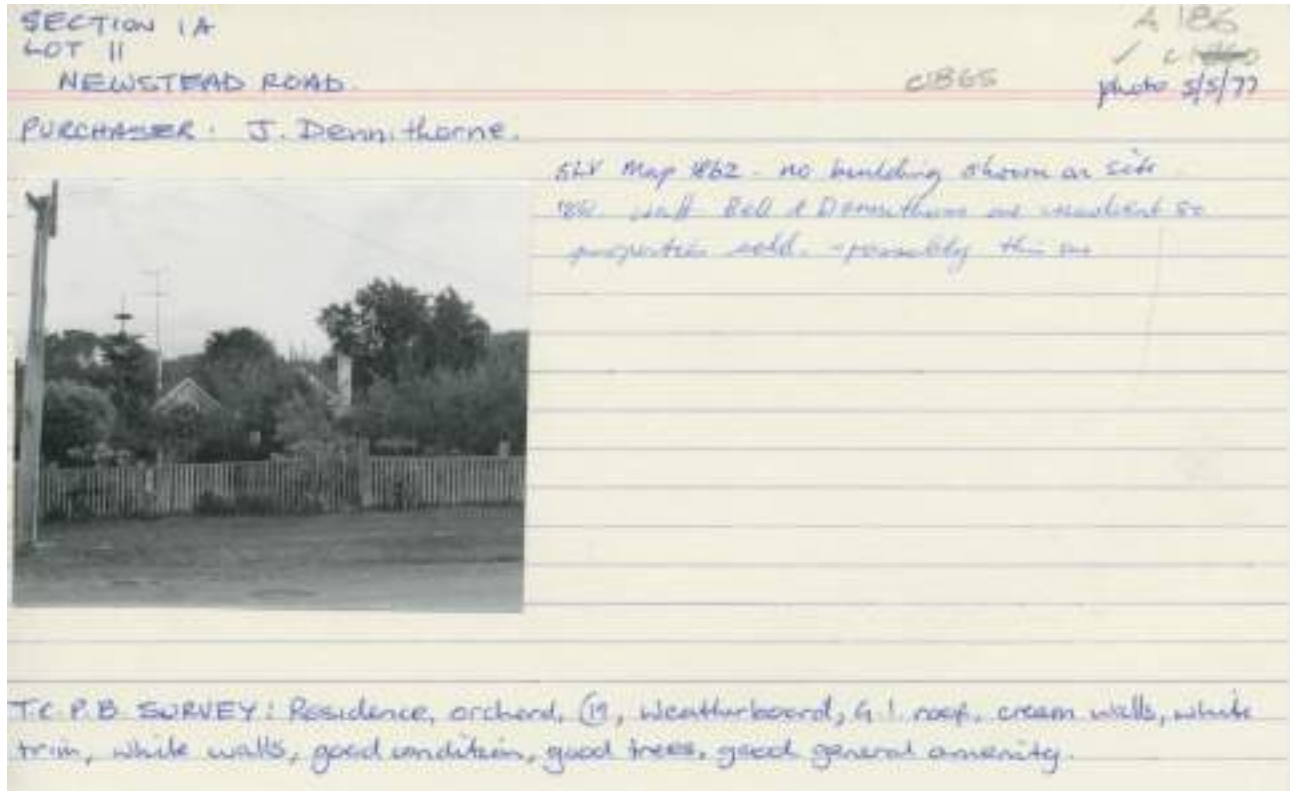
- Schedule: amend description within 'heritage place' to be 'Residence 30 Newstead Road'
- Mapping: amend 16HO to ensure only HO259 applies to this property, and it aligns with property boundaries (see proposed mapping below).





### Background:

The legal description for 30 Newstead Road, Maldon is Section 1A, Crown Allotment 11. The data card is shown below:



This matches what is currently at the site (shown below on Google Maps street view extract), which means that the HO should be correctly applied to 30 Newstead Road.



Note: Google maps address does not match the property address on Council's internal system (which is reflective of property rates and associated addresses) – 30 Newstead Road shows up on Google maps as a vacant property (see below), however the correct property was found by comparing the property to Council's internal mapping system.



### 46. HO258

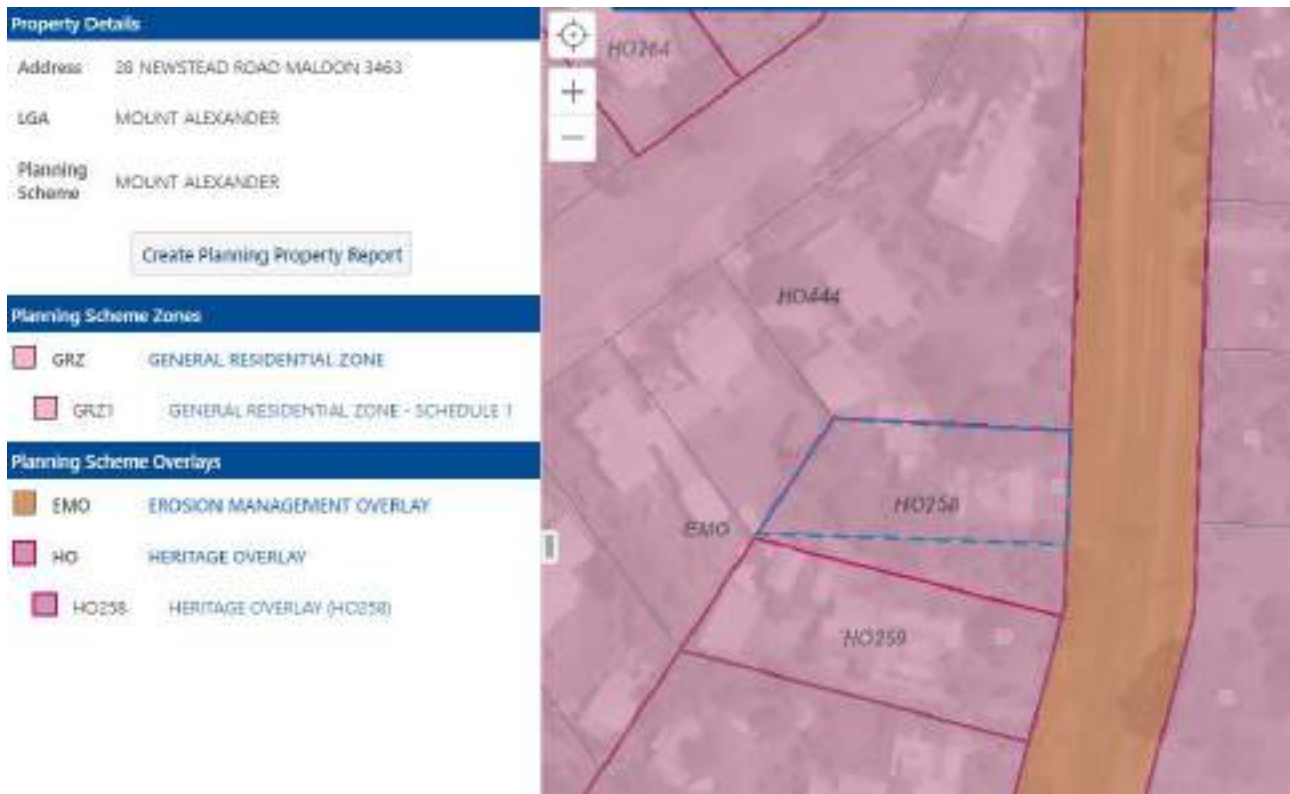
28 Newstead Road, Maldon

**Error:** Incorrect application of HO on map as it does not align correctly with property boundaries (see below), and incorrect street number – 26 Newstead Road does not exist, and this should be number 28 (see schedule below also).



# Planning Scheme Amendment C97malx

## Attachment B - Background report



HO258

Residence 26 Newstead  
Road

### Proposed change:

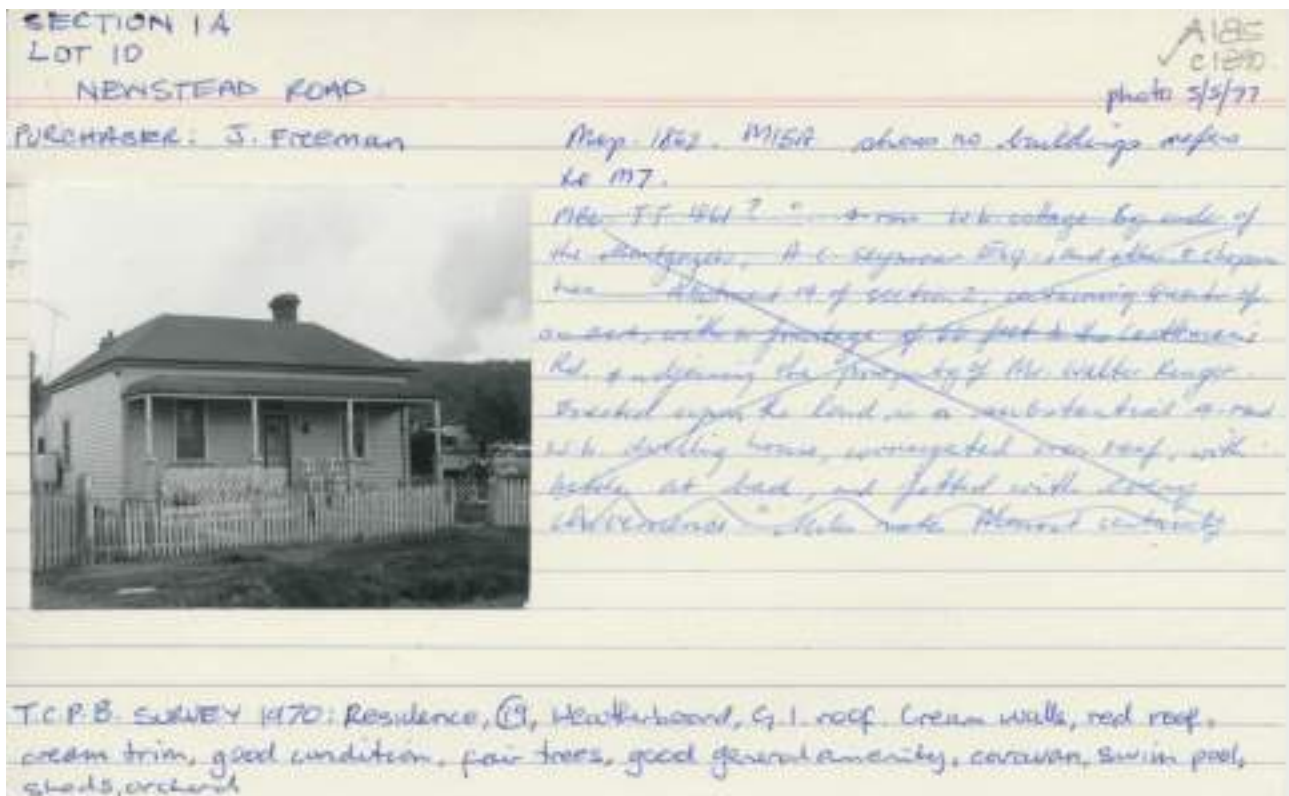
- Schedule: amend description to be 'Residence 28 Newstead Road'
- Mapping: amend 16HO to ensure HO258 aligns with property boundaries (see proposed mapping below) – this will delete HO258 from the neighbouring property at 30 Newstead Road.



The legal description for 28 Newstead Road is as follows:

Address	28 Newstead Road
Locality	Maldon
Postcode	3463
Legal Description	CA 10 Sec 1A Parish of Maldon

The data card for this property is below:



This matches what is at the property currently, meaning that this correction will ensure the HO is correctly applied to 28 Newstead Road, Maldon:



Note: Google maps address does not match the property address on Council's internal system (which is reflective of property rates and associated addresses) – 28 Newstead Road shows up on



Google maps as a vacant property (see below), however the correct property was found by comparing the property to Council's internal mapping system.



47.HO443

Maldon Historic Reserve

**Error:** paint controls are currently not applicable (see below), however this should be applicable as an incorporated and background document, Maldon Design Guidelines (MDG) (Mount Alexander Shire Council, 1998) state that external paint controls apply.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 62.01-6	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO 443	Maldon Historic Reserve Heritage design guidelines: HO 443 Maldon Historic Reserve Heritage Design Guidelines Statement of significance Maldon statement of significance	No	No	Yes	No	No	Yes	No

**Proposed change:** amend the HO schedule for HO443 to note 'yes' in the 'External paint controls apply?' column.

Background:

The [current MDG](#) are applicable, and are listed as both an incorporated and background document in the Mount Alexander Planning Scheme. The proposed updated [MDG](#) have been adopted by Council (September 2020), and are currently subject to a planning scheme amendment to be incorporated into the Mount Alexander Planning Scheme, to replace the 1998 MDG (Amendment C96malx).

Both the current and updated MDG should have paint controls apply:

- Current MDG: paint colour controls and requirements are listed at Schedule 2 of the guidelines.
- Updated MDG: Section 6.4 External materials, finishes and paint colours lists the paint controls.

### 48. HO444

#### Maldon Historic Residential Area

**Error:** paint controls are currently not applicable (see below), however this should be applicable as the Maldon Design Guidelines (MDG) (Mount Alexander Shire Council, 1998) state that external paint controls apply.

Planning ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited signs permitted?	Aboriginal heritage place?
HO444	Maldon Historic Residential Area	No	No	Yes	Yes	No	No	No

**Proposed change:** amend the HO schedule for HO444 to note 'yes' in the 'External paint controls apply?' column.

Background:

The [current MDG](#) are applicable, and are listed as both an incorporated and background document in the Mount Alexander Planning Scheme. The proposed updated [MDG](#) have been adopted by Council (September 2020), and are currently subject to a planning scheme amendment to be incorporated into the Mount Alexander Planning Scheme, to replace the 1998 MDG (Amendment C96malx).

Both the current and updated MDG should have paint controls apply:

- Current MDG: paint colour controls and requirements are listed at Schedule 2 of the guidelines.
- Updated MDG: Section 6.4 External materials, finishes and paint colours lists the paint controls.

### 49. HO445

#### Maldon Historic Central Area

**Error:** paint controls are currently not applicable (see below), however this should be applicable as the Maldon Design Guidelines (MDG) - Mount Alexander Shire Council, 1998 state that external paint controls apply.

PS map ref	Heritage place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Gullies/drainage or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2001	Prohibited uses permitted?	Aboriginal heritage place?
HO 445	Maldon Historic Central Area  Heritage design guidelines: HO 445 Maldon Historic Central Area Heritage Design Guidelines  Statement of significance: Maldon statement of significance	No	No	No	No	No	No	No

**Proposed change:** amend the HO schedule for HO445 to note 'yes' in the 'External paint controls apply?' column.

#### Background:

The [current MDG](#) are applicable, and are listed as both an incorporated and background document in the Mount Alexander Planning Scheme. The proposed updated [MDG](#) have been adopted by Council (September 2020), and are currently subject to a planning scheme amendment to be incorporated into the Mount Alexander Planning Scheme, to replace the 1998 MDG (Amendment C96malx).

Both the current and updated MDG should have paint controls apply:

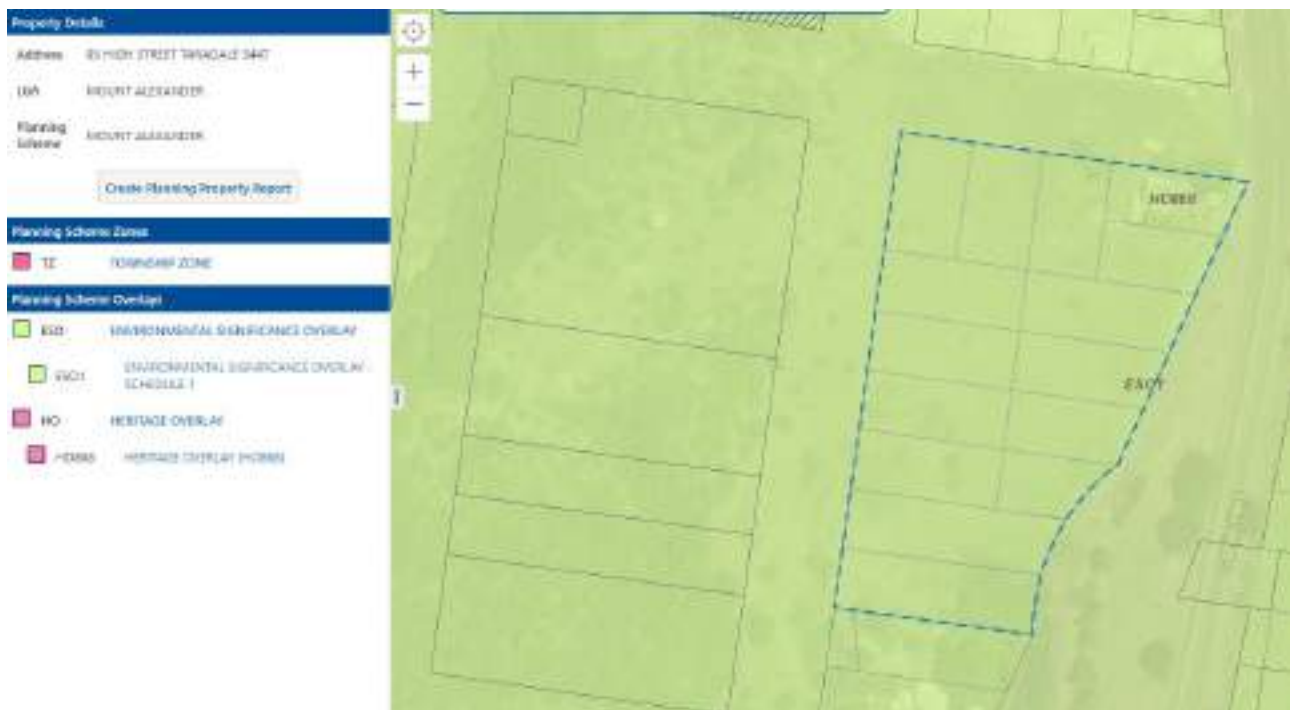
- Current MDG: paint colour controls and requirements are listed at Schedule 2 of the guidelines.
- Updated MDG: Section 6.4 External materials, finishes and paint colours lists the paint controls.

### 50. HO868

#### 95 High Street, Taradale

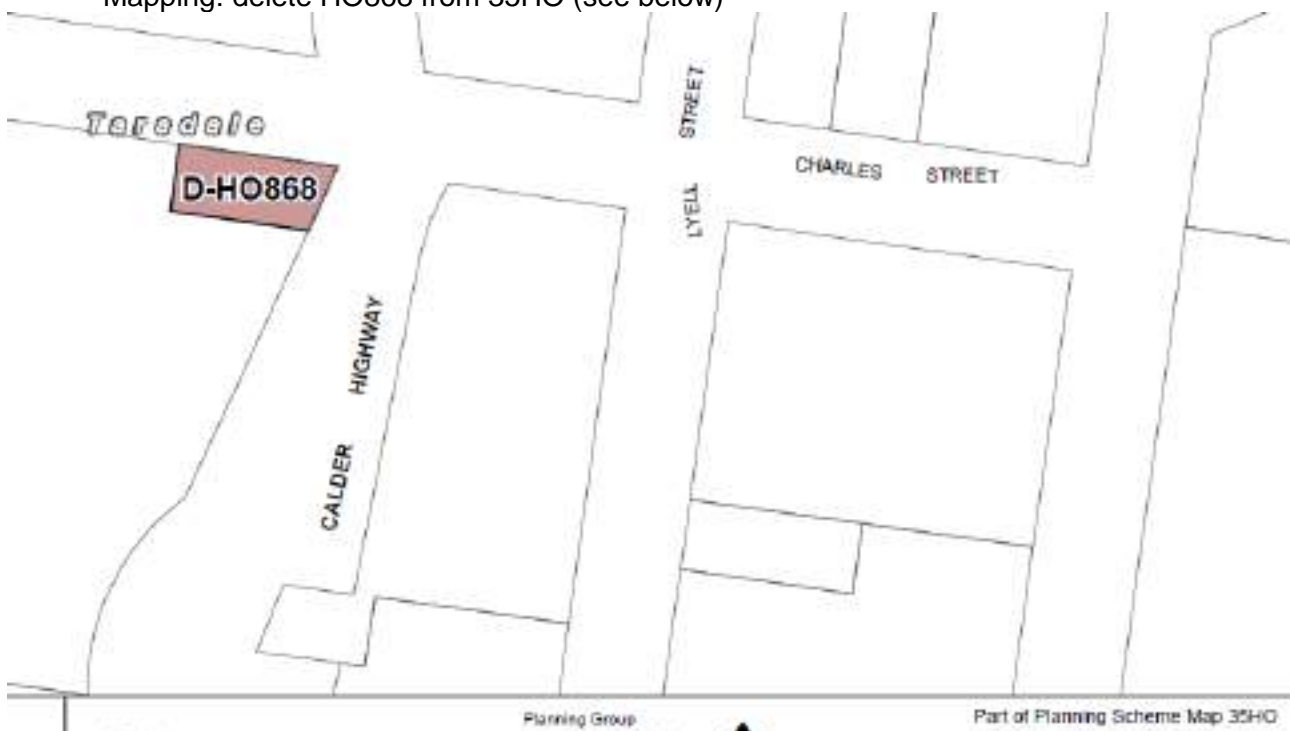
**Anomaly (not considered an error):** This building has been demolished, as it was considered to be derelict. The building was deemed an "unsafe and abandoned building" by the compliance unit (reference: DI026/2016). A planning permit (PA225/2016) was issued to allow for the demolition of the building. Therefore the heritage overlay is no longer relevant, as the building is no longer existent.





Proposed change:

- Schedule: delete HO868 from schedule
- Mapping: delete HO868 from 35HO (see below)



### Background:

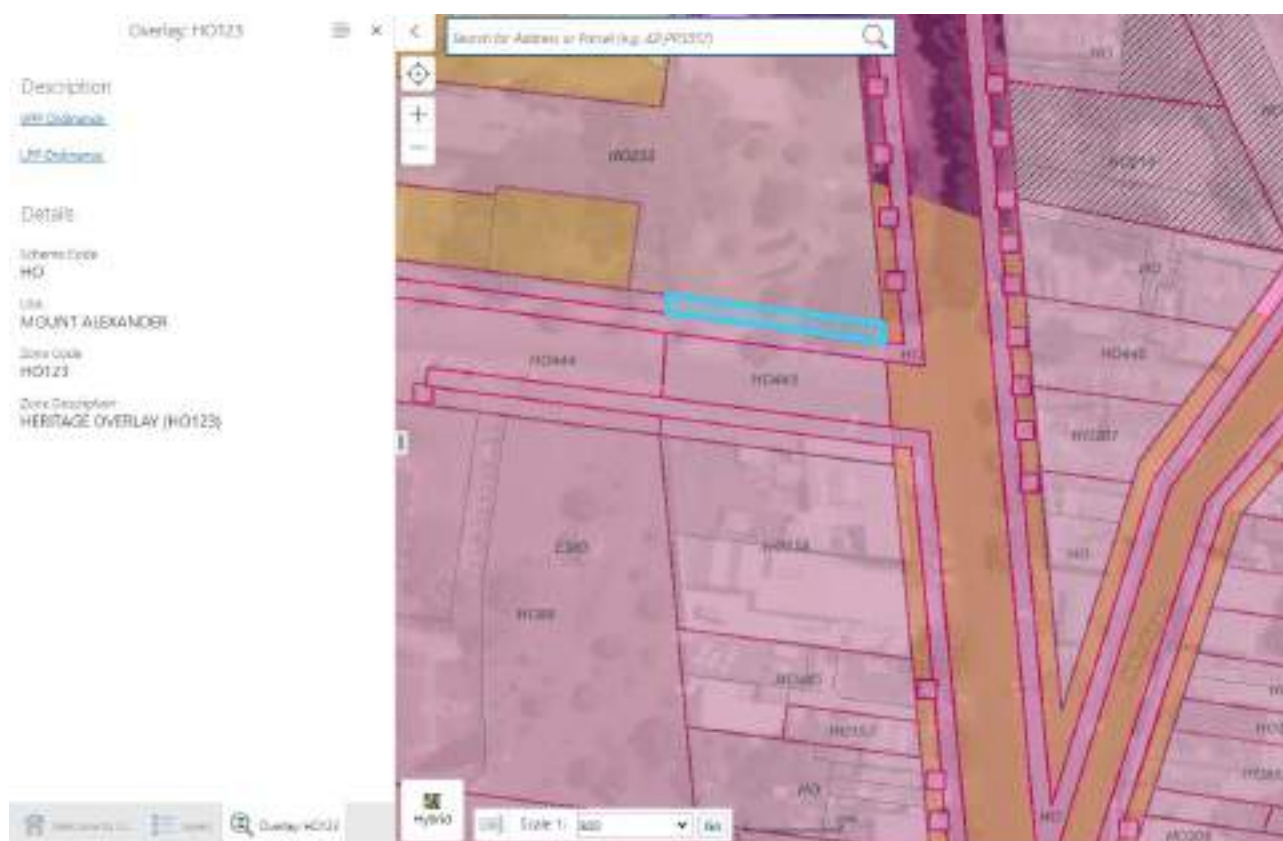
Google maps street view (image capture 2010):



### 51.HO123

28 High Street, Maldon

**Error:** This address (28 High Street, Maldon) does not exist, so needs to be deleted from schedule. HO123 is also mapped on the nature strip outside corner of Fountain and High Streets (see below).



### Proposed change:

- Schedule: delete HO123 altogether
- Mapping: delete HO123 from 16HO (see below)



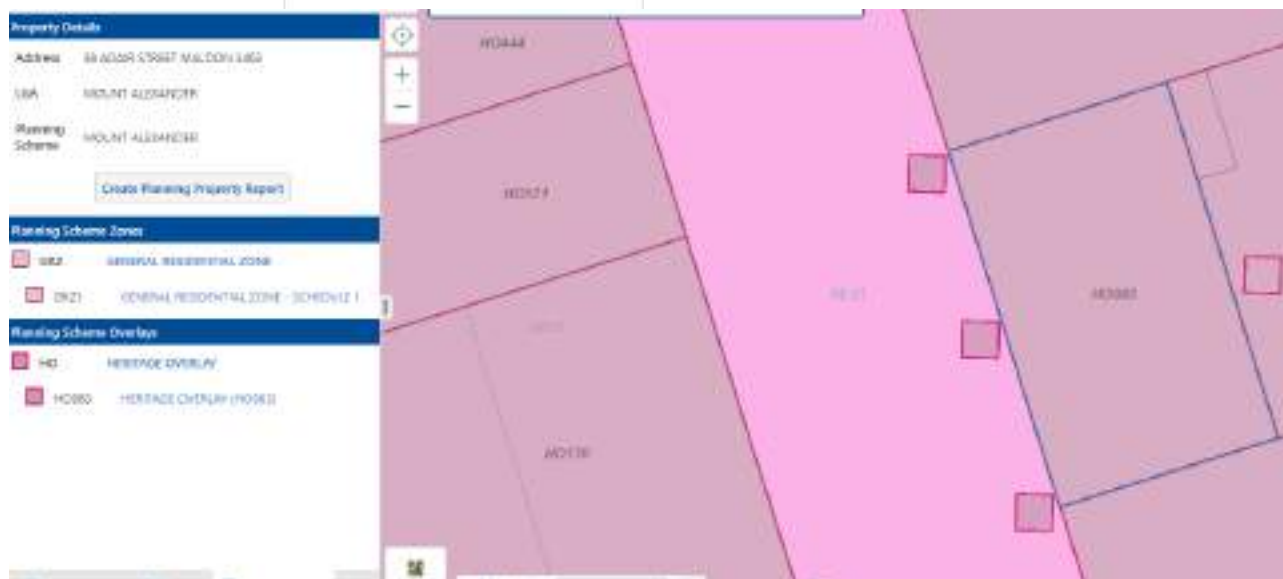


### 52.HO491

38 Adair Street, Maldon

**Error:** property/description incorrectly written (see below), and the HO mapping is also incorrect as it does not show HO491, it only shows HO983 which also applies to the property (see below).

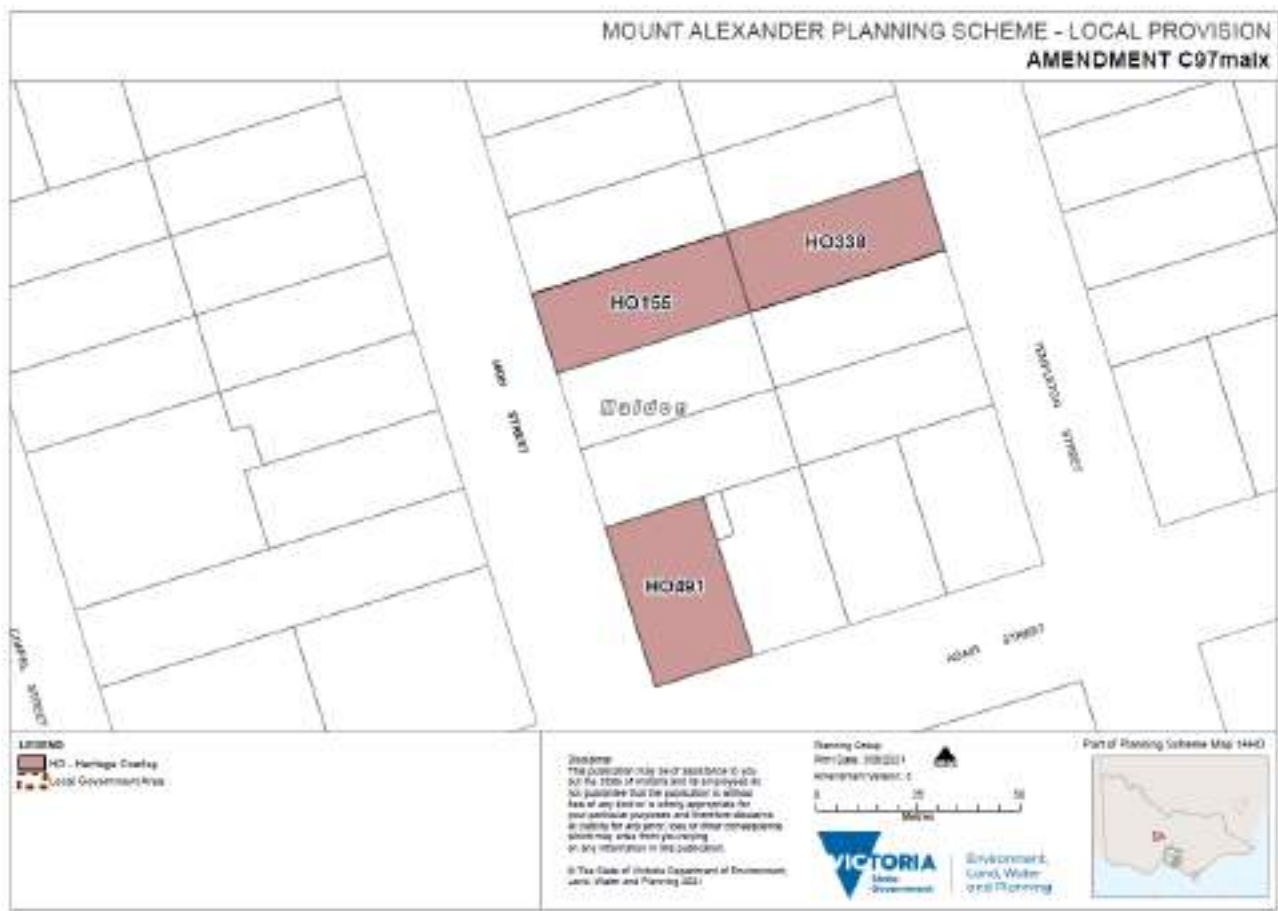
<b>HO491</b>	Araucaria bidwillii Hook Bunya Bunya Pine 38 Adair St. Section 4 CA 1 & 20 Pt 12
--------------	---

#### Proposed change:

- Mapping: amend 14HO to apply HO491 to property
- Schedule: amend formatting of schedule description to read as follows:

Araucaria bidwillii Hook Bunya Bunya Pine  
38 Adair St.



107

The pine is shown on google maps (street view) below:

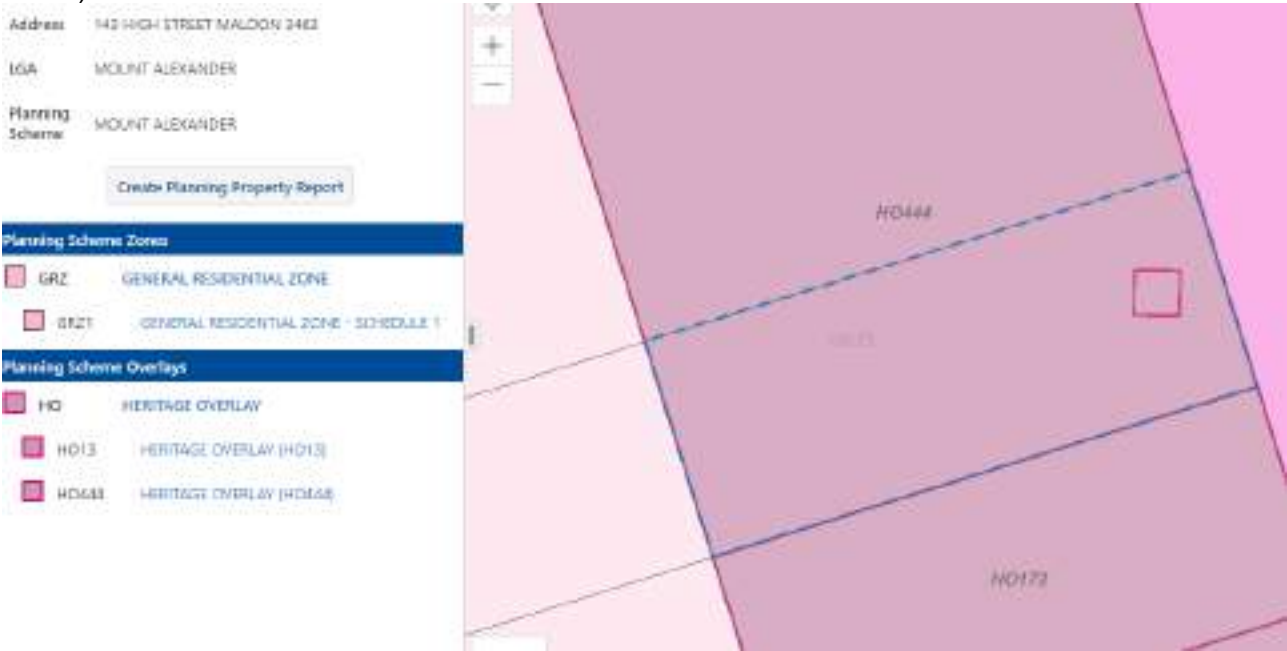




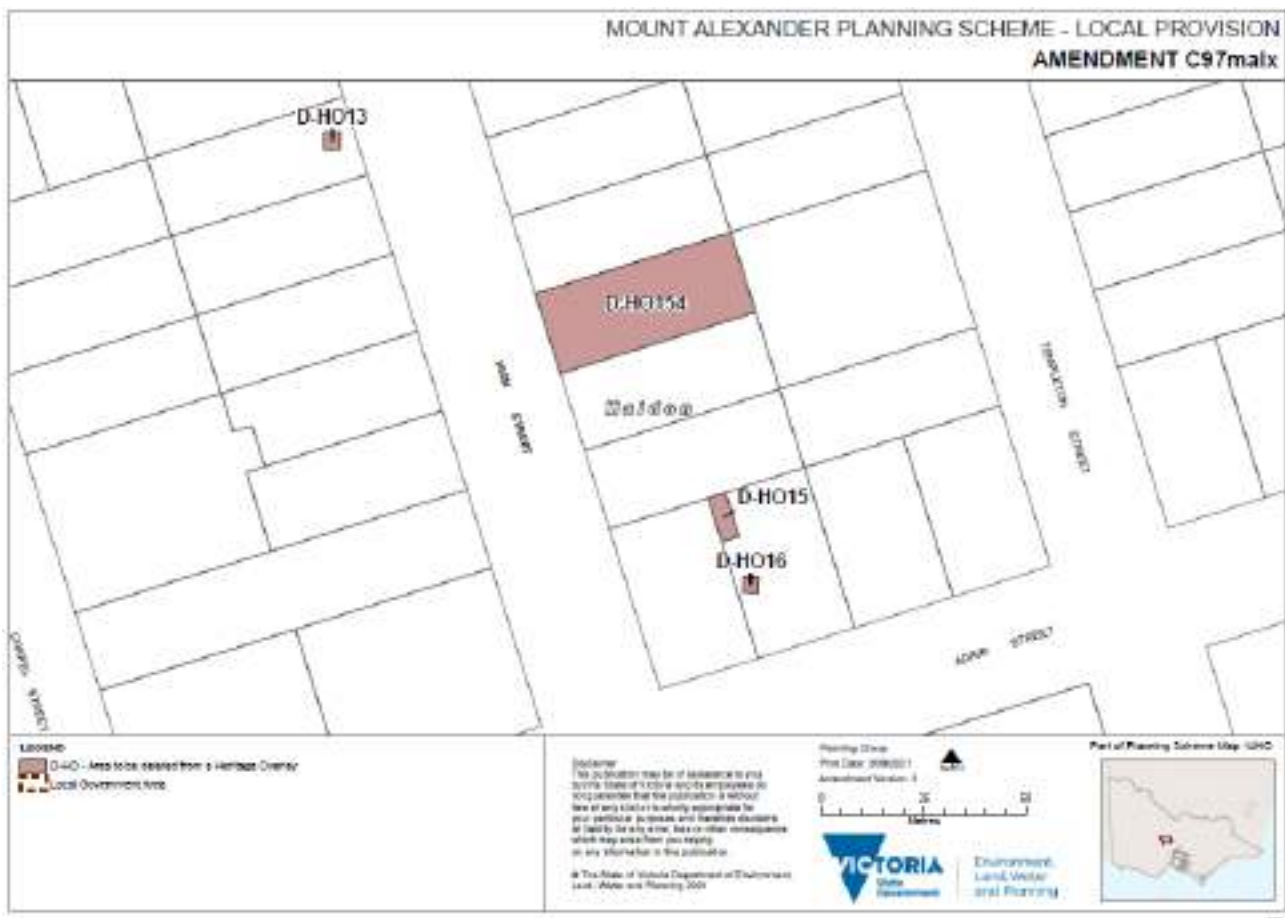
53.HO13

143 High Street, Maldon

**Error:** incorrect HO mapping – HO13 is applied to the property, but this is for 34 Adair Street (see below).



**Proposed change:** amend 14HO to delete HO13 from this property (see below).



### 54.HO23

1 Pond Drive, Maldon

**Error:** anomaly in street name and number (missing street number) – see below:

HO23	Residence Cnr Baxter St & Pond St
------	--------------------------------------

**Proposed change:** amend description in HO schedule to be 'Residence 1 Pond Drive'.

**Background:**

# Planning Scheme Amendment C97malx

## Attachment B - Background report



### Legal description:

Address	1 Pond Drive
Locality	Maldon
Postcode	3463
Legal Description	CA 17 SEC 3D Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling

### Data card:





55.HO24

3 Baxter Street, Maldon

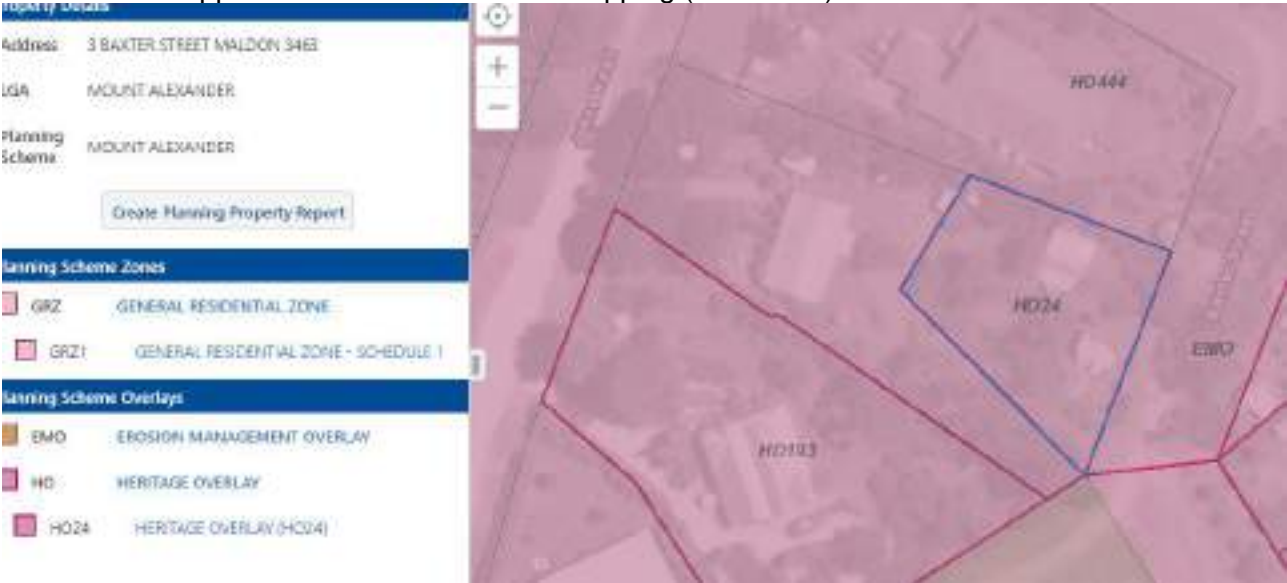
**Error:** HO schedule (below) missing street number

HO24	Residence Baxter St
------	---------------------

**Proposed change:** amend schedule description to be ‘residence 3 Baxter Street’

**Background:**

- HO24 applied to 3 Baxter Street on mapping (see below)



Note: no data card was located for this property.

56.HO25

11 Baxter Street, Maldon

**Error:** HO schedule (below) missing street number

HO25	Residence Baxter St
------	---------------------

**Proposed change:** amend schedule description to be ‘residence 11 Baxter Street’

**Background:**

- HO25 applied to 11 Baxter Street on mapping (see below)



Note: no data card was located for this property.

57.HO35

18 Camp Street, Maldon

**Error:** incorrect mapping of overlay – missing HO number (see below)

HO35	Residence 18 Camp St
------	----------------------

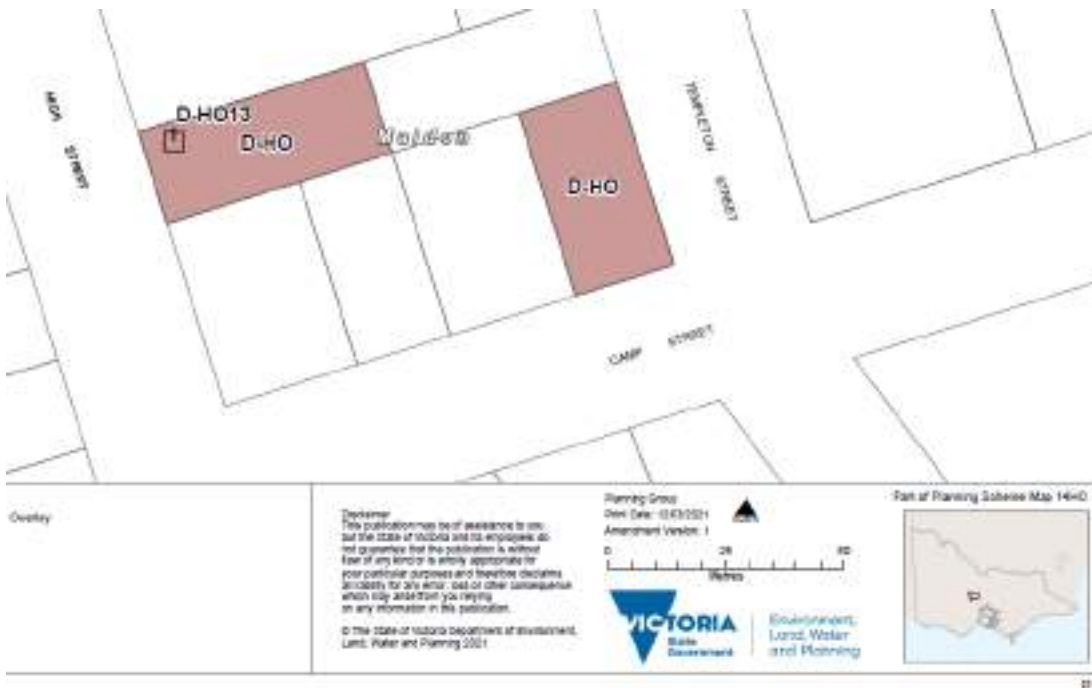


**Proposed mapping:** Amend 14HO to apply HO35 to property (see below)



# Planning Scheme Amendment C97malx

## Attachment B - Background report



Note: no data card was located for this property.

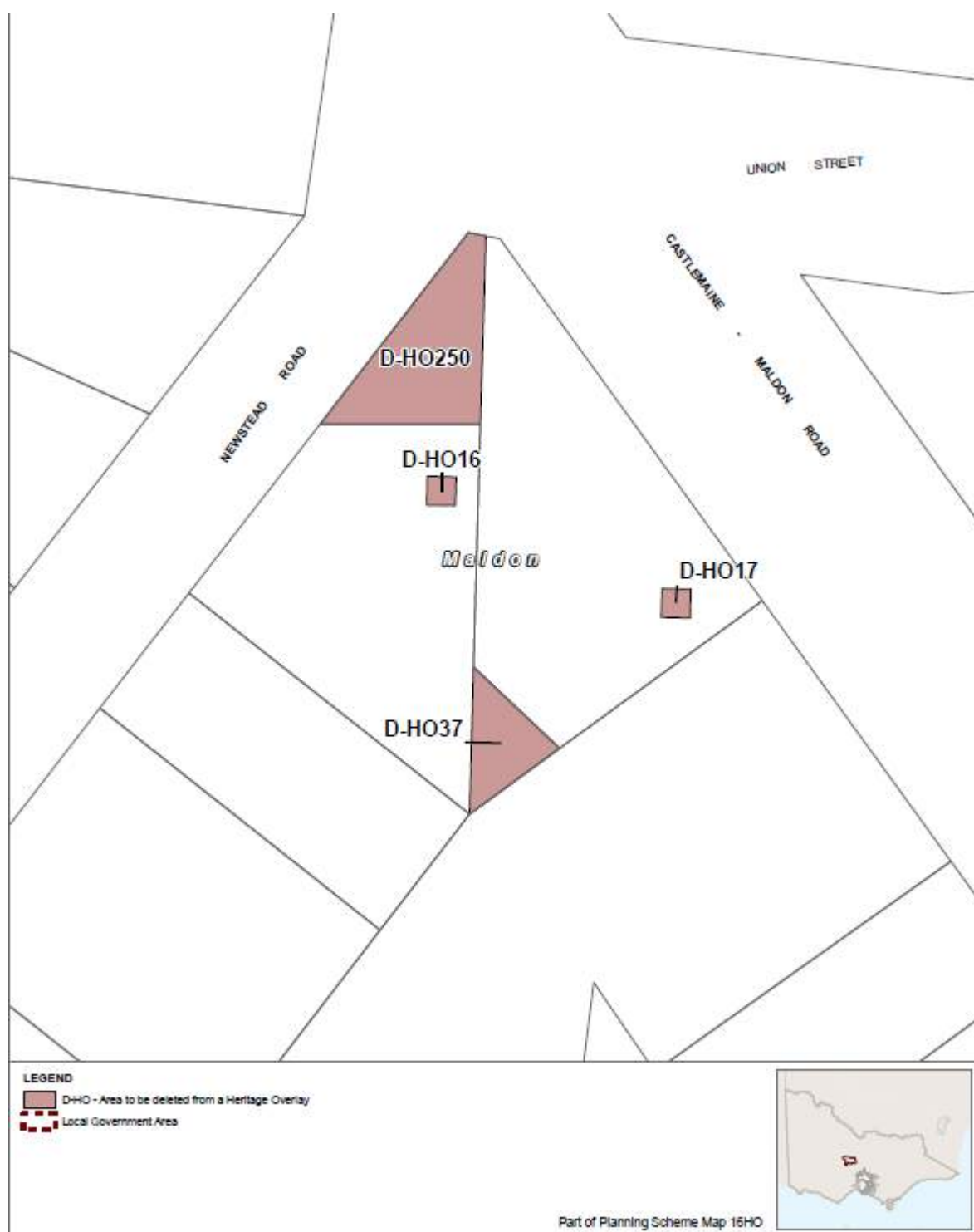
### 58.HO37 (& HO17)

2 Castlemaine Road, Maldon

**Error:** incorrect mapping of overlay – HO37 doesn't align with correct property boundary, and there is a small HO17 square applied to site which applies to 39 Adair Street (see current mapping below).



**Proposed change:** Amend HO16 to ensure HO37 aligns with property boundary, and HO17 is deleted from property (see proposed mapping below):



### Background:

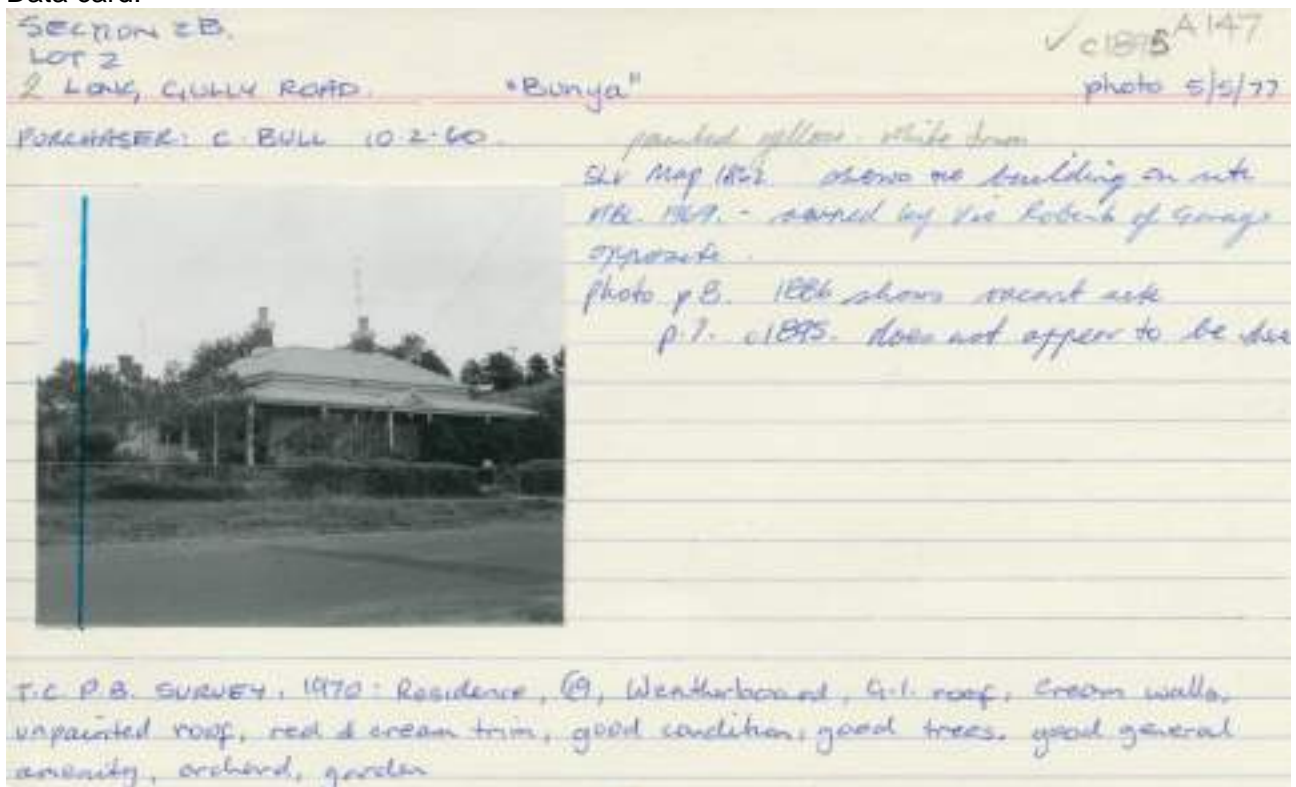


# Planning Scheme Amendment C97malx

## Attachment B - Background report

Address	2 Castlemaine Road
Locality	Maldon
Postcode	3463
Legal Description	CA1 & Pt 2 Sec 2b Vol.10280 Fol.930/931

### Data card:



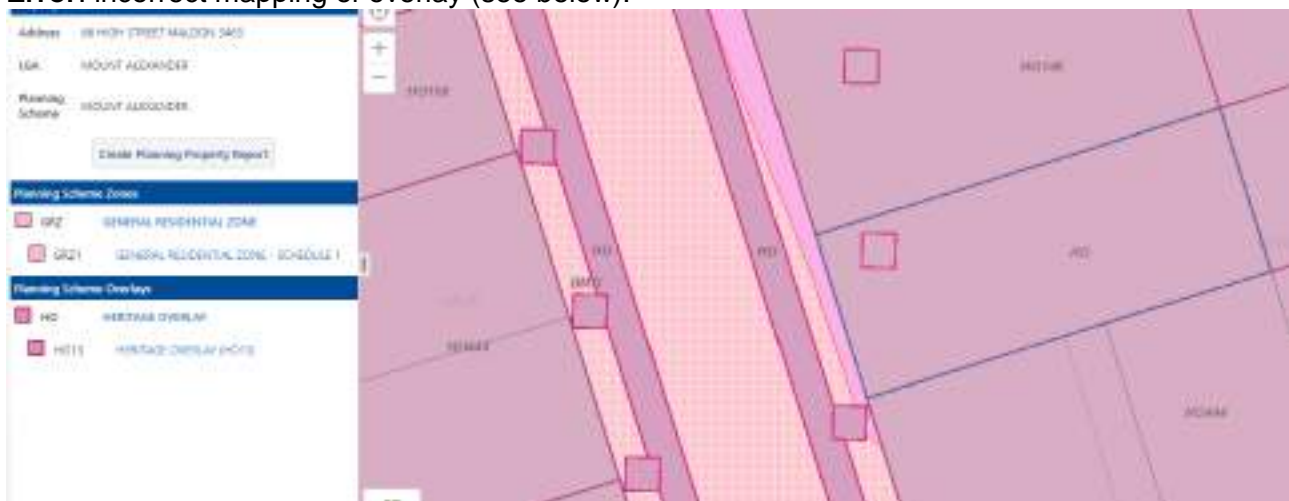
### Google maps street view:



### 59.HO144

66 High Street, Maldon

**Error:** incorrect mapping of overlay (see below):



A small square (HO13) is applied to the site, which applies to:

**HO13**

Residence 34 Adair St.

The correct HO number for this property (HO144) is not applied.

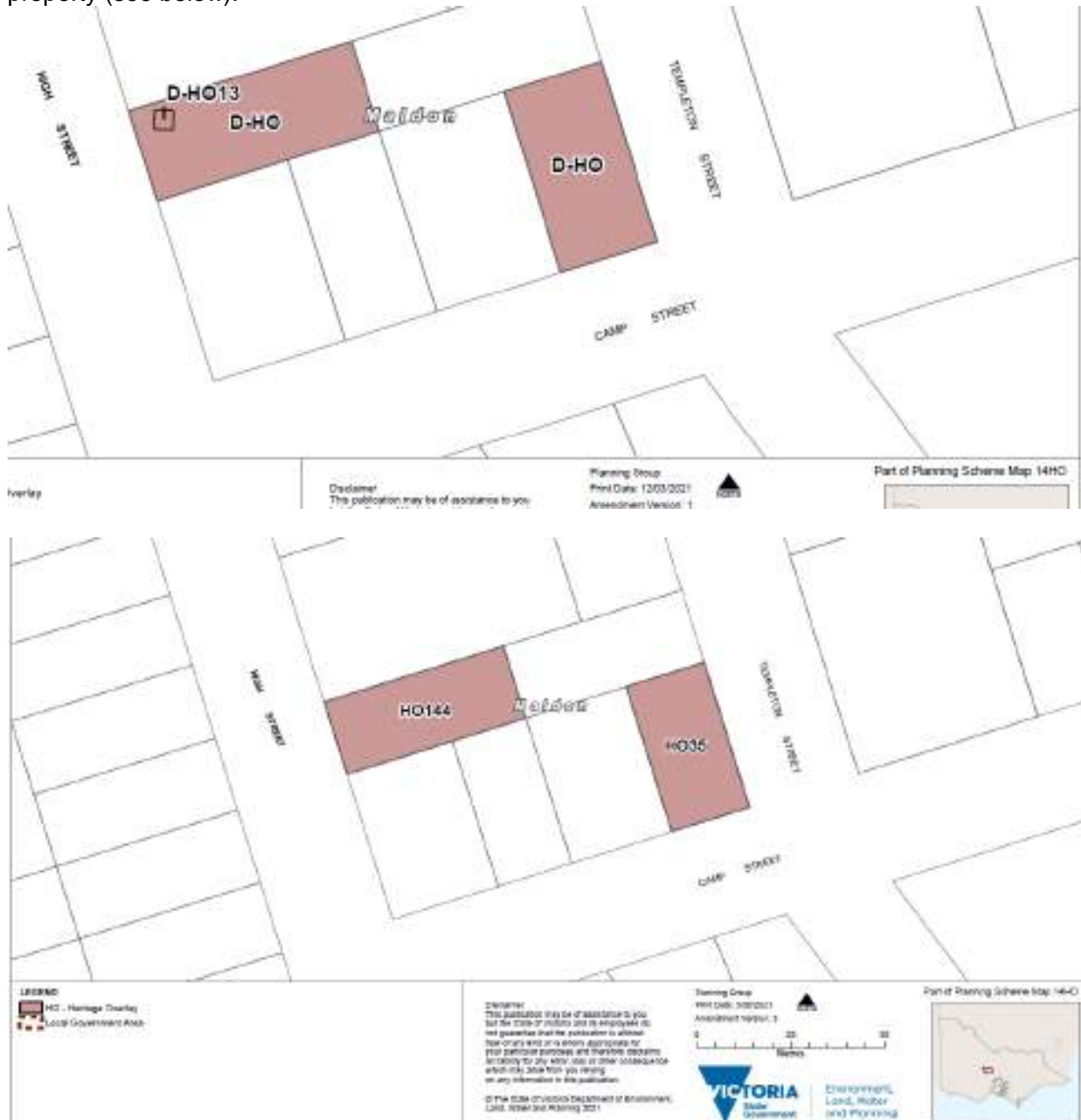
**HO144**

Residence 66 High St.

# Planning Scheme Amendment C97malx

## Attachment B - Background report

Proposed mapping: amend 14HO to ensure HO144 applies to property, and HO13 is deleted from property (see below).



### 60. HO153

79B High Street, Maldon

**Error:** incorrect description in schedule (incorrect street number), and does not reflect the former use that it was recognised for in the Maldon Conservation Study – shown below:

HO153	Shop 79 (Lot 7) High St
-------	-------------------------



**Proposed change:** amend schedule to read 'Former Commercial Hotel 79b High Street'.

It is located as below:



### Background:

The property is legally known as Section A, Crown Allotment 3. The Maldon Conservation Study shows it as below (page 9, page 71 of PDF):

### A(3)

#### HIGH STREET

USE: Craft Shop.

CONSTRUCTION DATE: 1867.

FIRST LAND PURCHASE DATE:  
R. Moyes, 12.5.1856.

CONSTRUCTION MATERIALS:  
weatherboard.

CONDITION AND INTACTNESS:  
good.

SIGNIFICANCE: Early hotel of pleasant scale.

**HISTORY:** This land was exchanged by Moyes with J.C. Hawkey for allotment A(8) on 15.7.1857.<sup>1</sup> In 1867 the Tarrangower Times of 8 February 1867 reports that 'Handorff has built the Commercial Hotel on land rented from Hawkey' and expands on the report on the 17 February 1867 'Ernest Hahndorf, licensee of Commercial Hotel, wooden house, 3 storey [probably refers to three gable sections], three bed and family quarters, ground rented from Hawkey.' A detail of the 1867 panorama (PHp5) (see A(2)) this building without the verandah. Hahndorf continued as licensee until his death in October 1891.<sup>2</sup> R. Dunbull was the publican from 1893 until 1900 when the hotel was run by E. Vivian until 1902. William Symons was licensee from 1903-1910 when the hotel license was revoked under the Licenses Reduction Act.

The building appears to be substantially as built in 1867 and is of simple pleasant design and scale.

The vacant land on A(3) to the north of the existing building was occupied by two timber buildings as seen in the 1867 panora-

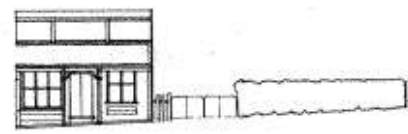
### FORMER COMMERCIAL HOTEL

ama (PHp5). These would appear to have been the buildings leased to Dr. M.T. Mason and James and Richard Ormond (Argyle House Drapery) by Hawkey in July 1860 for eight years.<sup>3</sup> In March 1861 Dr Mason died and Dr Nixon practised from his residence in High Street. Nixon remained until February 1862 when he sold the lease and furniture prior to leaving the colony.<sup>5</sup> In 1866 this shop again is available for lease as it is advertised in 27 September 1866 issue of the Tarrangower Times as 'shop to let next to Websters [who was occupying the Maldon Pharmacy on the south of A(3)] occupied by Mrs Broderick'. In 1900 the ratebook entries are R. Harvey, miner, wooden building High Street, and George Mi Ah storekeeper, wooden building. The buildings were demolished by 1936 (as shown in photograph PHp20) (see page 34) and the site has remained vacant.

1. Title document.
2. Evans, *Diary of a Welsh Swagman*, p.193.
3. Title document.
4. Tarrangower Times, March 1861.
5. Tarrangower Times, 14.2.1862.



c1900



1977

This matches what appears on google maps street view below:



76 High Street, Maldon

**Error:** 76 High Street is incorrectly listed within the HO schedule, however the dwelling is a relatively recent build and there are no availbale data cards or listings in the conservation study for this property (the error is likely associated with the heritage overlay application at the neighbouring property – 78 High Street – refer Number 62 of this report).

HO154

Residence 76 High St

Address 76 HIGH STREET MALDON 3463

LGA MOUNT ALEXANDER

Planning Scheme MOUNT ALEXANDER

[Create Planning Property Report](#)

**Planning Scheme Zones**

- GR2 GENERAL RESIDENTIAL ZONE
- GR21 GENERAL RESIDENTIAL ZONE - SCHEDULE 1

**Planning Scheme Overlays**

- HO HERITAGE OVERLAY
- HO444 HERITAGE OVERLAY (HO444)

**Proposed change:** delete HO154 76 High Street from HO Schedule.

### Background:

The legal description for 76 High Street is:

Address	76 High Street
Locality	Maldon
Postcode	3463
Legal Description	CA 19 SEC 4 Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling

The Maldon Conservation Study does not list 76 High Street (Section 4, CA 19), and there is no data card for this property.












# Planning Scheme Amendment C97malx

## Attachment B - Background report

SECTION	LOT NO.	STREET
4	1	Cnr High & Adair Sts
4	2	Adair Street
4	3	Adair Street
4	6	Templeton Street
4	9	Templeton Street
4	17 & 18	High Street
4A	1	Cnr Frankston & Church Sts
4A	20	Reef Street
4B	1	Cnr Ireland & Adair Sts
4B	16	Ireland Street
4C	1	Reef Street
4C	10	Reef Street
4C	11	Reef Street
4C	12	Reef Street
4E	5	Adair Street

Data cards for Section 4 properties:

-  3E(4)-Reef
-  4(1) 38 Adair\_HO983
-  4(2) 36 Adair\_HO15-16\_Card
-  4(2) 36 Adair\_HO15-16\_Photo
-  4(3) 34 Adair\_HO13
-  4(6) 39-41 Templeton\_HO338
-  4(9)-Templeton
-  4(17-18) 78 High\_HO154-HO155
-  4A(1) 24 Church\_HO76\_Card

The error is likely associated with the property next door (78 High Street, Maldon – refer number 62 of this report below).

The following photo was taken of the dwelling at 76 High Street:



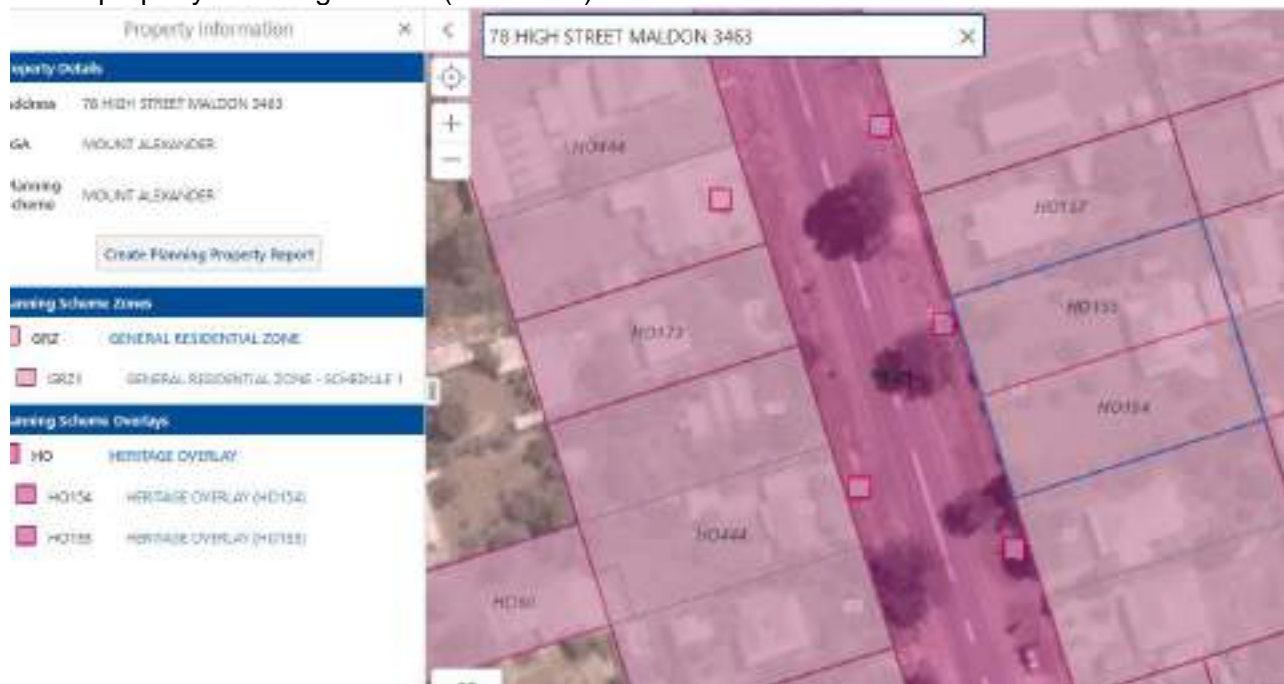
The dwelling at 76 High Street is a more recently built dwelling – additional property images are available on [Realestateview.com](https://www.realestateview.com.au). There are no Maldon data cards or properties within the Conservation Study which match the above dwelling.

Note: HO444 is still applied to this property and will remain as this is part of a precinct overlay and it not proposed to be changed as part of this amendment.

### 62.HO155

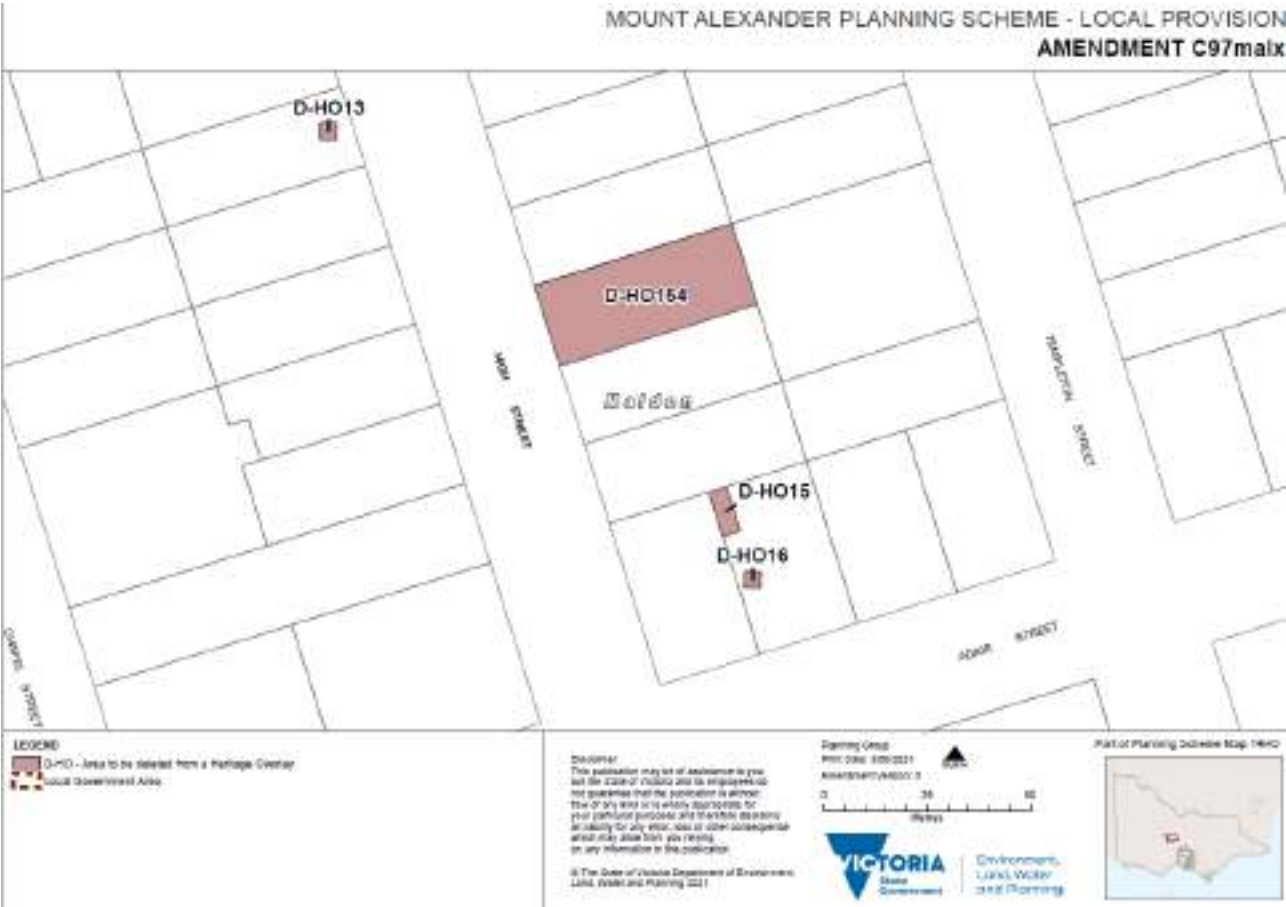
78 High Street, Maldon

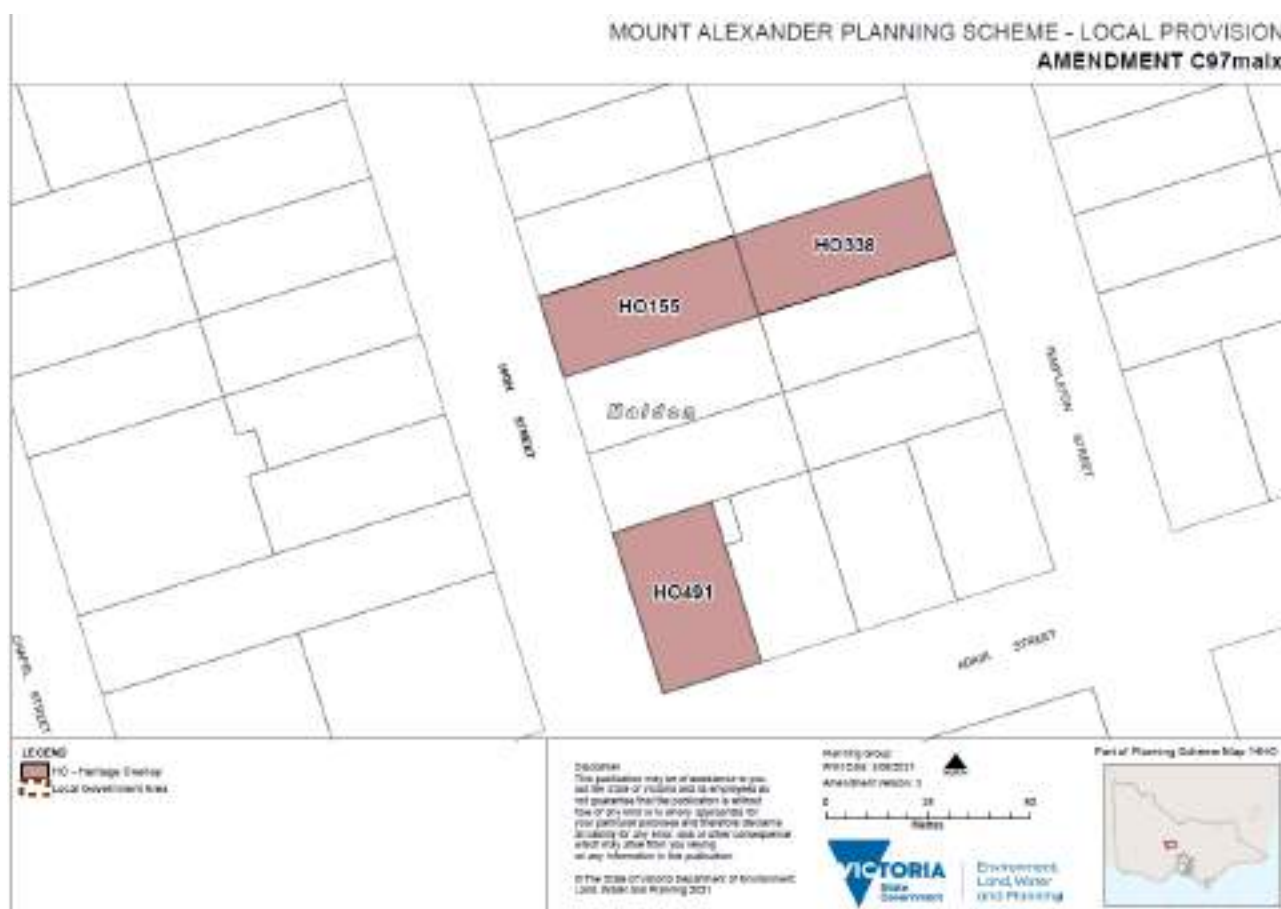
**Error:** incorrect mapping of overlay – both HO154 and HO155 have been applied to the one house/property at 78 High Street (see below):



**Proposed change:** Amend 14HO to delete HO154 from 78 High Street, and extend HO155 so it applies to the whole property/house (see proposed mapping below):







### Background:

78 High Street is legally known as:

Address	78 High Street
Locality	Maldon
Postcode	3463
Legal Description	CA 17 SEC 4 V12260 F201 & CA 18 SEC 4 V12260 F202 Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling

Data card shows:



Google maps street view matches this:



## 63.HO7 & HO9

24 Adair Street Maldon (including un-numbered lot abutting on western side)

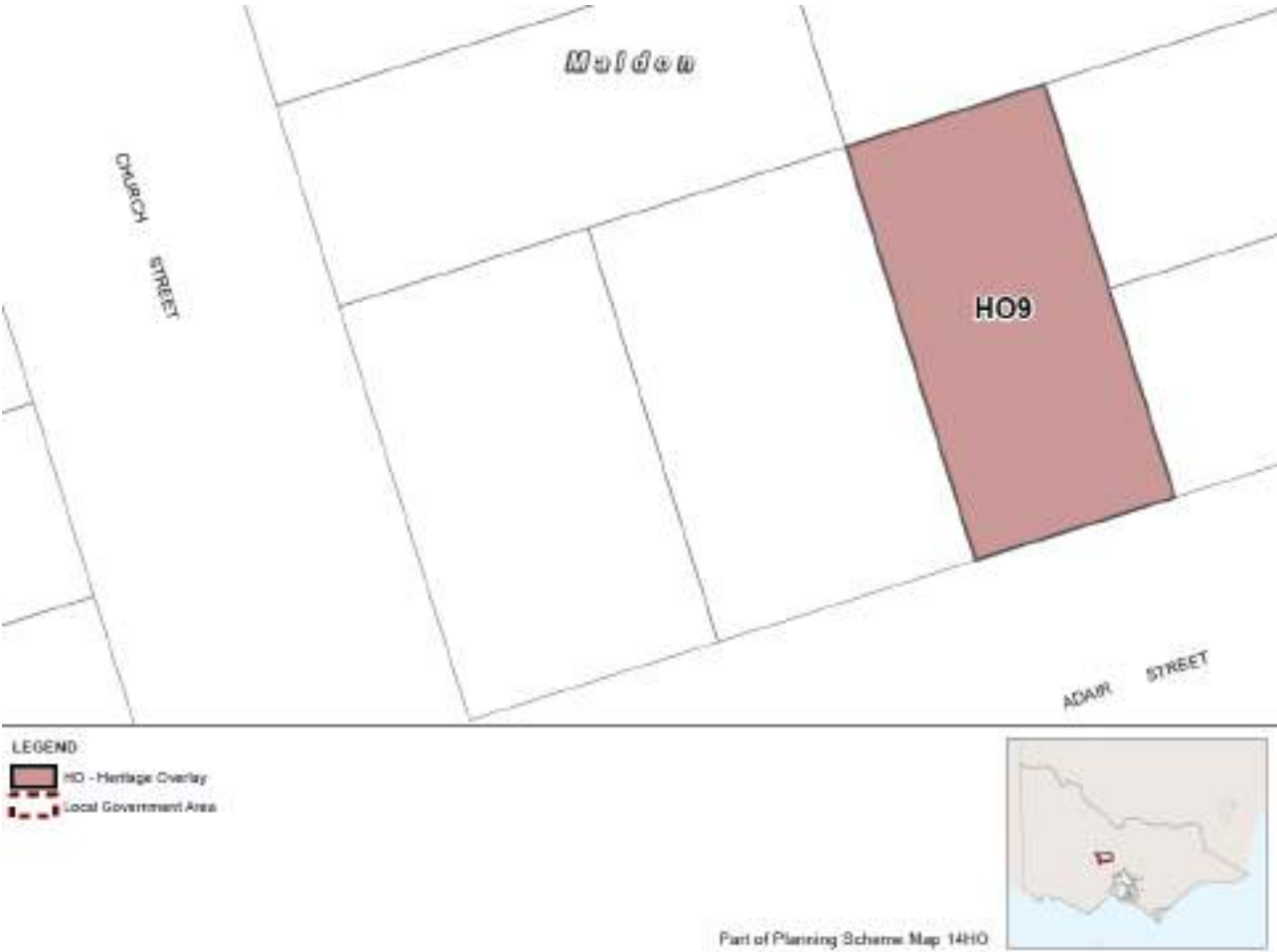
**Error:** HO7 and HO9 cover the same house and property, so this is an anomaly (see current schedule and mapping below):

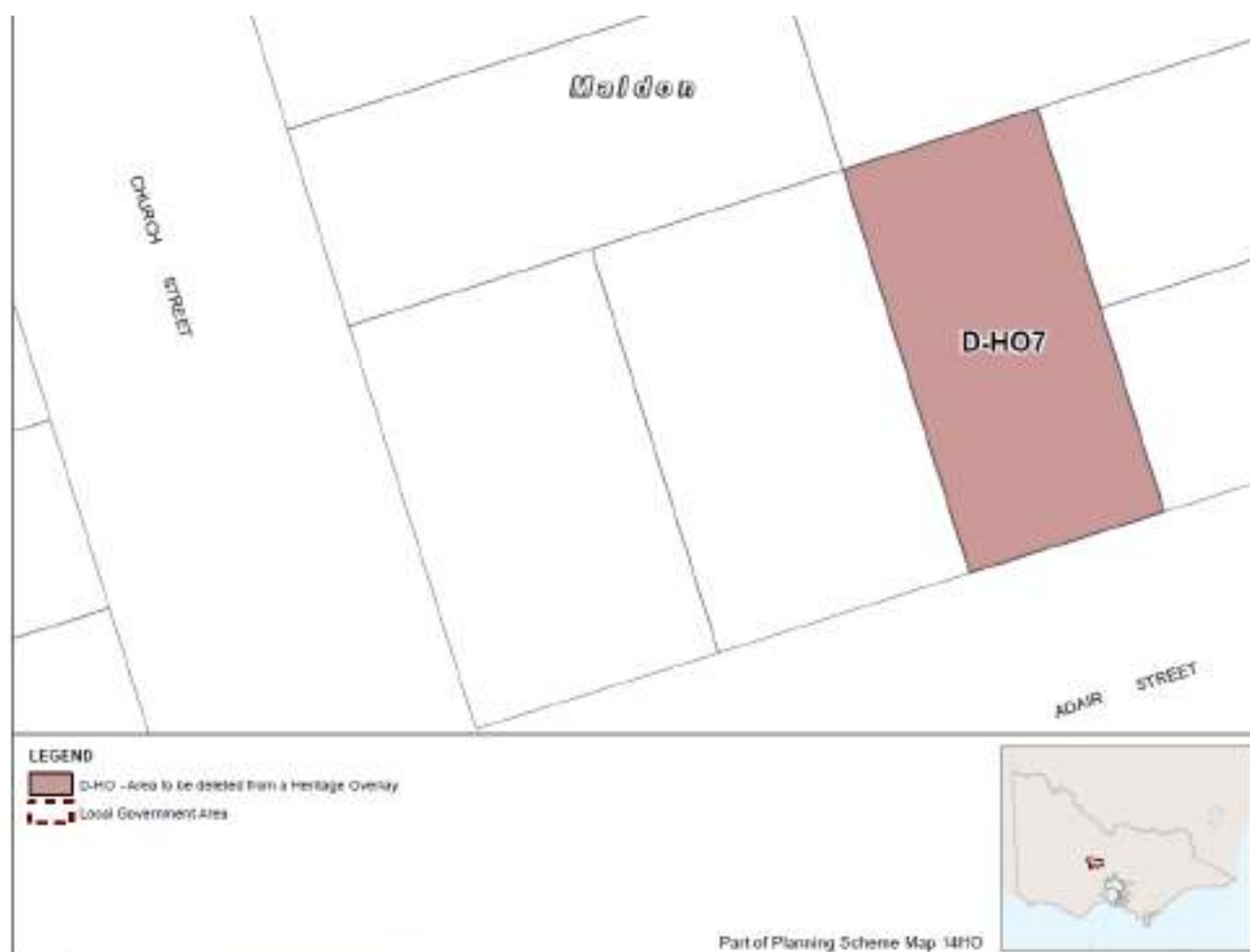




### Proposed change:

- Schedule: Delete HO7 from schedule.
- Mapping: Amend 14HO to delete HO7, and extend HO9 to the neighbouring property to the east (24 Adair Street) so it covers whole property/house (see below):





### Background:

The legal description for 24 Adair Street is:

Address	24 Adair Street
Locality	Maldon
Postcode	3463
Legal Description	V10803 F103 CA 2 SEC 3A Parish of Maldon; L1 LP70250 V8589 F185
Status	Current
Land Use	110-Detached Dwelling

The property to the west (un-numbered and named) is:

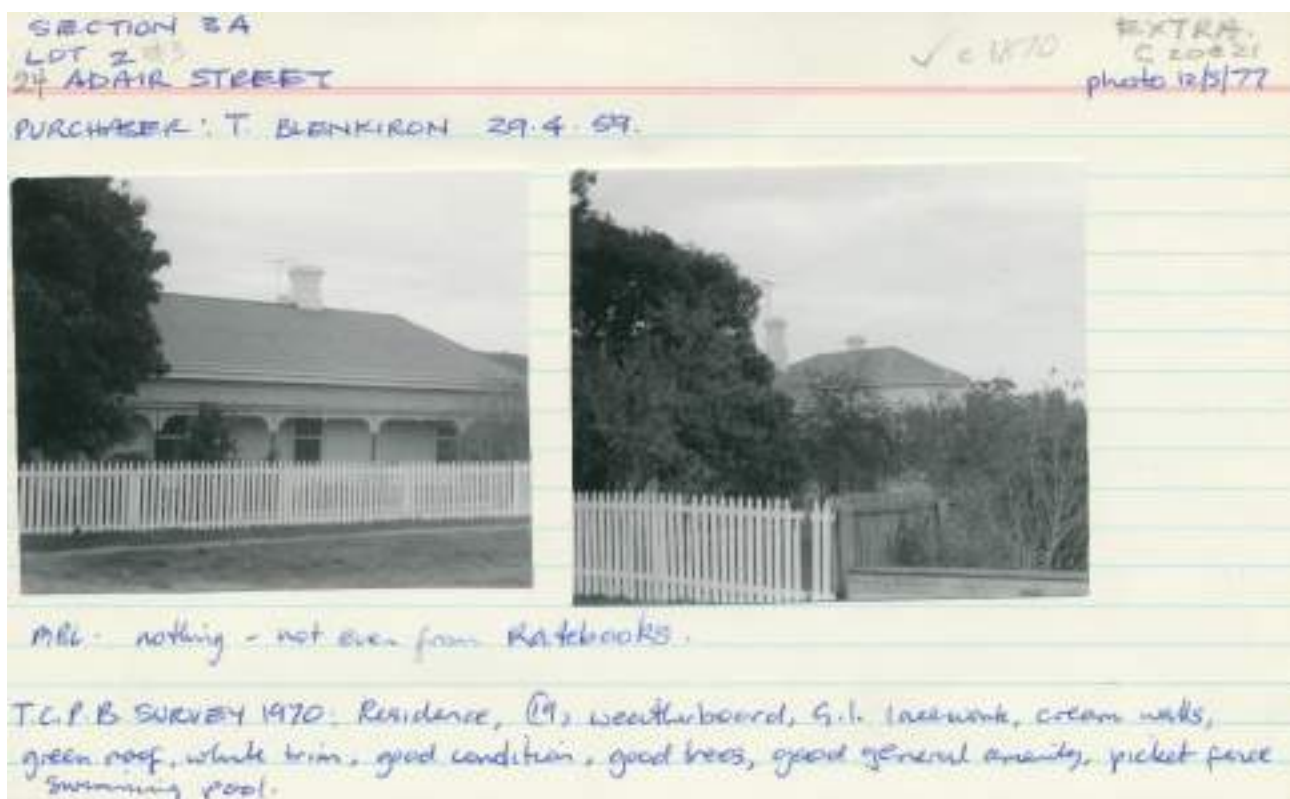


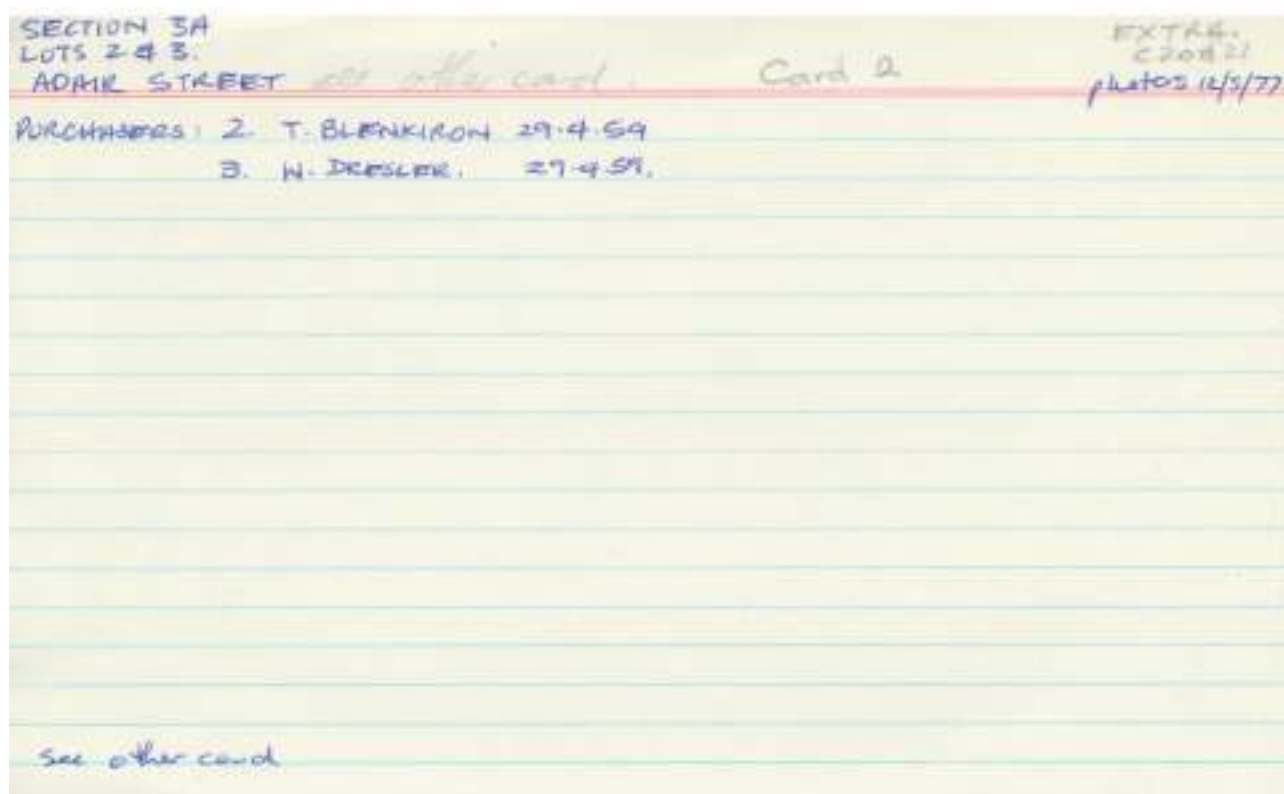
# Planning Scheme Amendment C97malx

## Attachment B - Background report

▼ PARCEL	◀ 1 OF 1 ▶
PFI	45265997
SPI	3A~2\PP5493
Plan Number	
Lot Number	
Allotment	2

The data cards for 24 Adair Street (Section 3A, Crown Allotment 2) shows the following:





Google street view (below) matches the data cards, and confirms that this house should be protected by the one HO as it refers to the one residence.



64.HO12

30A Adair Street, Maldon

**Error:** incorrect street number in HO schedule (see current schedule below):

HO12	Residence 32 Adair St.
------	------------------------

This should be 30A Adair Street.

**Proposed change:** amend HO schedule to read 'Residence 30A Adair Street'

**Background:**

The mapping is shown as follows (with HO12 applied to 30A Adair Street, not 32 Adair Street)





# Planning Scheme Amendment C97malx

## Attachment B - Background report

32 Adair Street is legally known as:

Address	32 Adair Street
Locality	Maldon
Postcode	3463
Legal Description	V495 F888 CA 4 SEC 4 Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling

30A Adair Street (across the road to the east) is legally known as:

Address	30A Adair Street
Locality	Maldon
Postcode	3463
Legal Description	V985 F971 CA 1 SEC 3 Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling

The data card for 30A Adair Street is below:

SECTION 3  
LOT 3 /  
ADAIR STREET, CAR TEMPLTON.

PURCHASER: J HERMAN 14-10-69.  
W HERMAN 15-10-69.

✓ CIBD EXTRA  
CIS  
photo 12/5/77



T.C.P.B. SURVEY 1970: Residence, (14), Weatherboard, G.I. roof, Green walls, green roof, white trim, good general amenity, good condition, fair trees. — check.



Google street view shows a matching residence at 30A Adair Street:





There is no data card for 32 Adair Street, and it has been incorrectly listed as the residence for HO12.

65. N/A: this one has been removed

66. HO15 & HO16

36 Adair Street, Maldon

**Error:** The 38 Adair street listed in the HO schedule at HO16 is a duplication, as 38 Adair Street is already protected by HO983 (see current schedule listings below). Therefore need to remove HO16 from mapping and schedule. HO15 needs to align with property boundary.

HO15	Residence 36 Adair St.
HO16	Residence 38 Adair St.

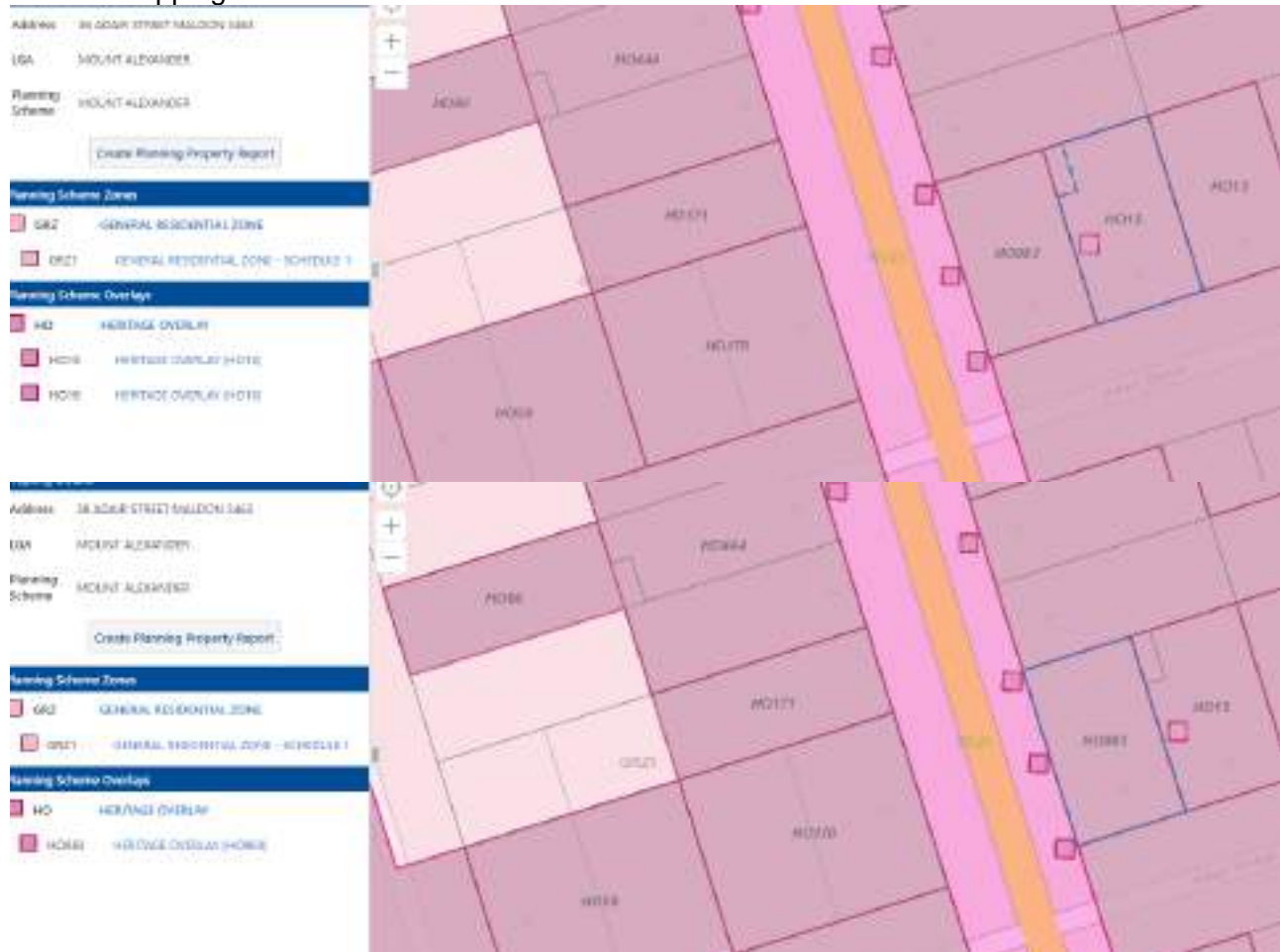


# Planning Scheme Amendment C97malx

## Attachment B - Background report

HO983	Gordonville
	38 Adair Street Maldon

### Current mapping:

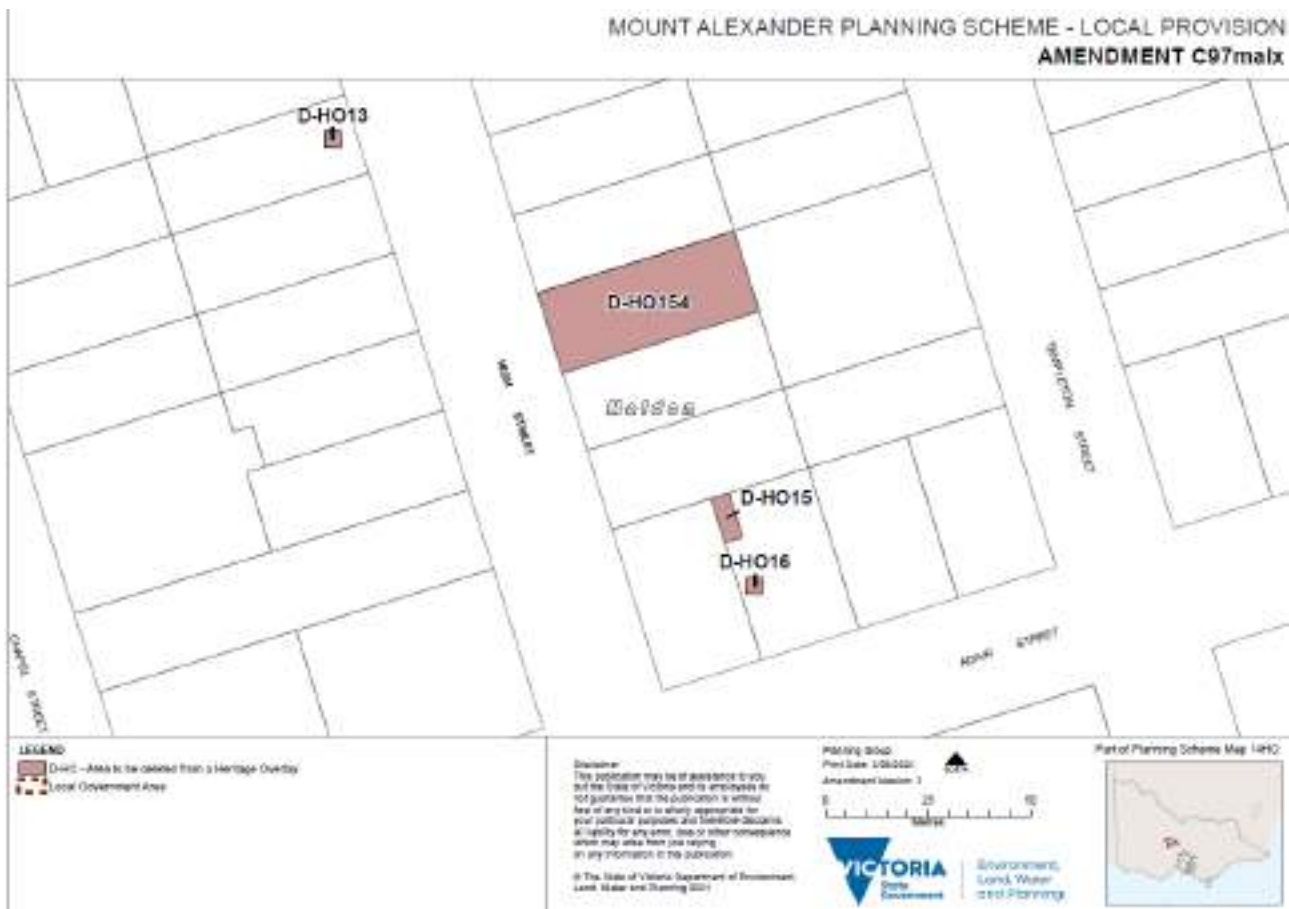


### Proposed change:

- Schedule: delete HO16 from schedule
- Mapping at Map No. 14HO: delete HO16 (appears as small square), and amend to ensure HO15 aligns with property boundary. (see proposed mapping below):

# Planning Scheme Amendment C97malx

## Attachment B - Background report



### Background:

Data cards for 36 Adair Street:





Google maps street view of 36 Adair Street:





Data cards for 38 Adair Street (separate HO):

SECTION 4  
LOT 1 38  
CORNER HIGH & ADAIR STREETS.

1897 C 11  
✓ 5300  
photo 12/5/77

PURCHASER: T. Blankinon S 3.61 on Register of National Estate  
H.R. nothing.

RATEBOOKS: 1900 J.H. Rule & Bl. House 4(1820) £50  
1900 J.H. Rule legal manager. Co Bldg 4(1) £25  
1898 on 1900  
1899 on 1900  
On no entry under Rule or Blankinon, 4(1).  
Proposed listing in the National Estate  
Register.



T.C.P.B. Survey 1970: Residence (A), brick, slate roof, cast iron work, white walls & white trim, good condition, good trees, good general amenity "suburb".

Google maps street view of 38 Adair Street:





### 67.HO811

Barkers Creek Reservoir, North Harcourt

**Error:** This property is not included in the VHR database, therefore this needs to be updated in the schedule, as it currently states 'yes' in the schedule (see below):

PS map ref	Heritage place	Internal point controls apply?	Internal elevation controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.06-4	Included on the Victorian Heritage Register under the Heritage Act 2007?	Prohibited work permitted?	Aboriginal heritage place?
HO811	Barkers Creek Reservoir North Harcourt	Yes	No	No	No	Yes	Yes	No

**Proposed change:** Amend schedule to change "yes" to "no" in 'Included on the Victorian Heritage Register under the Heritage Act 2017?' column.

### 68.HO203 & HO204

2-4 Main Street, Maldon

**Error:** These HOs are a duplication and both refer to the one shop (see current shedule and mapping below):

HO203	Shop 2 Main St Pt 13
HO204	Shop 4 Main St



### Proposed change:

- Schedule: delete HO204 from schedule, and amend description of HO203 to be: 'Former MacFarlane's Drapery 2-4 Main Street'
- Mapping: Map Number 16HO: Delete HO204, and apply HO203 across whole of site (see proposed mapping below):








**Background:**  
Data cards for property:

SECTION A  
LOT 13, MTD  
2nd HIGH STREET  
J.J. McFarlane's Drapery  
IVOR SAMPSON GENERAL DRAPER.  
512 72

PURCHASER: M. FITZGERALD 17.11.56. MAY.  
1.6.61 transferred to William Fitzgerald £300  
18.11.64 Richard Collier to Carl Albrecht Hennessy £350  
18.11.71 to Conrad Oswald  
18.11.74 to Michael 100% top portion transferred to Robert Earl Oswald £400  
Oswald acknowledges rights of George Collier & John J. McFarlane (the present  
Knights) to remove all buildings in the defective area unless R.D.O. should  
decide to purchase such building at £50 from 1946 and £100 from J.J.M.  
13.11.74 Oswald to John James McFarlane.  
T.T. 1966 SCHEDULE: ad "Established for 110 years".  
Ref. Cyclopedia of Victoria J.J. McFarlane. V.2. P399.  
(1866) Retail Merchandise Official Journal of the Retail Traders Association of Victoria.  
July/Aug 1959. "Commercial House" Malden. The general drapery business  
established by J. M.F. during the early gold mining days served the growing  
town of Malden for many years. From his retirement the business was carried on.  
T.C.P.B. SURVEY 1970: good condition, street & shop windows, new door - chrome bar,  
suggested colour - mushroom - sapia, authentic, good general amenity, 1870.



by his 2 sons Hamilton and Albert M.F. The  
business establishment known as M.F. Bros. then  
came into being  
Early in the year 1946 marked the end of the  
business conducted under the name M.F. Farlane  
& 80 years of drapery trading with the residents of  
Malden & surrounding districts. Ivor Sampson  
purchased the business & building in 1946  
thus completing 72 years of continuous trading  
making it the longest established  
business in the state [1866 start].  
18.11.64 J.J.M. takes lease for 5 years  
commencing 5.4.65 on 4(13) from Richard Collier.  
13.11.74 J.J.M. buys from R.D. Oswald the lower part of  
A(13).  
1875(?) photo of Malden shows drapery was IVOR  
SAMPSON's apparently as now but with more part of  
the 2 story building behind it in course of construction

photos p13 1902 shows shop  
when J.J. MCFARLANE'S upper part  
of pediment altered & shop fronts.  
ph. 37 1924 can see building with  
what appears to be existing pediment  
ph. p3 c1875 shows building with  
two story part under construction

Malden Conservation Study (page 17, page 79 of PDF)



### A(13) HIGH STREET

USE: Drapers

CONSTRUCTION DATE: c1870

FIRST LAND PURCHASE DATE:

M. Fitzgerald 17.11.1856

CONSTRUCTION MATERIALS:

brick

CONDITION AND INTACTNESS:  
good; pediment not original; glass door not original.

SIGNIFICANCE: A drapery establishment has operated continuously since 1863 on this site – a total of 114 years.

HISTORY: John James McFarlane arrived in Maldon in 1858 from Ireland. He worked at Warnock Brothers' Drapery for four years before establishing his own drapery business on this site.<sup>1</sup> He apparently went into partnership with a Mr Ferguson, and they operated the Union Jack House under the style of Ferguson and Co.<sup>2</sup> By March 1864 this partnership had dissolved, with McFarlane collecting the debts.<sup>3</sup> He obviously carried on the business as he leased the site from 5th April 1865 for five years.<sup>4</sup>

From photographic evidence, the present building appears to have been constructed between 1867 and 1875. Photograph PHP6 (1867, see page 2) shows a collection of small buildings on the site, and in photo-

### McFARLANE'S DRAPERY

graph PHP3 (1875, see page 37) the front of the shop appears to be the present facade (slightly altered). The two-storey section at the rear is shown under construction. Prior to purchasing this site in November 1874, J.J. McFarlane had been leasing the premises, which were valued at one hundred pounds. The leased premises could be the front section of the existing building.<sup>5</sup>

The McFarlane family carried on the business until 1946, with J.J. McFarlane's sons Hamilton and Albert taking over on his retirement. In 1946 the business, which is still operating, was purchased by Ivor Sampson.<sup>6</sup>

1. The Cyclopaedia of Victoria, vol.2, p.399
2. Moon p.47
3. Tarrangower Times 1.3.1864
4. Title documents
5. Title documents
6. Retail Traders' Association of Victoria: Retail Merchandiser, Jubilee issue, October 1959.



17

Google maps street view:

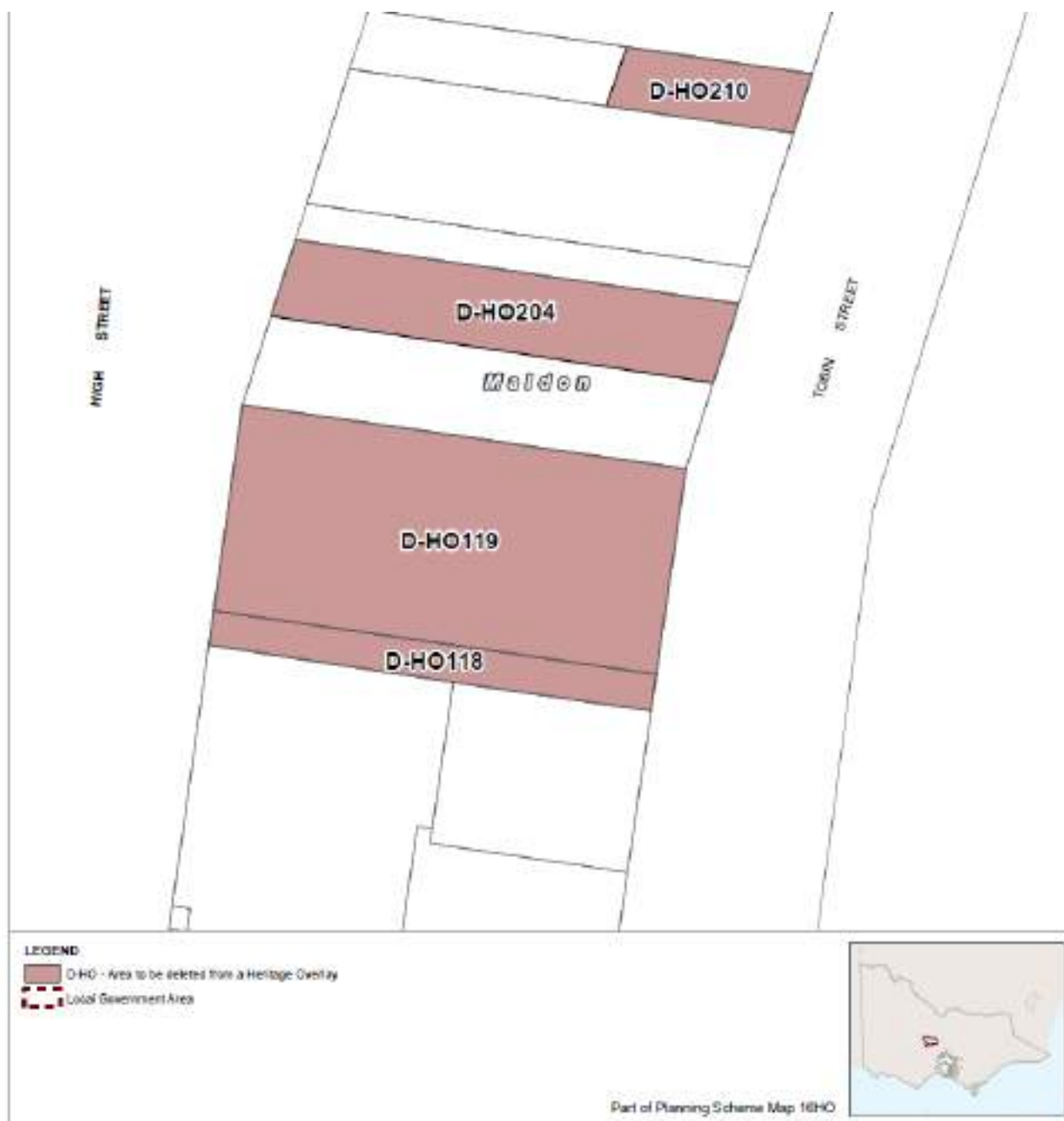


## 69.HO209 & HO210

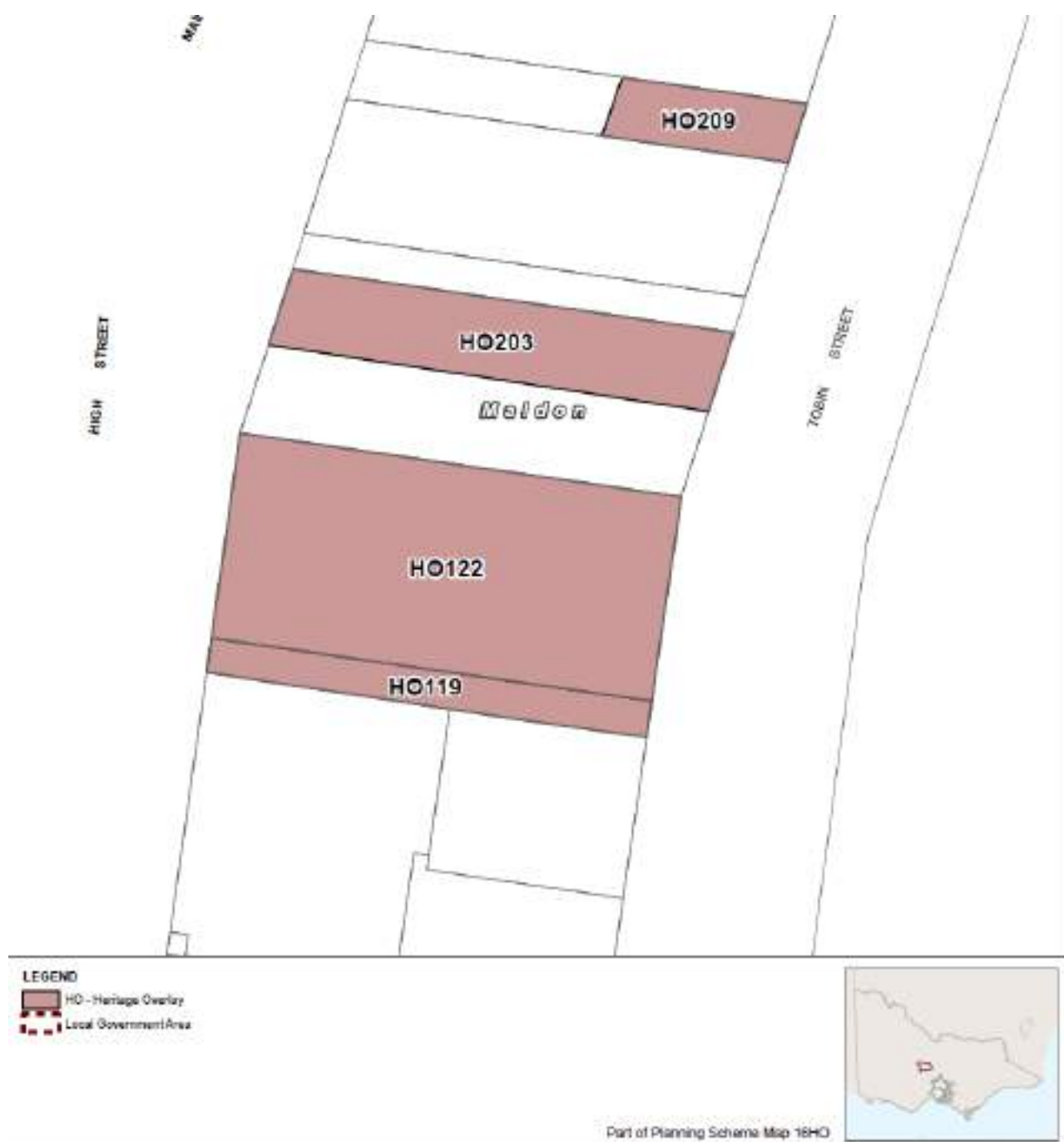
12 Main Street Maldon

**Error:** These two HOs (HO209 and HO210) apply to the same property so should be covered under one overlay. The address is incorrect and needs to be updated (street number) – it is actually 12 Main Street Maldon.









### Background:

The subject site is located at Section A, Allotment 14.  
Maldon Conservation Study (page 19, page 81 of PDF):

### A(14)

#### MAIN STREET

USE: hairdressing salon

CONSTRUCTION DATE: c1920

FIRST LAND PURCHASE DATE:

T. Garrett 17.11.1856

CONSTRUCTION MATERIALS:

brick

CONDITION AND INTACTNESS:

good; verandah posts not original?

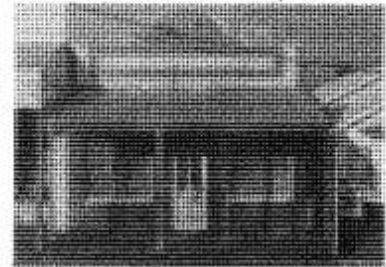
SIGNIFICANCE: Although later than 1900 this building is compatible with the streetscape.

HISTORY: The first building on this site appears to have been erected by Wheatley and Garret in 1858 as they advertised a weatherboard place to let.<sup>1</sup> It seems to be the same premises occupied by J.J. Mathews from 1860<sup>2</sup> to 1864<sup>3</sup>, when it was destroyed by fire.<sup>4</sup> A new timber building appears to have been erected prior to the site being sold in 1867 to Dr J. O'Neill who was listed as occupier. That building seems to be the one described in the 1900 ratebook, when it was occupied by J.A. Laity, barber.

### MISS HOCKEY'S SHOP

It was taken over by Hannah Hockey in 1907, who appears to have occupied the building until 1912<sup>5</sup> when she moved to the south of the site. In August 1919<sup>6</sup> Louisa Hockey purchased the north 20 feet of A(14), and it appears that the present building was constructed at that time.

1. MAM 2.6.1858
2. Tarrangower Times 2.11.1860
3. Tarrangower Times 22.7.1864
4. Ratebooks
5. Title documents.



A(14) 1977



A(14) c1900

19

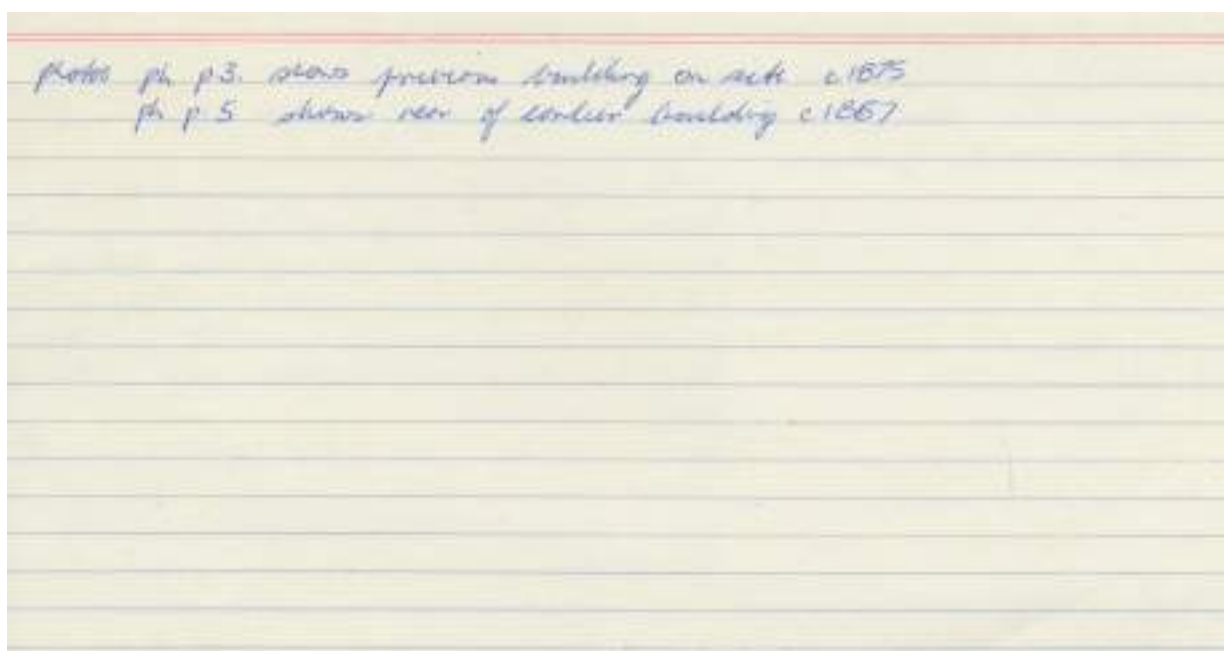
### Data cards:

SECTION A  
LOT 14  
12 MAIN STREET. / HIGH STREET. MISS HOCKEY'S SHOP. SIZ 67.  
PURCHASER: T. Garrett 17.11.56. Hairdresser.  
Mortg. c. 1910. Miss Hockey's ice-cream & lolly shop. Miss Hockey's rebuilt Shop as  
ice-cream & lolly shop.

RATEBOOKS:

1858-59. Hockey, Hannah, confection. Wd. house A(2)	£20.
1860-61. Hockey, Hannah, confection. 1st sub. Grog A(14) Wd. Wd.	£25.
1907-08. Hockey, Hannah, confection. Wd. Shop 9 rms A(14)	£30.
1908-09. Hockey, Richard, Conf. Shop 9 rms. Wd. Wd. 4 rms	£30.
1909-10. Hockey, Richard, Conf. Shop 9 rms	£30.
1910-11. Hockey, Louisa, 1st sub. Shop 9 rms. Wd. Wd.	£30.
1911-12. do. do.	
1912-13. Hockey, Louisa, 1st sub. Shop 9 rms. Wd. Wd.	£35.
1913-14, 1914-15. do. do.	
1916. T. B. 1919 Louisa Hockey - Shop top 20' of A(14) from ex-center of John O'Neill	

T.C.P.B. SURVEY 1970: (Hairdresser) c.k. condition, ticks painted brickwork. alterations, fly wire door, 2 verandah posts replaced, 5 timber angle struts to verandah missing. Suggested colour: cream, good general amenity, c.1910, mainly compatible.



Google maps street view:

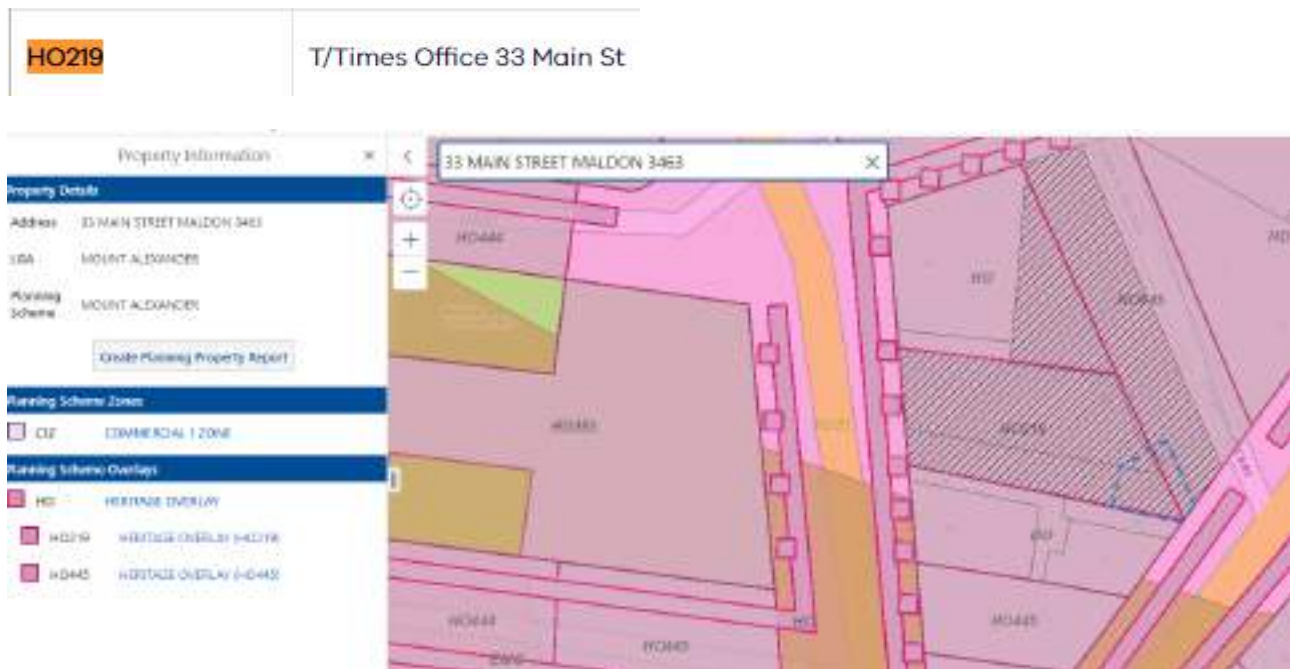




### 70.HO219

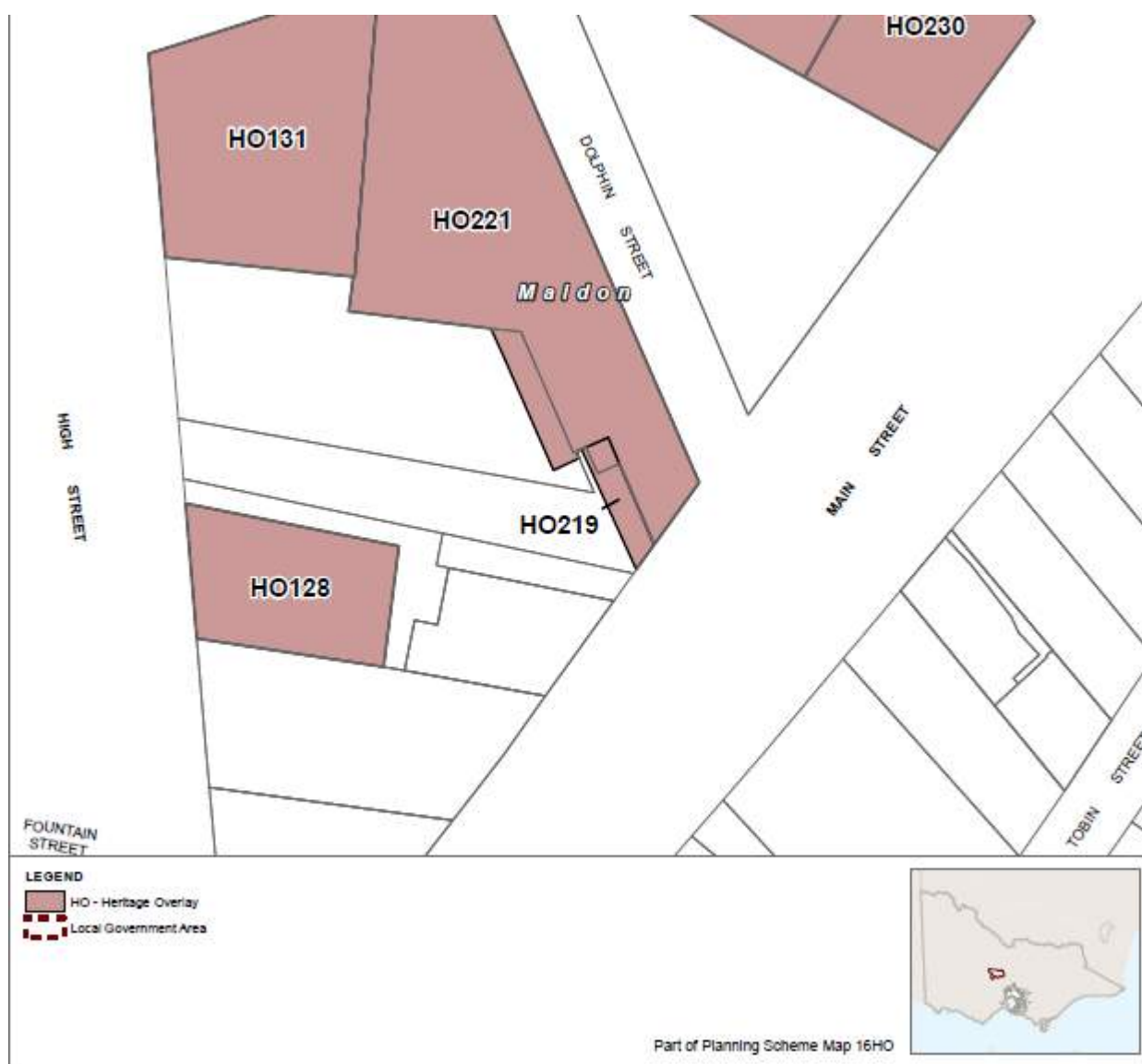
33 Main Street, Maldon

**Error:** Schedule description anomaly with the office name, and the mapping application is incorrect (see current HO schedule and mapping below):



#### Proposed change:

- Schedule: Amend description to read: Former Tarrangower Times Office 33 Main St
- Mapping: Amend 16HO to apply HO219 across relevant building at 33 Main Street Maldon (see proposed mapping below)



### Background:

The property is Section A, Allotment 27 & 29.

Maldon Conservation Study (page 29, page 91 of PDF):

### A(27 & 29)

#### MAIN STREET

USE: community purposes

CONSTRUCTION DATE: c1860

FIRST LAND PURCHASE DATE:

J. Dolphin 15.9.1857

CONSTRUCTION MATERIALS:

brick, timber shop front

CONDITION AND INTACTNESS:

good; verandah removed.

SIGNIFICANCE: Although the shop front has been recently altered, the building is compatible with the streetscape.

HISTORY: In January 1862 John Dolphin let a hairdresser's premises on this site.<sup>1</sup> The shop was taken by George Keay,<sup>2</sup> a barber, who operated on the site until after 1869.<sup>3</sup> In 1869 the ratebook showed that the building was owned by Calder. It would appear that the present building was either constructed prior to leasing, in 1861 or at the same time as Calder's Hardware Store in 1866. Part of the store can be seen in photograph PH25 (c1905) (see A(27) above), which shows that the verandah line was continuous with Calder's and the parapet height similar.

### TARRANGOWER TIMES OFFICE

The building was used as Hannaford's Music Shop from 1900<sup>4</sup> until at least 1907.<sup>5</sup> The Tarrangower Times moved into the building in the 1930s after fire had destroyed their premises in High Street (A(10)). The printing room is on A(29) and contains the original machinery. The shop front is not original, being constructed in 1975 for the film 'Break of Day', but it is compatible with the building. The sign-writing on the window was done at the same time.

1. Tarrangower Times 3.1.1862
2. Tarrangower Times 24.1.1862
3. 1869 ratebook
4. 1900 ratebook
5. 1907 directory.



29

### Data cards:

SECTION A.  
LOT 27 & 29  
MAIN ST. TARRANGOWER TIMES OFFICE

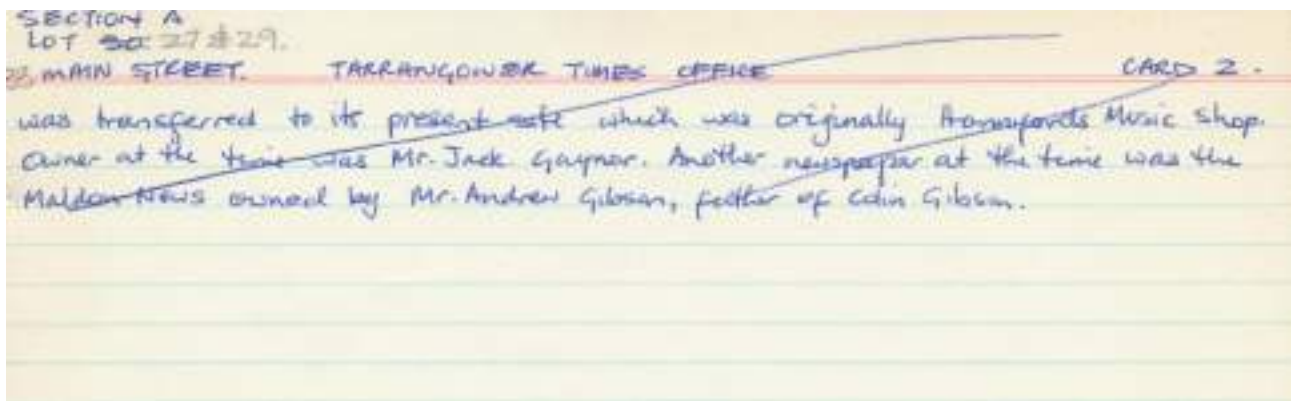
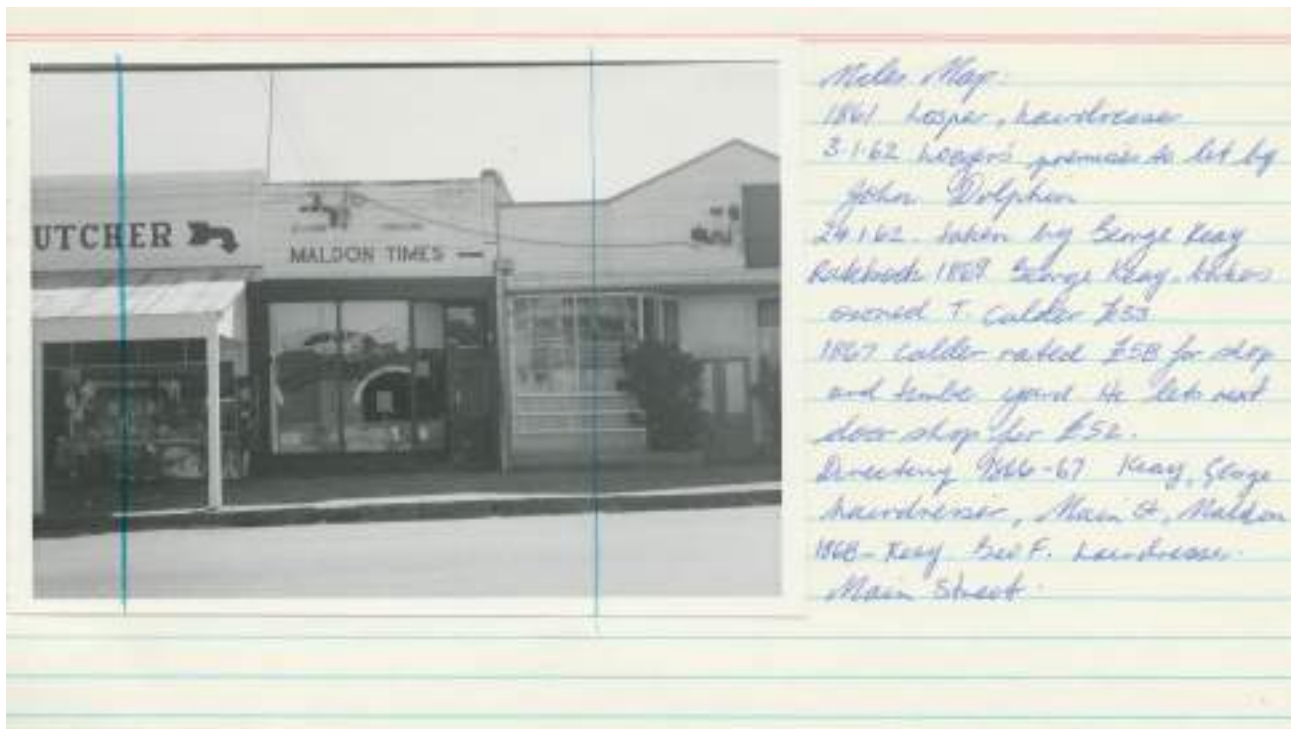
PURCHASER (LOT 27): J. DOLPHIN 15.9.57

Ref. Moon. 1863. Howleston, Tate & Co. T.T. Office  
1930 moved to this site after fire burnt  
down premises next to Theatre Royal.  
Originally Hannaford's Music Shop. Owner  
in 1930's Jack Gaynor. Ref. Saverin Ed.  
of T.T. 17/4/1976.  
Measured drawing copied.

RATEBOOKS. 1900: Hannaford. J. Piano Turner.  
Calder's. Bk. Bd. pt 17(29) Main. #30  
Directoris 1907. Hannaford. J. & Co. music shop  
T.C.P.B. slide c1970 shows old window  
before renovated for film "break of day"  
also shows where old verandah started  
and also the same on Calder's.

T.C.P.B. SURVEY 1970: Maldon Times Office, fair condition, alterations - (owners would like  
to replace verandah), metal to pilasters, painted glass, some modification, poor general  
amenity c1890.

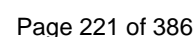
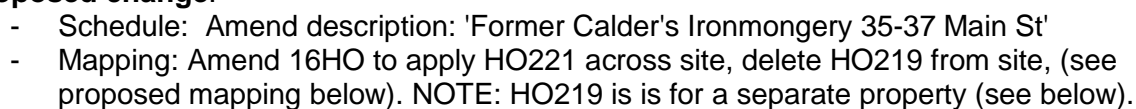


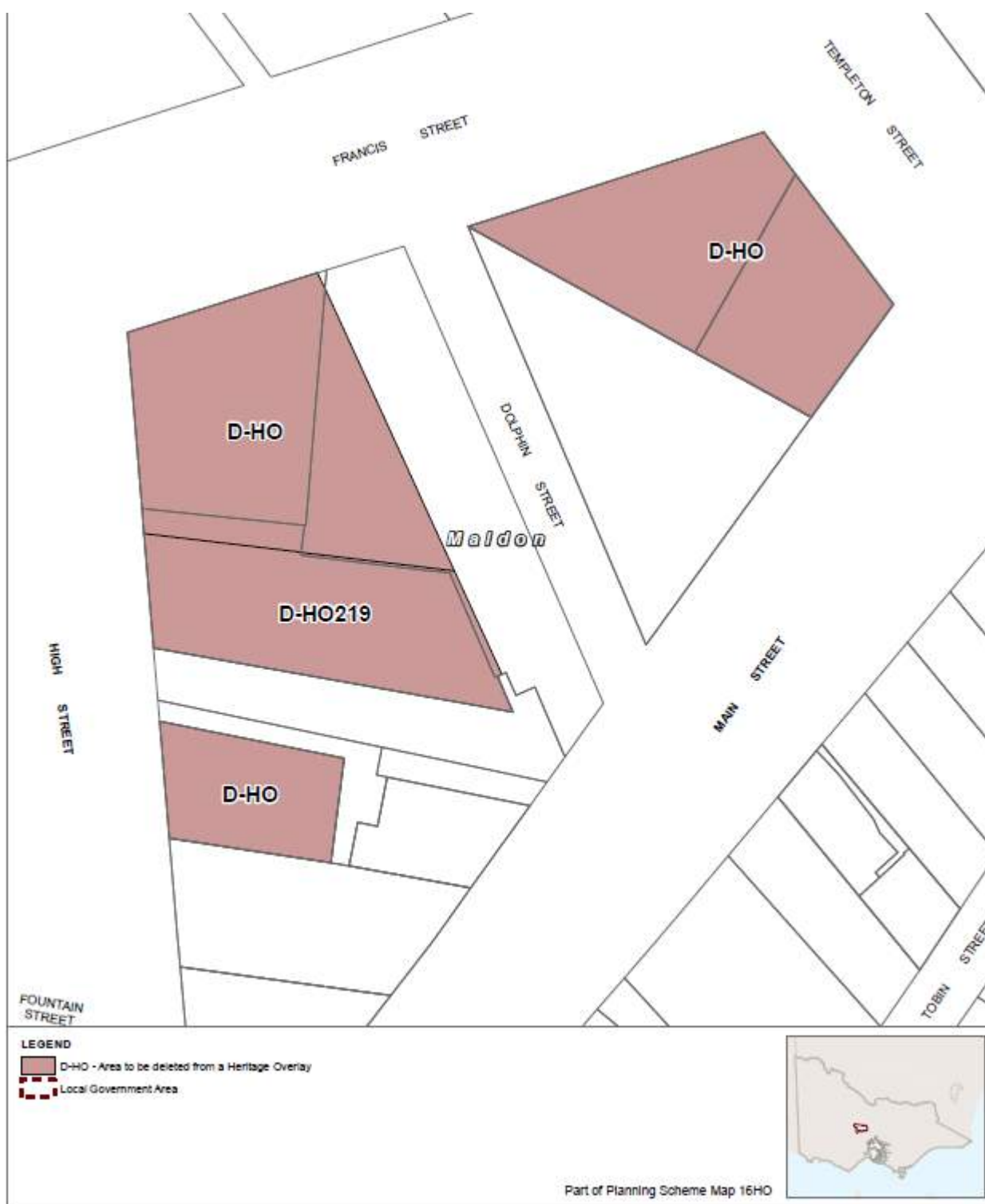


Google maps street view (note the relevant building is shown in the photo as 'Maldon Pharmacy'):

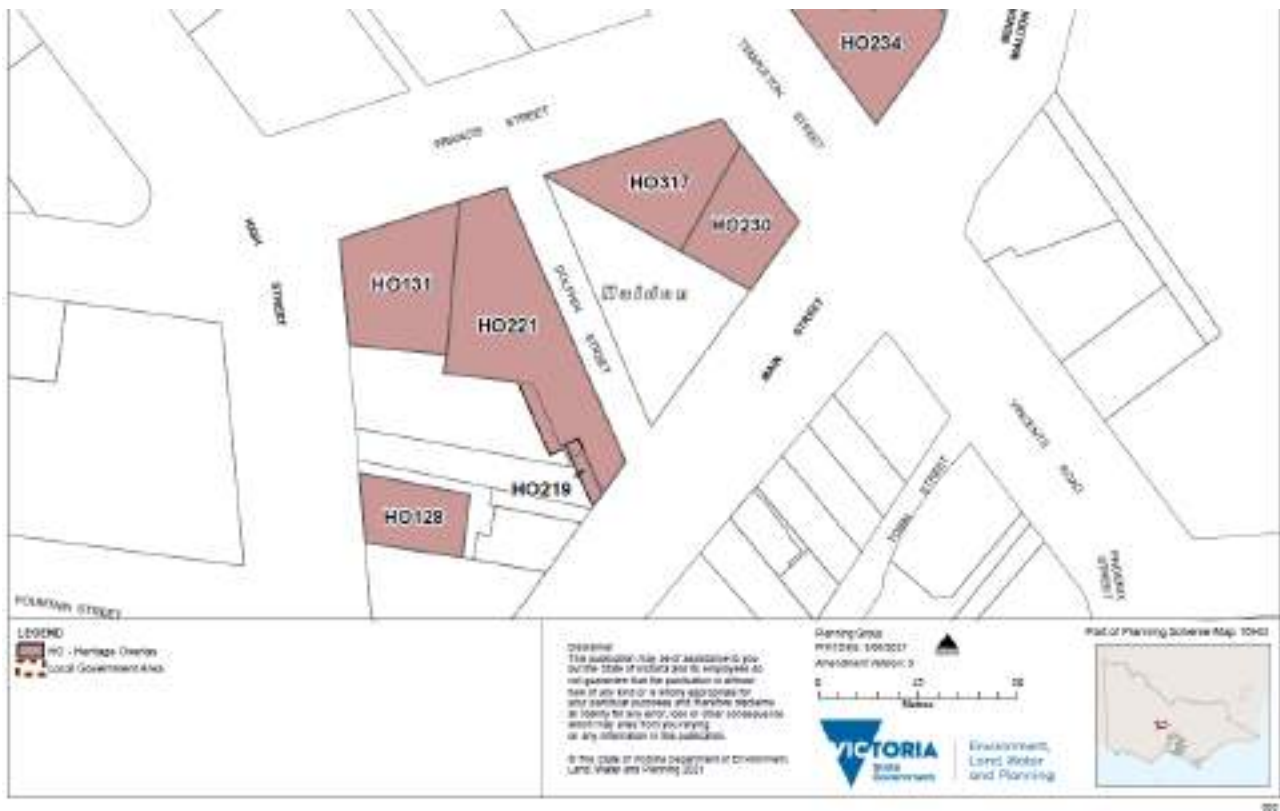


**Error:** Anomaly with street number in schedule (missing number 35 in description), and also incorrect description. Mapping anomaly (see current mapping and heritage schedule below):









### Background:

The property is Section A, Allotment 27.

Maldon Conservation Study (page 29, page 91 of PDF)

### A(27)

#### MAIN STREET

USE: unoccupied

CONSTRUCTION DATE: 1866

FIRST LAND PURCHASE DATE:  
J. Dolphin 15.9.1857

CONSTRUCTION MATERIALS:  
timber

CONDITION AND INTACTNESS:  
fair; verandah removed; parapet not original;  
shop front not original.

SIGNIFICANCE: Calder's Ironmongery  
operated here from the 1860s until the  
1930s.

HISTORY: J. Dolphin bought sites A(27)  
which has frontages to both High and Main  
Streets, and A(28) which has frontages to  
High and Francis Streets. In May 1859  
Thomas Calder leased the southern part of  
the High Street frontage of A(28)<sup>1</sup> and in  
December 1859 he advertised the Talbot  
Timber Yard opposite the Market House.<sup>2</sup>  
In Moon (published 1864) he is listed as  
Thomas Calder, builder and undertaker,  
High Street.

In February 1866 Calder purchased the  
site in High Street that he had leased, and  
also the Main Street frontage section of  
A(27). In May 1866 the trustees of Dol-  
phin per Thomas Calder gave up the right  
of way of a strip of land at the east of  
A(27) 33½ foot frontage to Francis Street  
and 20 foot frontage to Main Street to form  
Dolphin Street.<sup>3</sup> Calder mortgaged the site  
for three hundred and fifty pounds on  
purchasing and in August 1866 for a further  
one hundred pounds. This indicates that the  
existing building was constructed at this  
time. The 1867 directory carries two  
entries for Calder: Calder T, builder, High  
Street, Maldon and Calder Thomas, iron-  
monger and timber merchant, Main Street,  
Maldon, which shows that he was trading in  
Main Street.

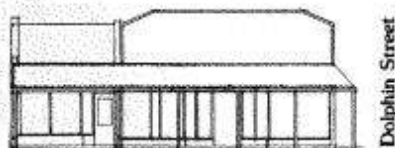
### CALDER'S IRONMONGERY

The business was still operating in  
1930<sup>4</sup>, but had ceased trading by 1935.<sup>5</sup>  
The only changes to the buildings appear to  
be the altered parapet and the removal of  
the street verandah, and some change of  
detailing of the shop front. The parapet had  
been altered by 1936 but the verandah had  
not yet been removed (see photograph  
PHp20, see page 34). The original parapet  
can be seen in photographs PH24 and PH25.

1. Title documents
2. Tarrangower Times 6.12.1859
3. Title documents
4. 1930 Sands and McDougalls Directory
5. 1935 Sands and McDougalls Directory.



PH25 Calder's Ironmongery 1890



c1900




1977

Data cards:

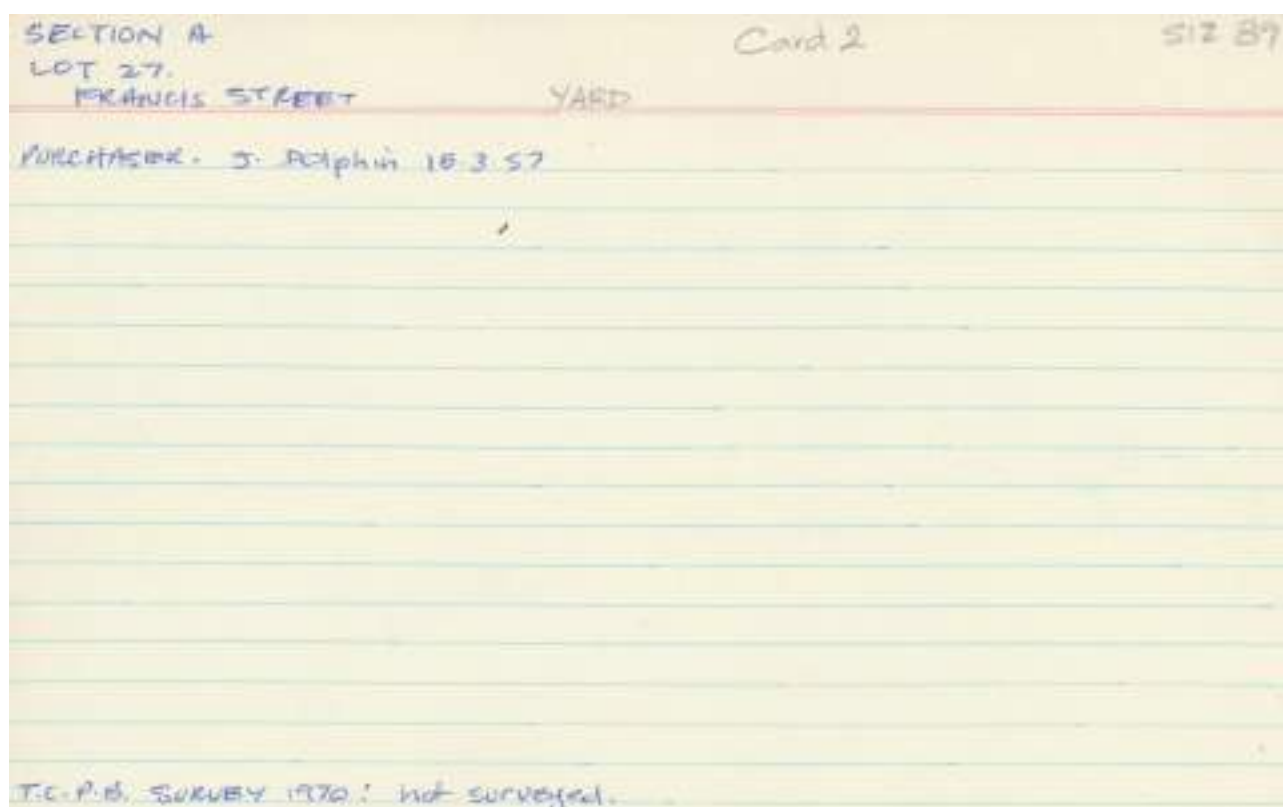
SECTION A  
LOT 27  
35 MAIN STREET  
Calders Ironmongery  
RESTAURANT 1866  
512 31

PURCHASER: J. Dolphin to 9 ST. (of last Londonia  
via 4th March 1843  
9.5.59. sells part of A(30) to Thomas Calder  
16.2.66. sells part of A(30) and part B(27) to Thomas Calder  
21.12.74. sells corner portion which includes A(25) and B(27)  
5.11.29. A(25) and adjoining portion of A(30) sold to David Gossold  
29.2.1976. to above land to John Some and John Some Creditors  
16.2.66. Thomas Calder buys from John Dolphin 92' frontage to main Street of  
46' frontage to High Street (part A(25))  
5.9.67. T. Calder office to let in 5 room house near the Post Office  
69. Caldwell T. Calder Ironmongers  
1866. c1910. Caldels Ironmongery. Timber yard at rear.  
Directories: 1869. Calder. Thomas, builder & Undertaker. High St  
1866-67. Calder Thomas ironmongery & timber merchant. Malden  
T.C.P.A. EUROPE 1970: (F & T Footwear) good condition, alterations - removed roundah  
2 pipe columns, Timber rails on windows should be removed, some modification, poor  
general amenity, c1880.



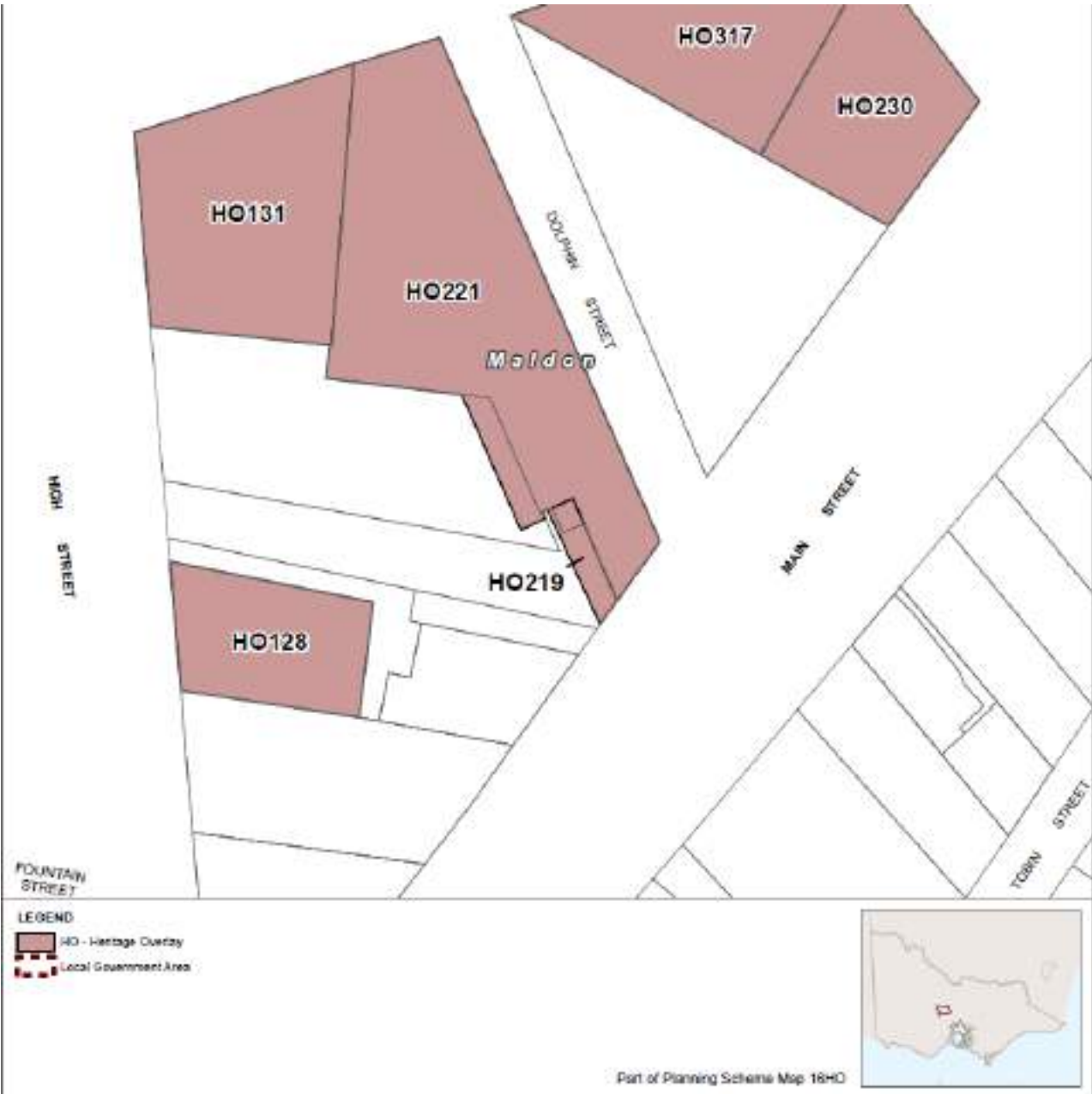
1867. Calder T. builder. High St. Malden  
Calder Thomas ironmongery & timber merchant.  
Main St. Malden  
1868. Calder T. ironmonger High St.  
1869-1885. Calder Thomas, merchant.  
1891-92. Calder. Thomas, ironmonger.  
1893. "  
1895-96. Calder. Thos. ironmonger, timber and iron  
merchant, furniture dealer, etc. Main St.  
1907. Calder Thos ironmonger  
In 1897 panorama. sign "Market" appears to be on this building in Torrington  
Times' side  
photos pp. 24. 1890. T. Calder ironmongers - not change of facade & roundah.  
pp. 25. c1905. T. Calder. Similar to above.  
1.5.66. Trustees for T. Calder gave up right of way to Council 33 1/2'  
to Francis Street, 20 feet to High Street.





Google maps street view:





72.HO233

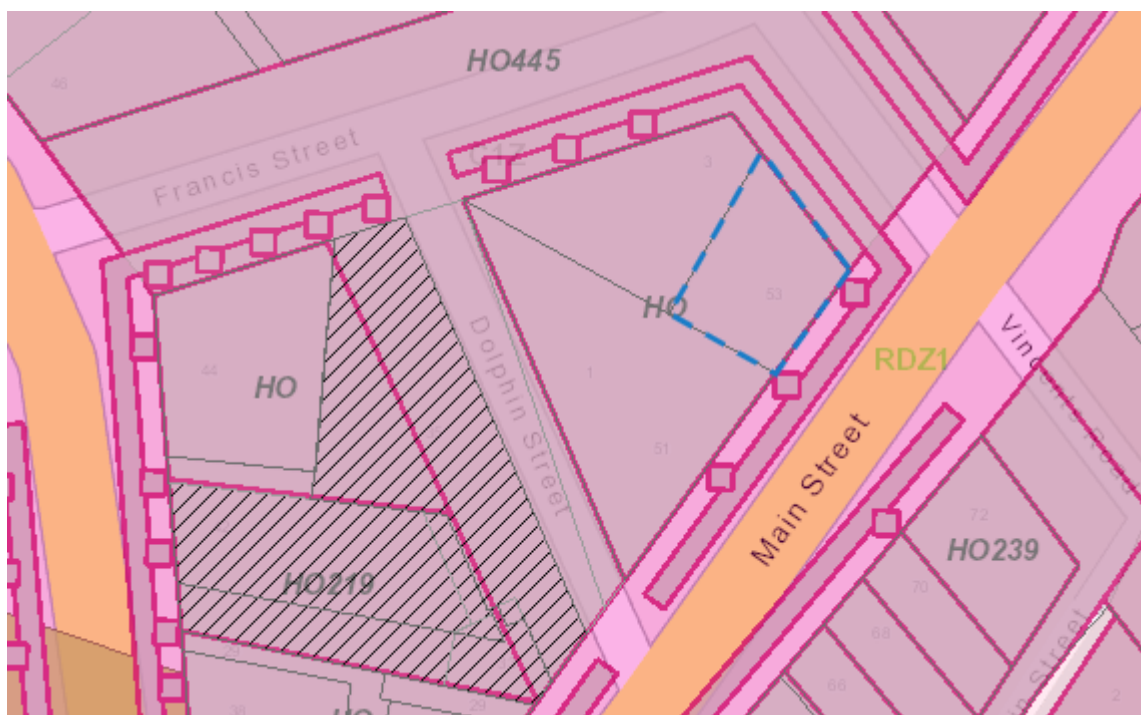
61 Main Street, Maldon

**Error:** HO233 refers to 61 Main Street, which is part of the former Phoenix Building and is already covered within HO230. (see current HO schedule and mapping below). NOTE: HO230 description is proposed to be changed to include the former Phoenix Building in the description (refer Number 98 of this report).

HO230	Co-Op 53-59 Main St
-------	---------------------

HO233

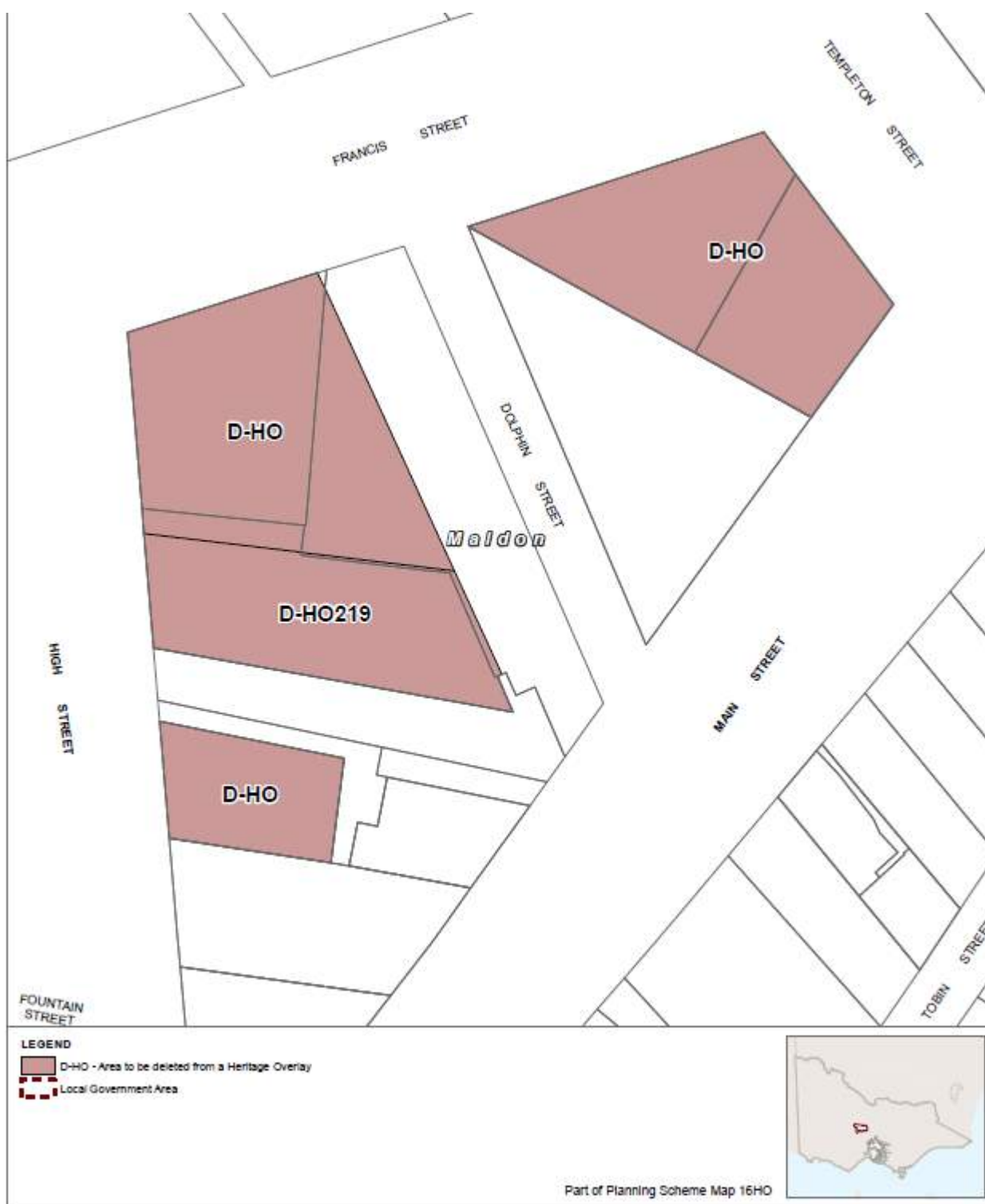
Shop 61 Main St

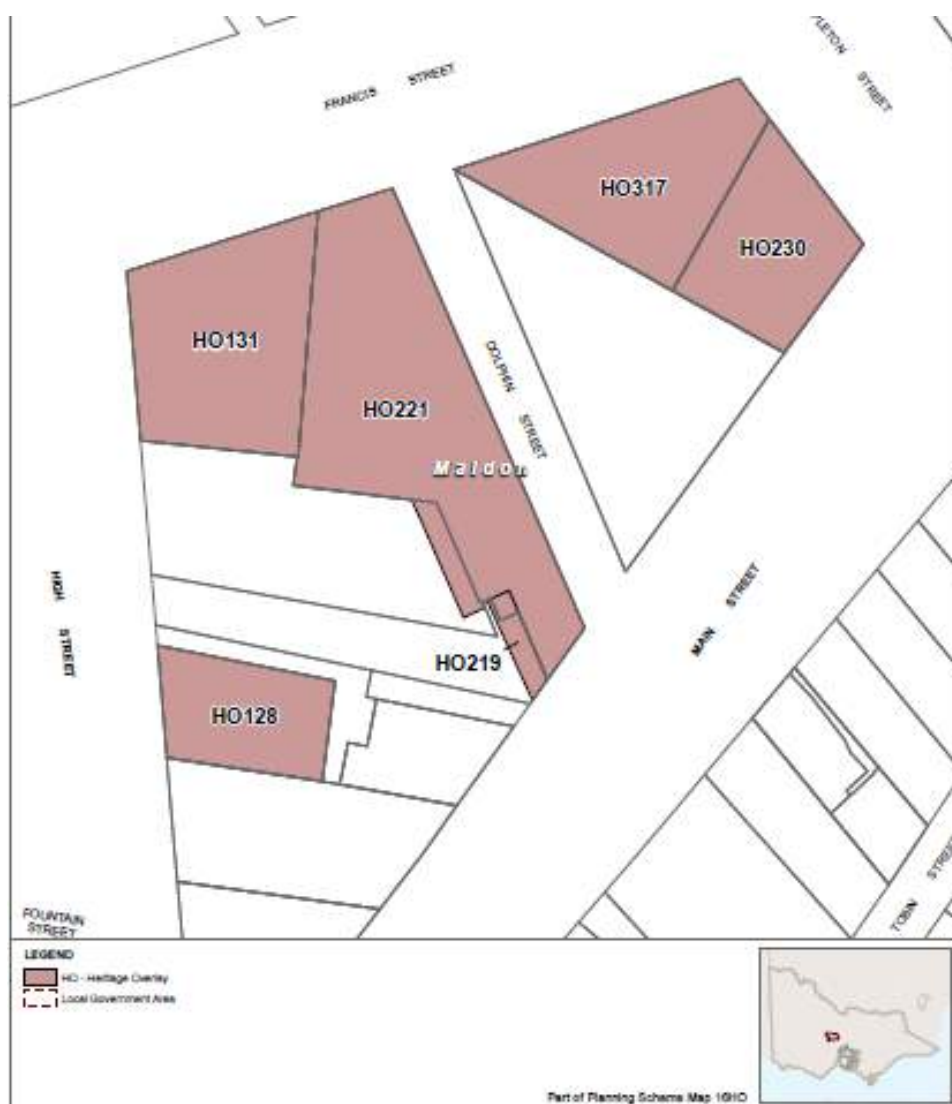


**Proposed change:** Amend 16HO to delete HO233 (currently un-numbered on mapping), and delete HO233 from HO schedule.

See proposed mapping below:







### Background:

The property is at Section 1, allotment 24.

Property location below:



Maldon Conservation Study: (page 27, pag 89 of the PDF)



A(24)

### CORNER MAIN AND TEMPLETON STREETS

USE: factory and antique shop

CONSTRUCTION DATE: 1906

FIRST LAND PURCHASE DATE:

H. Knight & Co 15.9.1857

CONSTRUCTION MATERIALS:

brick

CONDITION AND INTACTNESS:

good; new door and highlight grill.

SIGNIFICANCE: Although built later than 1900 this impressive red brick building is compatible with the town's character.

HISTORY: "Henry Knight was born in East Kent, England in 1819, and came out to Adelaide, South Australia in 1849. In 1852 he removed to Melbourne, and at once started for the goldfields, where he spent two years with only very indifferent success. Afterwards he was for a short time engaged in the teaming trade, after which he turned his attention to butchering at Tarragower, where he remained until 1882. Then removing to Melbourne with his family, he commenced business as a family butcher at 98 Lennox Street Richmond, and now (1888) carries it on in conjunction with his two sons."<sup>1</sup> Knight and Walker were trading butchers in Maldon from April 1857.<sup>2</sup> In August 1858 Henry Knight, butcher, of Main Street offered to let a bakery, two-stalled stable and cottage, beside a well on the premises with plenty of water.<sup>3</sup> In September 1882 he sold the property to Richard and Samuel Rowe<sup>4</sup> who were also butchers. The 1900 ratebook's entries for this site are: Florence Evens, fruiterer, wooden building, and Richard Rowe, butcher, wooden building. This is probably the building shown in photograph PH23. The present building appears to have been constructed for James Trengove, draper, who occupied the building in 1907.<sup>5</sup>

1. Victoria and its Metropolis v.2, p.704

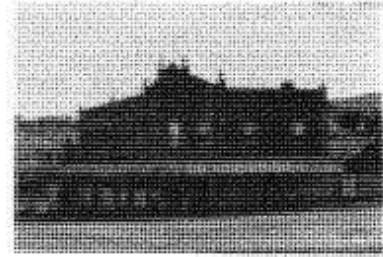
2. M.A.M. 15.4.1857

3. M.A.M. 15.8.1858

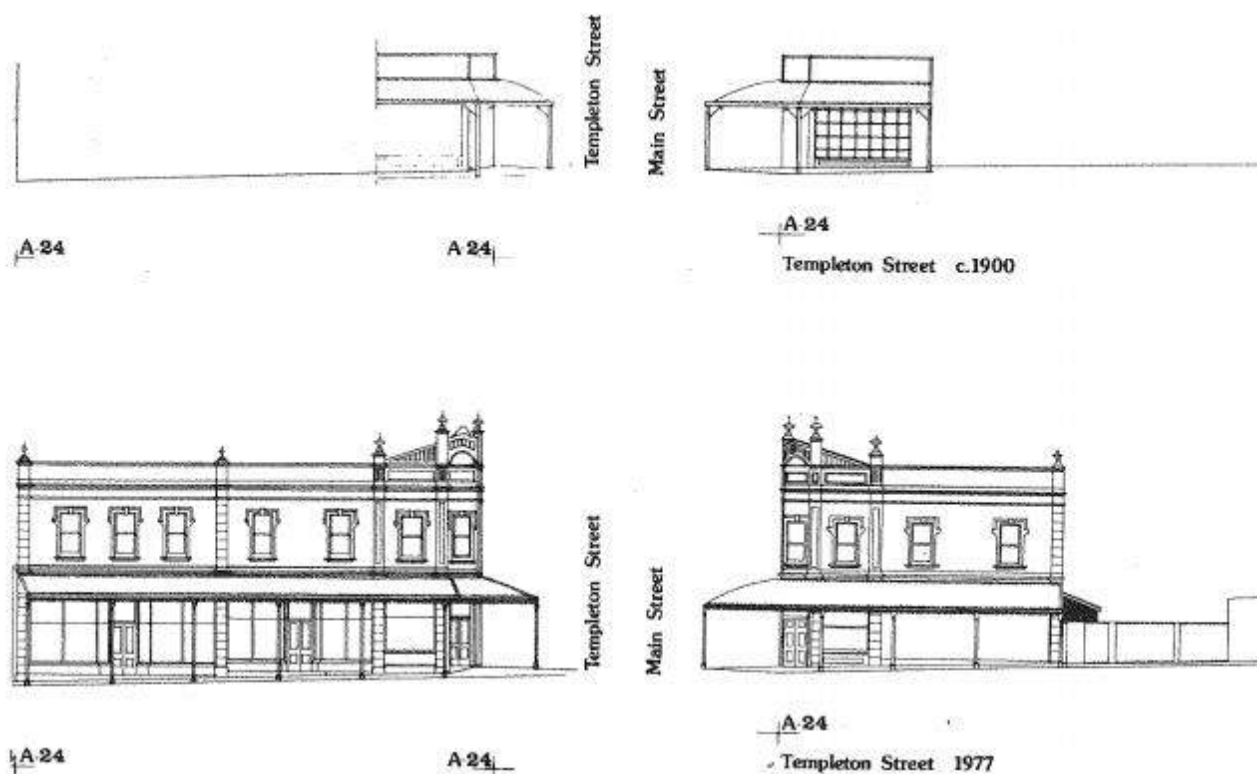
4. Title documents

5. 1907 directory.

### PHOENIX BUILDING



PH23 Corner Main & Templeton Street  
c1896 Old Phoenix Building.



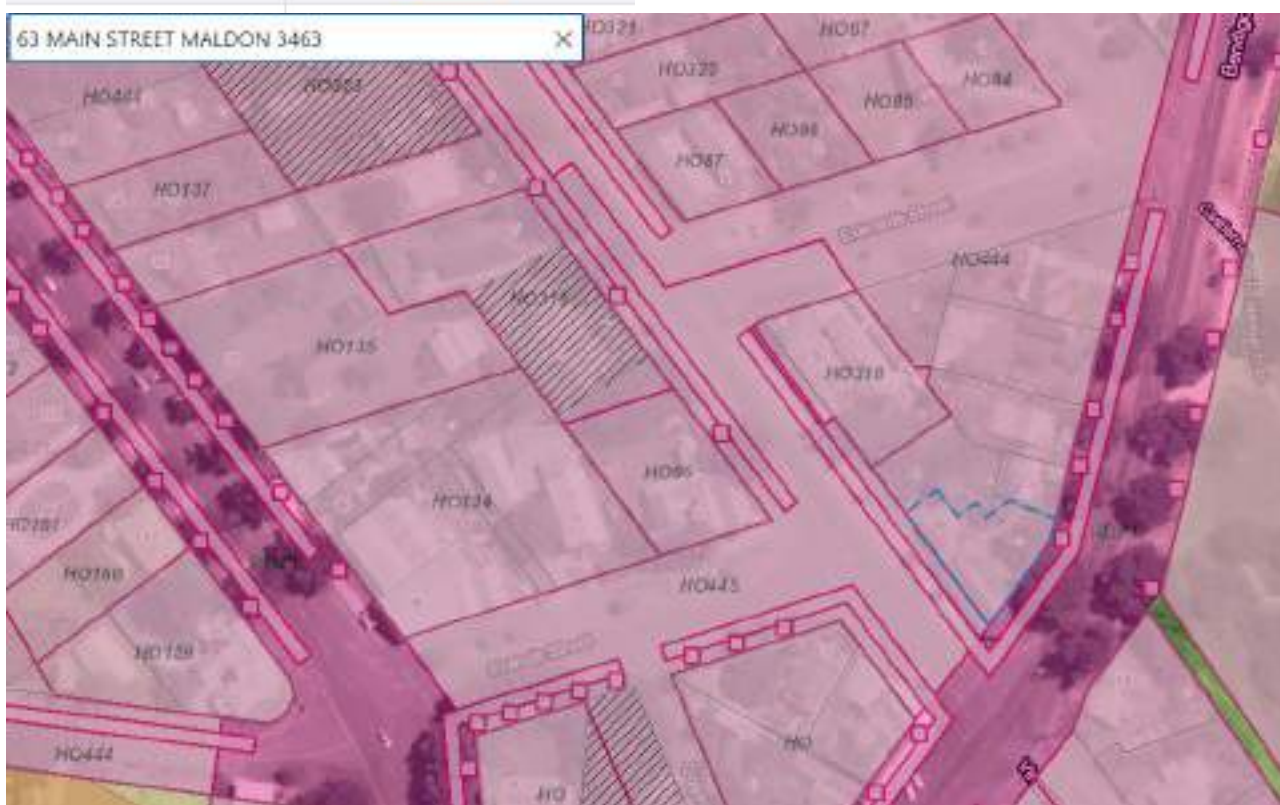
Google maps street view:



63 Main Street, Maldon

The property is listed in the schedule (see below) to be protected but the mapping does not reflect this - HO234 is not applied to the site in the mapping (see below):

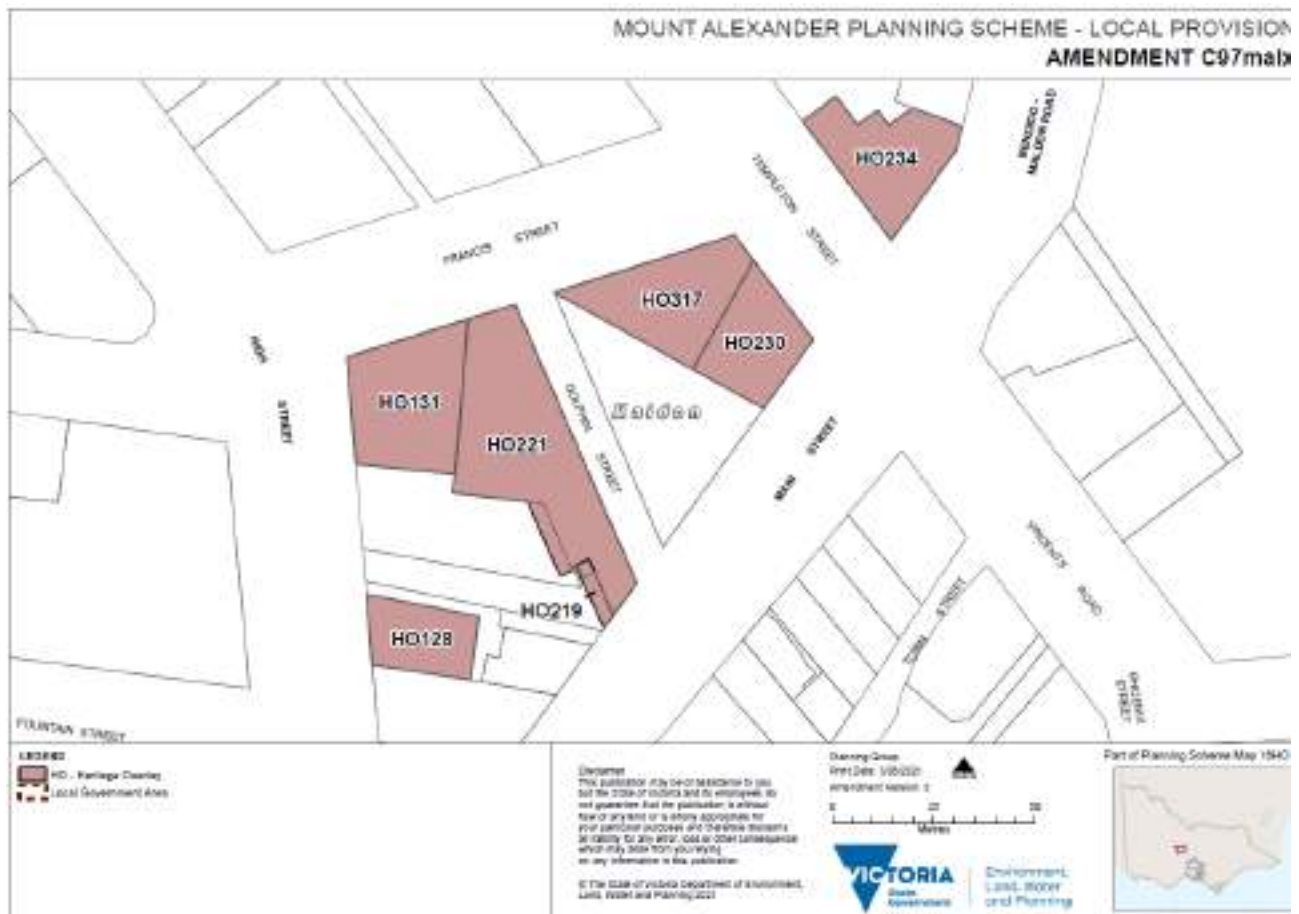
HO234	Gallery 63 Main St
-------	--------------------



**Proposed change:**

- Mapping: Amend 16HO to apply HO234 across site (see proposed mapping below):
- Schedule: amend description to be 'Former Scotch Pie House 63 Main Street'





### Background:

Maldon Conservation Study (page 37, page 99 of PDF):

**12(1)  
CORNER REEF AND TEMPLETON  
STREETS**

**USE:** Pottery shop

**CONSTRUCTION DATE:** 1866.

**FIRST LAND PURCHASE DATE:**  
J. & S. Warnock 15.9.1857

**CONSTRUCTION MATERIALS:**  
brick

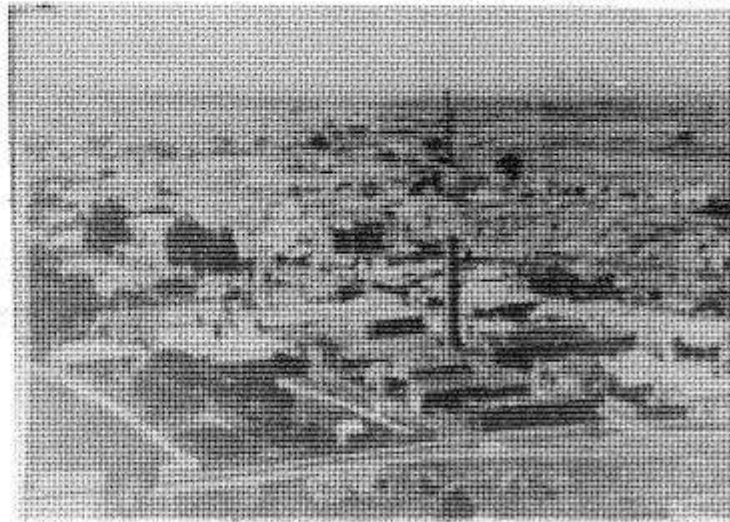
**CONDITION AND INTACTNESS:**  
good

**SIGNIFICANCE:** Early large building of  
pleasing scale.

**HISTORY:** From 1856 James Warnock & Co.'s Beehive store was on this site until 1859 when it was used as a Hay and Corn Store. In 1865 the Tarrangower Times (8.12.65) reports of a fire in the old Beehive Store and this store was replaced on 30.3.1866 (T.T.) when Joseph Crossley opens Scotch Pie House, Corner Main and Templeton Streets. The site was still owned by the Warnock Brothers in 1869 as the rate entry for that site reads "Warnock Bros. 2 brick stores, Reef Street, Bakery etc. Reef Street occupied Joseph Crossley." Further research and investigation of the structure may indicate if the smaller brick building in Templeton Street survived the 1865 fire and thus dates from c1859. This small brick building has had alterations which are noticeable in the brickwork. The existing window appears to have been a door and a window to the left of this has been bricked over. Photograph PHP3 (c1875) shows the corner building without the verandah returning along Templeton Street. Photograph PHP9 c1895 shows still without verandah along Templeton Street.

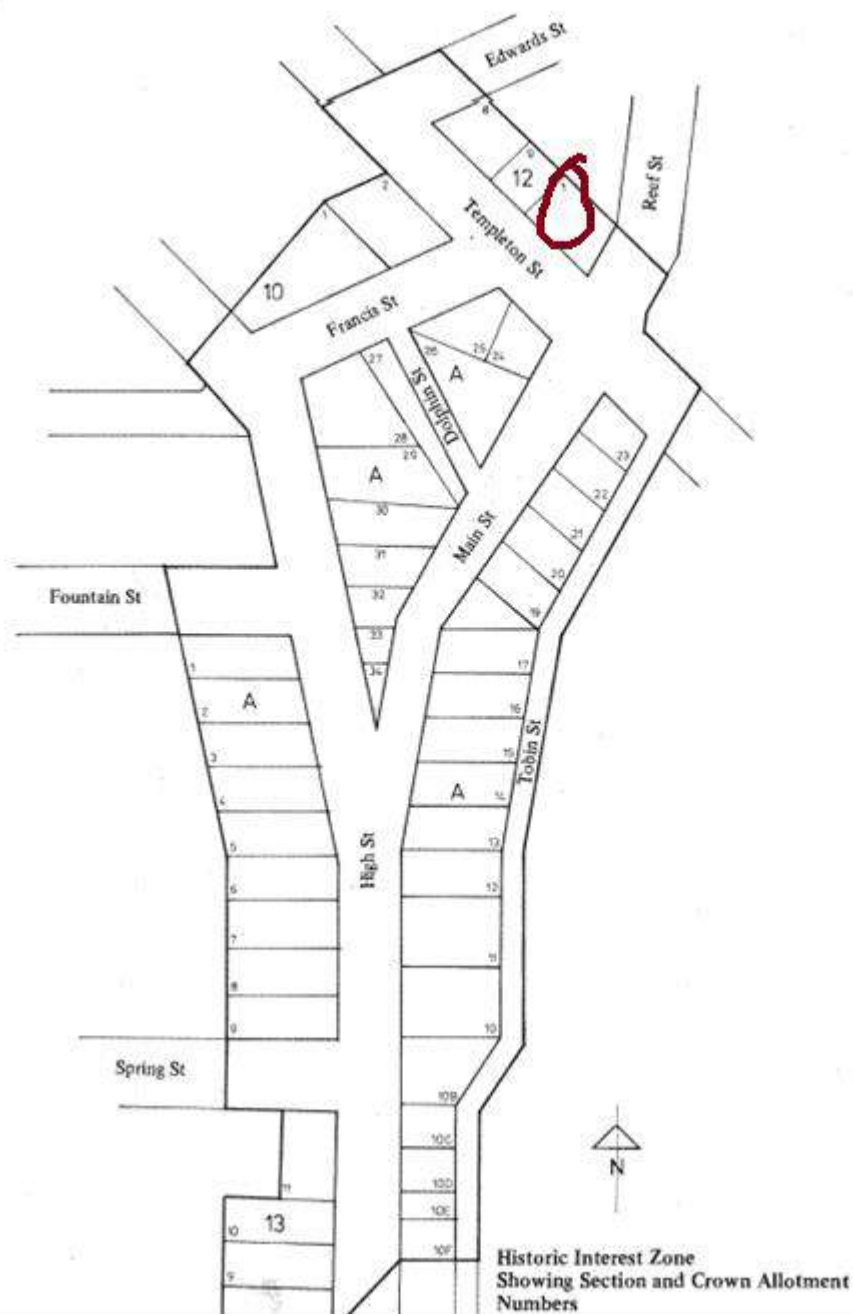
Photograph PHP20 1936 (see page 34) shows that by this time the verandah had been added along Templeton Street, but that the doorway had not been bricked up in the small brick shop.

**SCOTCH PIE HOUSE**



**PHP3 View of Maldon from Victoria Hill c 1875**

Considered to be 12(1) as matches the map below, which is 63 Main Street):



Data cards:



SECTION 12.  
LOT 1  
CORNER TEMPLETON & KEEF STREET. ✓ 1866. photo 12/5/77 B241.

PURCHASER: M. FURNESS & J. & S. WARRNOCK 15.9.57.  
M.A.M. 23.8.58 "To Let, a Bakery situated in High Street Maldon, enquire of J. Warrnock & Co.  
1.8.61. north 4ft. sold to Edmund Fordred £70  
4.3.64(?) north of above lot 20' from E. Fordred to Samuel Warran  
5.11.86. Warrnock sell south portion to William Henry Mitchell. £320  
~~Rep buildings for the co-operative store was~~  
T.T. facsimile edition 3/6/1876 Thos. Robertson. pres & coffee at all hours. Scotch Pie Shop Main St. Maldon. Dinner Daily - 1 shilling. Rooms for private parties  
Mills Map. - 1876 shows gold workings in this section.  
c. 1836. James Warrnock & Co's old beehive Store.  
20.2.57 Millinery and dressmaking added (to floor, joining & parib) Warrnock's old beehive Store  
26.2.58. Beehive Store. - drapery, grocery, ironmongery, boots, shoes, timber, iron, steel & earthenware, stoneware, plumbing. (At 8.9.57. improvements valued at £67.  
T.C.P.B. Survey 1970. Scotch pie house, weatherboard, G.I. roof, good condition, good general amenity, toilet permit.



1859 Warrnock Bros open Hay & corn Store at the old beehive.  
25.11.60 Warran Edmund Fordred - refreshment licensee (north part facing Reef St).  
8.12.65 fire in Old Beehive Store.  
30.3.66. Joseph Crossley opens Scotch Pie House, Cor. Main & Templeton Streets



photo p.9. shows without verandah on south side c1895  
photo p.20. 1936 shows verandah on south side of building

Shire Arms 1907 Shire Arms Tamlyn. W.H.  
1884-85 Tamlyn W. miner.  
1868 Tamlyn w/ J. Mines Ireland Street.  
1867. Beehive Hotel. John W. Crisp. Main St, 1868.

1868. Goughs Truss Shire Htl Main St. 1891-92 McMillon Mrs. Alex Shire Arms Hotel.  
1893

1895-96. Tamlyn. W.H. Shire Arms. Hotel. opp. backw.  
Main

Cole Collection: Shire Arms. 1895-1910 W.H. Tamlyn. closed 1910.

Shire Arms licensed from at least 1886. - L.C.C. records.

Beehive Hotel licensed in 1864.

## SECTION 12.

### LOT 1.

#### CORNER. TEMPLETON & REEF STREETS

Card 2

Warnock J & S. 15.9.57

1.8.61. Northern 41 feet sold to Edmund Fordred £70

4.3.64. Fordred to Samuel Warren £150

5.11.86. 70 links from corner up Reef St. Warnock to William Henry Mitchell

M.A.M. 23. B. 58. To let a Bakery situate in High St, enquire at J. Warnock & Co

#### Mills Map (cont.)

69. Ratebook Warnock bro 2 brick stores, Reef St., bakery etc. Reef St. acc. Joseph Crossley.

Also Shire Arms Hotel on site possibly 1880's - 1907.

photos. ph. 55. William's Shire Arms Hotel. without verandah c1895.

ph. 56. W.H. Tamlyn. Shire Arms Hotel. with verandah. c1900.

ph. 53. dated 1866 shows Scotch Pie House.

ph. p.1. c1860. shows Warnock's first store.

ph. p.2. c1875. shows this building.

Street view of subject site:



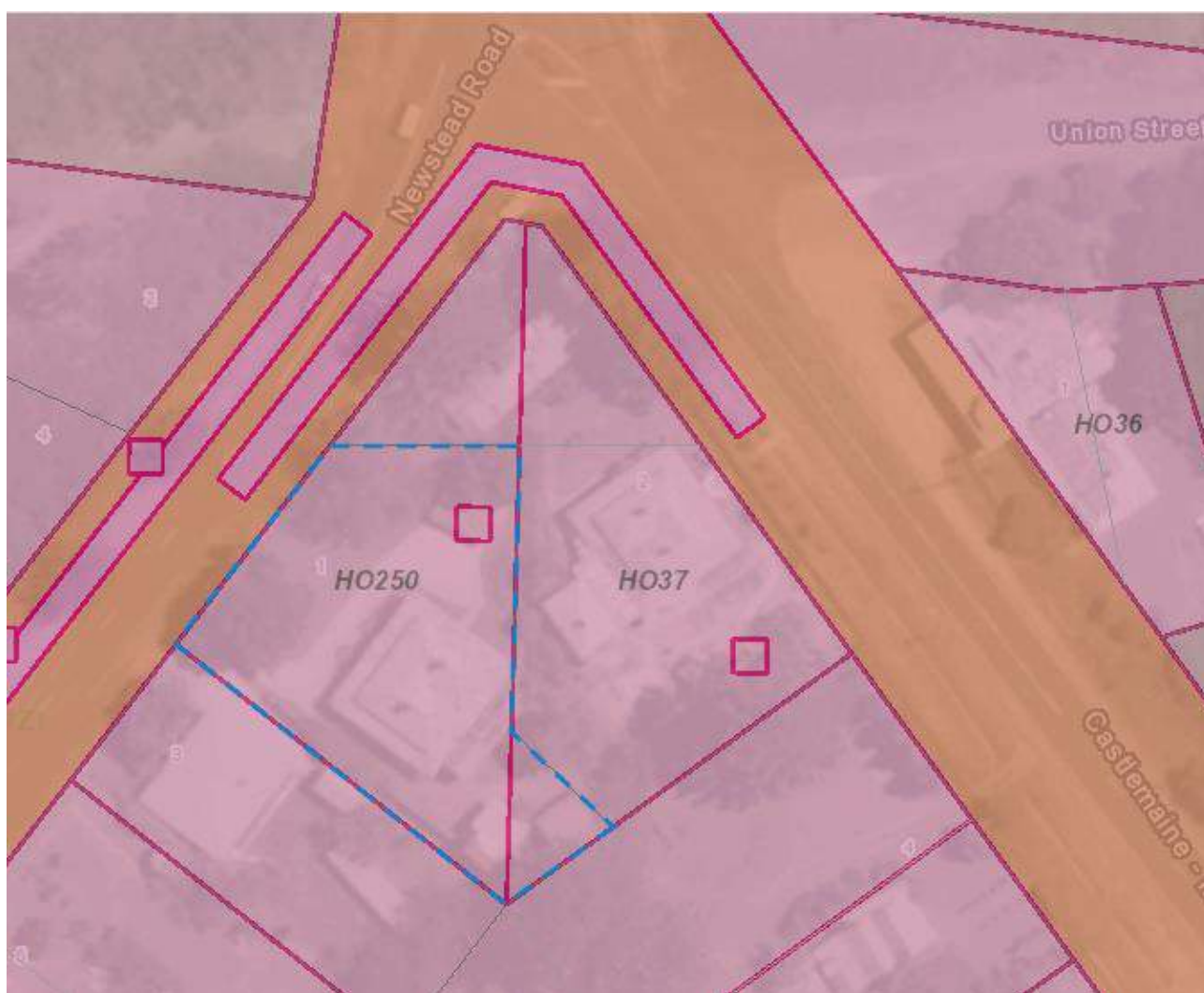


#### 74. HO250

1 Newstead Road, Maldon

**Error:** Mapping anomaly with application of HO250 (see current HO mapping below).  
HO37 (neighbouring property at 2 Castlemaine Rd) and HO16 (38 Adair St) are incorrectly applied to the subject site, which are for separate properties (see current HO schedules below).





# Planning Scheme Amendment C97malx

## Attachment B - Background report



Address 1 NEWSTEAD ROAD MALDON 3463

LGA MOUNT ALEXANDER

Planning Scheme MOUNT ALEXANDER

Create Planning Property Report

### Planning Scheme Zones

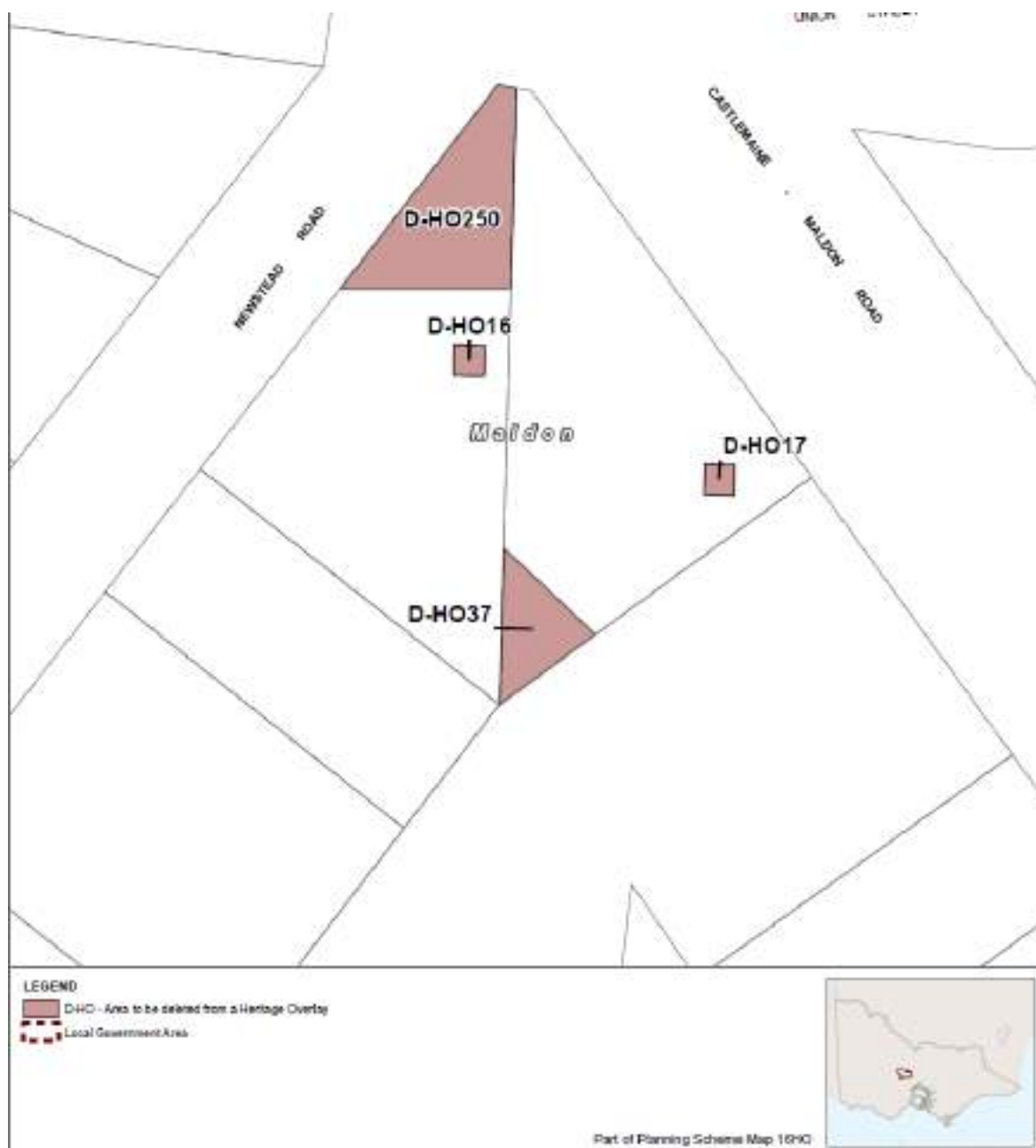
- GRZ GENERAL RESIDENTIAL ZONE
- GRZ1 GENERAL RESIDENTIAL ZONE - SCHEDULE 1

### Planning Scheme Overlays

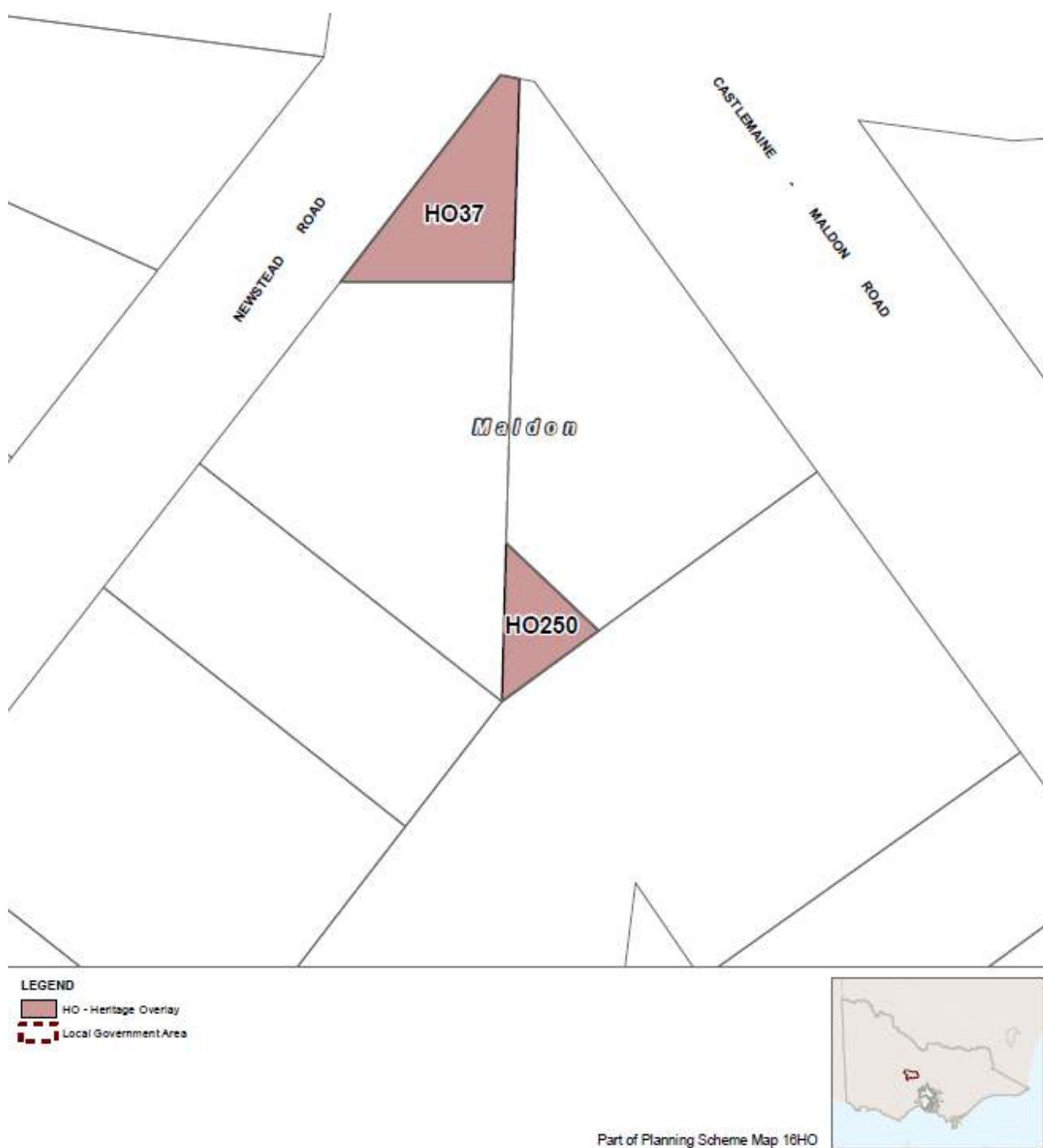
- HO HERITAGE OVERLAY
  - HO16 HERITAGE OVERLAY (HO16)
  - HO37 HERITAGE OVERLAY (HO37)
  - HO250 HERITAGE OVERLAY (HO250)
- EMO EROSION MANAGEMENT OVERLAY

HO250	Residence 1 Newstead Road
HO37	Residence 2 Castlemaine Rd
HO16	Residence 38 Adair St.

**Proposed change:**  
Amend 16HO map to delete HO16 and HO37, and ensure HO250 aligns with property boundary (see proposed mapping below):



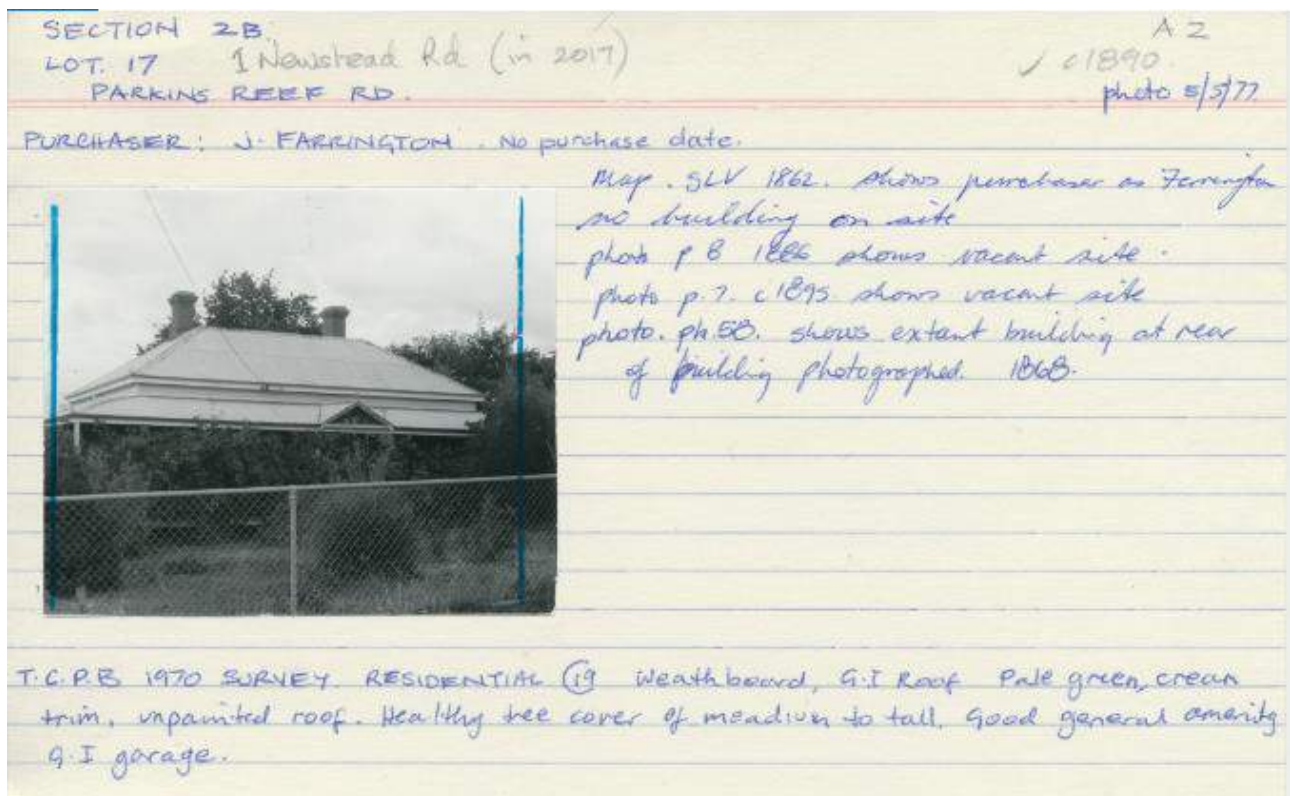




**Background:**  
Data card:

# Planning Scheme Amendment C97malx

## Attachment B - Background report



Google maps street view:

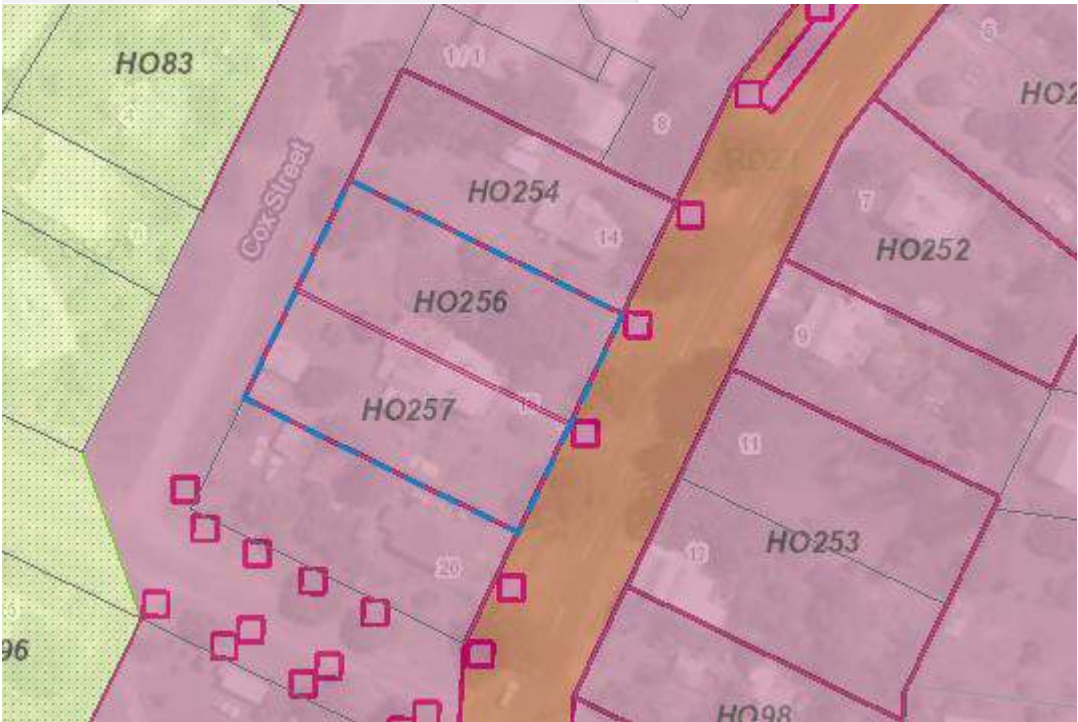


75.HO256 & HO257

16 Newstead Road, Maldon

**Error:** 16 and 18 Newstead Road are at the same property (and only one dwelling on this property), but it is known as 16 Newstead Road. Therefore mapping and schedule needs to be updated to reflect that it is one property. See current HO mapping and schedule below:

HO256	Residence 16 Newstead Road
HO257	Residence 18 Newstead Road



**Proposed change:**

- Schedule: Delete HO257 all together.
- Mapping: Map 16HO: Delete HO257, and apply HO256 across whole of 16 Newstead Road Maldon (see proposed mapping below).





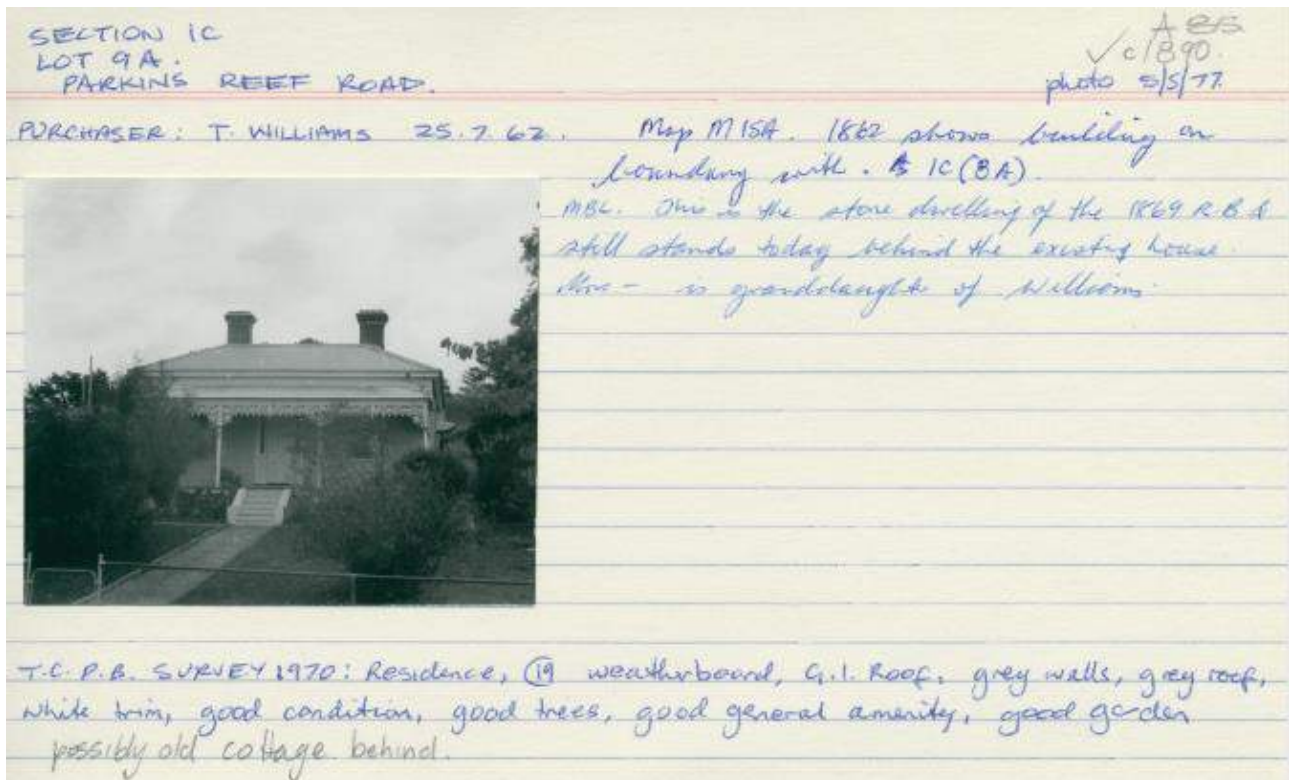


**Background:**

Legal description:

Address	16 Newstead Road
Locality	Maldon
Postcode	3463
Legal Description	CA 8A SEC 1C Parish of Maldon; CA 9A SEC 1C Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling

Data card: (Newstead Road extends to become Parkins Reef Road).



Google maps street view:





**76.HO284**

3 Pond Drive, Maldon

**Error:** HO schedule missing street number (see below)

HO284	Residence - Pond Drive
-------	------------------------

HO mapping currently (no proposed mapping changes):



**Proposed change:** amend HO schedule description to be: Residence 3 Pond Drive

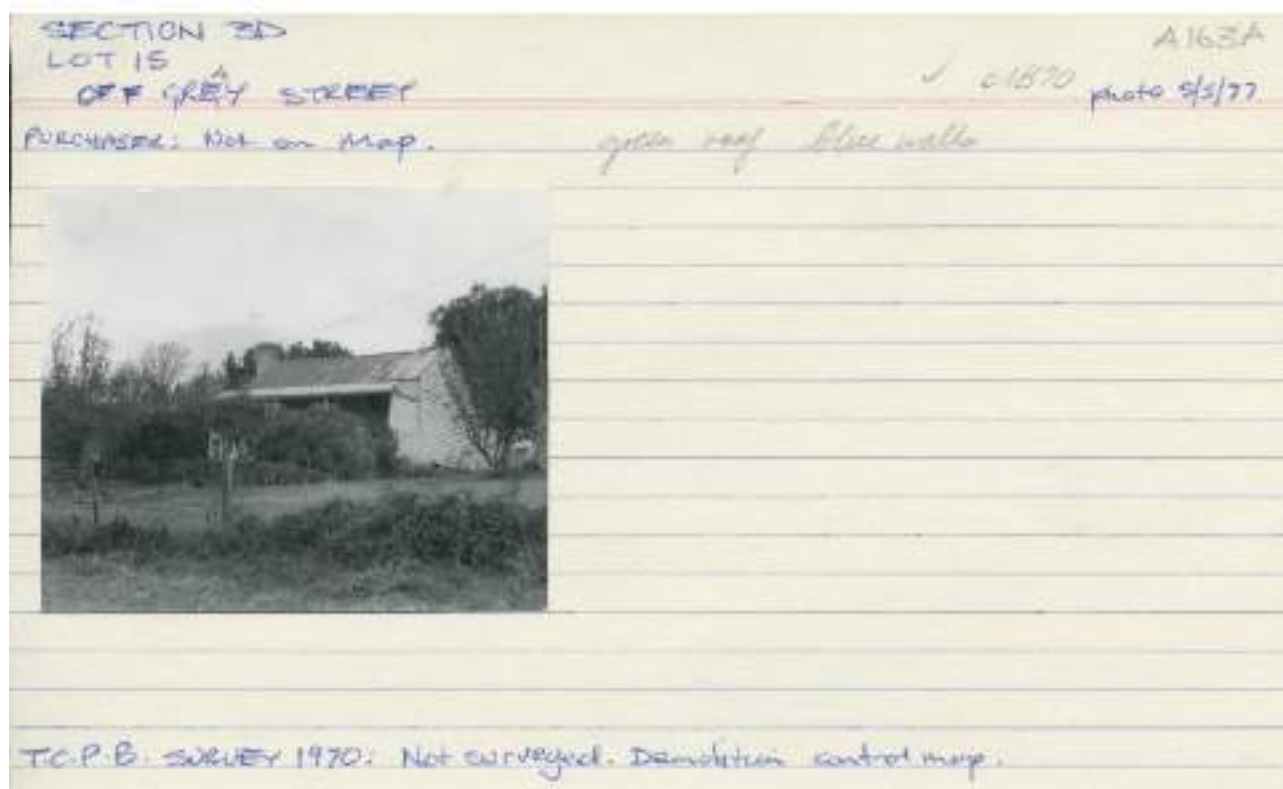
**Background:**

The 3 Pond Drive dwelling is pictured above on the boundary between 3 and 4 Pond Drive. While the HO mapping does not cover the entire dwelling, it is not proposed to extend this, as this would mean it would be applied to the neighbouring dwelling at 4 Pond Drive which is separate to this heritage overlay.

The following information confirms that the site is number 3 Pond Drive:

Address	3 Pond Drive
Locality	Maldon
Postcode	3463
Legal Description	Lot 2 LP146483
Status	Current
Land Use	110-Detached Dwelling

The data cards show the following, and have been matched to this property:



Site photos (taken 28 July 2021) show the following, matching the above data card:



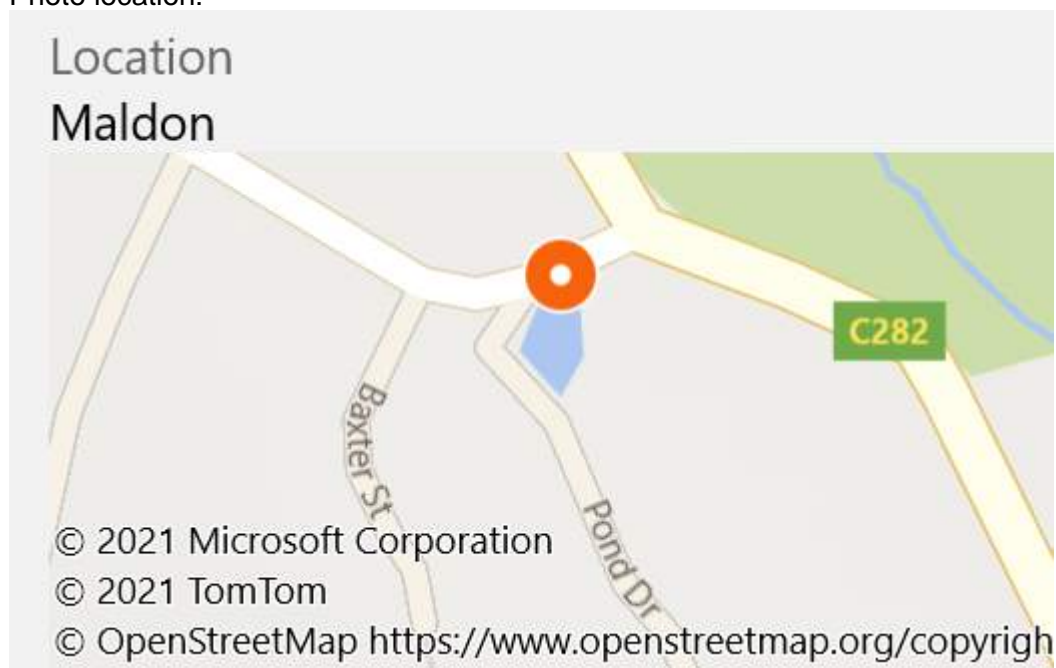








Photo location:





77.HO67

1 Church Street Maldon ('Maldon Neighbourhood Centre')

**Error:** This is the site of the (former) Presbyterian Church. It currently has three HO schedules (HO67, HO84, HO85) applied across it, which do not align with any buildings or the overall property boundary (see current mapping and HO schedule listings below). It needs to be fixed to have just the one HO across it (this will be HO84: 'Presbyterian Church 1 Church St'). This site is now the Maldon Neighbourhood Centre. 4 Edward and 2 Edward Streets no longer exist - this is all one property/site, but is made up of three separate parcels (the boundaries of which align with the three HOs – Lot/Plan 5~11\PP5493 is HO67, Lot/Plan 3~11\PP5493 is HO85 and Lot/Plan 4~11\PP5493 is HO84).

Lot/Plan 5~11\PP5493

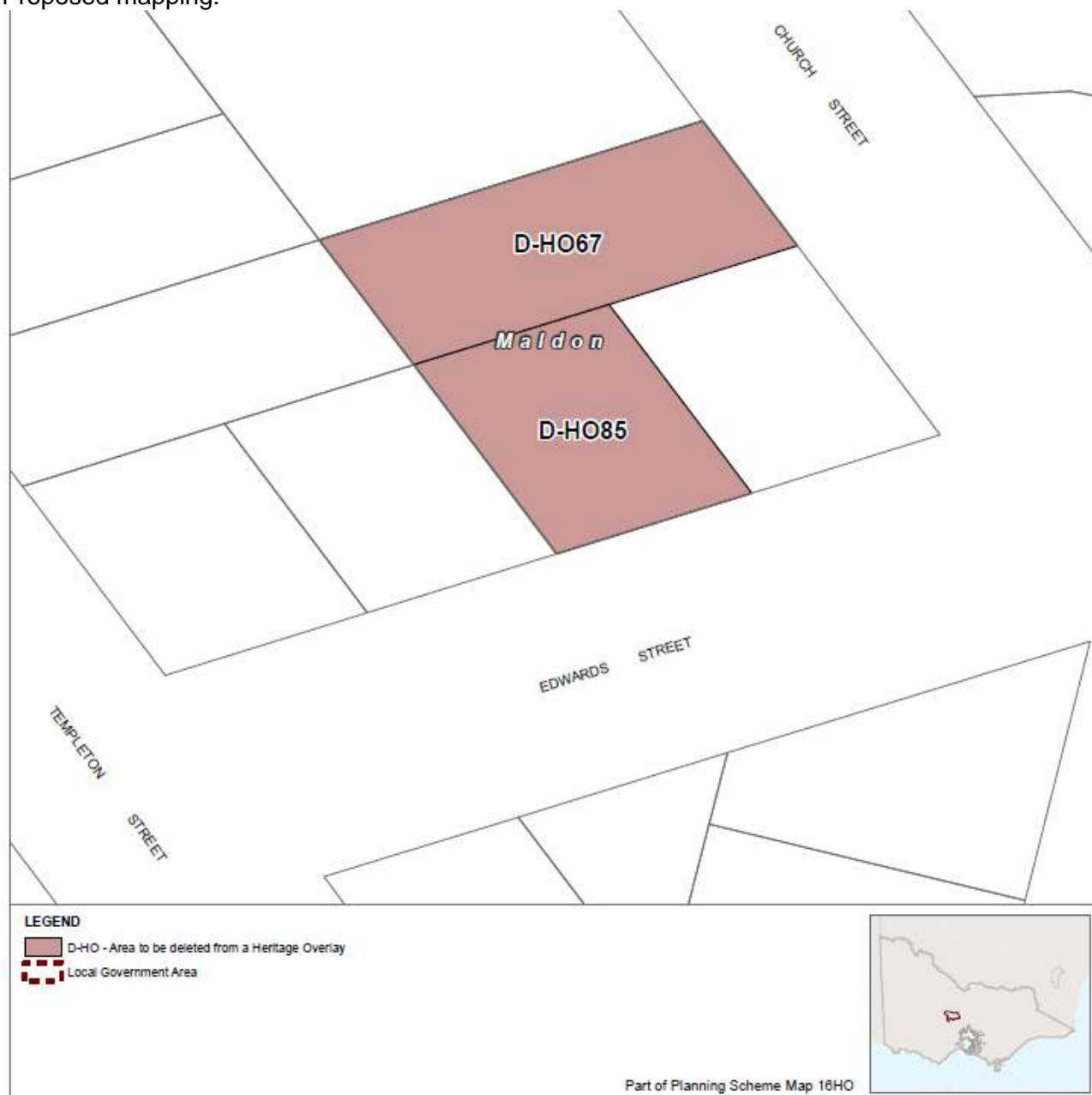
HO67	Residence 1 Church St
HO84	Pres. Church 2 Edward St
HO85	Residence 4 Edward St



**Proposed change:**

- Schedule: Delete HO67 all together from schedule. Refer Number 79 for deletion of HO85 and amendment of HO84.
- Mapping: Delete HO67 from map 16HO. (Refer Number 79 of this report for deletion of HO85 and amendment of HO84 to apply to whole site).

Proposed mapping:



### Background:

Legal description:

# Planning Scheme Amendment C97malx

## Attachment B - Background report


Property Name	Maldon Neighbourhood Centre
Address	Maldon Neighbourhood Centre
Locality	Maldon
Postcode	3463
Legal Description	CA 3 SEC 11 Parish of Maldon; CA 4 SEC 11 Parish of Maldon; CA 5 SEC 11 Parish of Maldon

### Data card:

SECTION 11  
LOT 3  
Edwards Street. PRESBYTERIAN CHURCH. / 1905. photo 12/5/77. B 198  
# B 199.

PURCHASER: D. WATT & Co. 10.11.58. Presbyterian Church.  
Foundation Stone: Mrs. M. Oswald. 1905.

Hutton p. 258. 1860 first church erected to west of present structure - present brick church built in 1905 replacing timber structure which was removed from the site.



T.C.P.B. Survey 1970: Scots Church, 1905, Brick, G.I. roof, fair general amenities, outbuildings. A/c. toilets. B 199. vacant land.

Maldon Conservation Study: (page 54, page 118 of PDF):



**11 (3)  
CORNER EDWARDS AND CHURCH  
STREETS**

**USE:** Church

**CONSTRUCTION DATE:** 1905

**FIRST LAND PURCHASE DATE:**  
D. Watt & Co. 10.11.1858 Presbyterian  
Church

**CONSTRUCTION MATERIALS:**  
brick

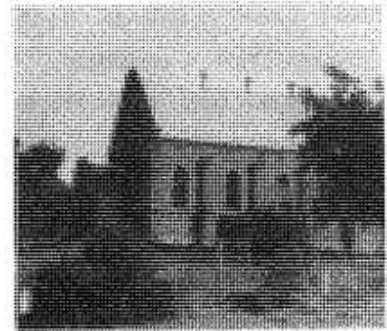
**CONDITION AND INTACTNESS:**  
good; intact, previously fenced.

**SIGNIFICANCE:** Well proportioned  
church building.

**HISTORY:** The first church was erected  
to the west of this building in 1860.<sup>1</sup> The  
present structure replaced a timber church  
which was removed from the site. The  
foundation stone was laid by Mrs. M.  
Oswald in 1905.

<sup>1</sup>L. Hatton and Others "Maldon" p.258.

### PRESBYTERIAN CHURCH



54

Google maps street view:



### 78.HO68

3 Church Street, Maldon

**Error:** While it was bought by the Presbyterian Church for Ministers House, it is not part of the Church & Hall, therefore schedule description needs to be updated. Current description listed as follows:

HO68

Church & Hall 3 Church  
St

**Proposed change:** HO schedule description updated to be ‘Former Presbyterian Manse 3 Church Street’.

Current mapping (no mapping proposed to be amended):

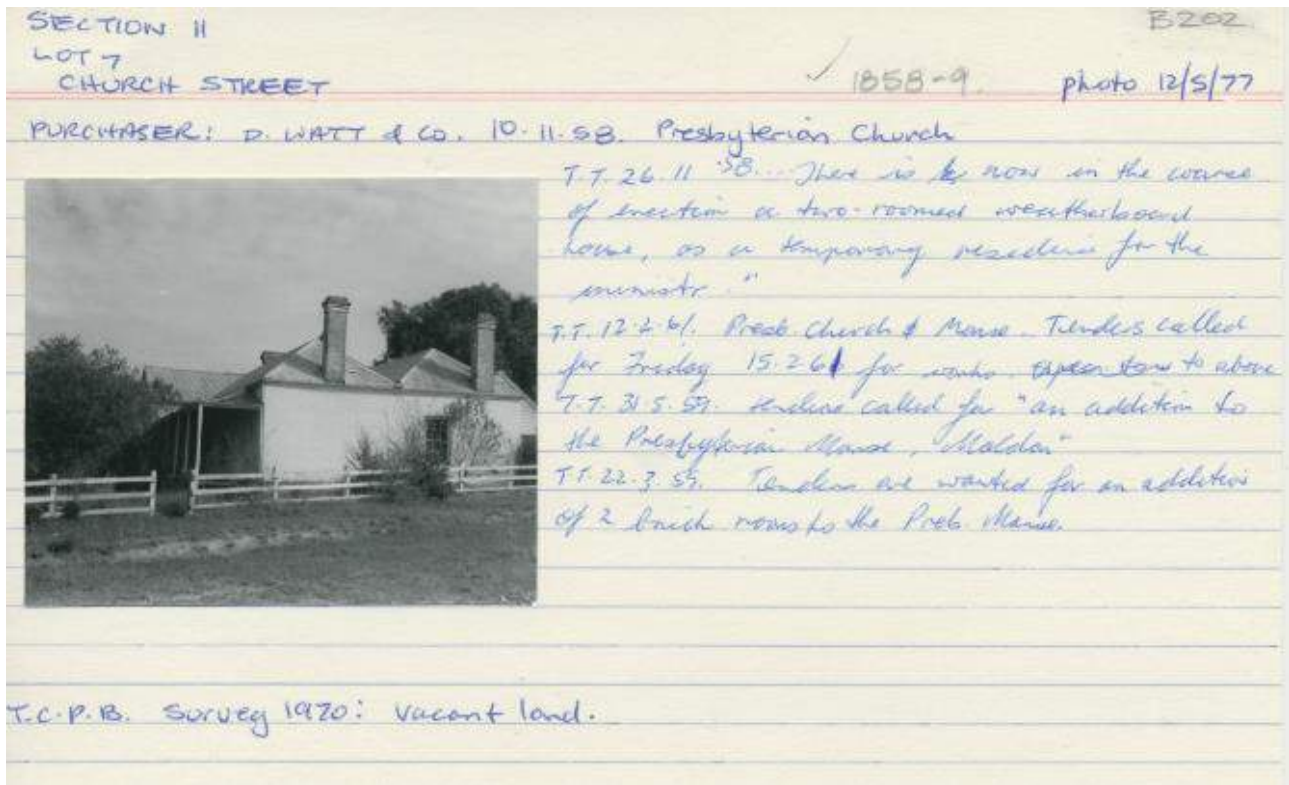


**Background:**

Legal description:

Address	3 Church Street
Locality	Maldon
Postcode	3463
Legal Description	CA 6 SEC 11 Parish of Maldon; CA 7 SEC 11 Parish of Maldon; CA 8 SEC 11 Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling

Data cards:



Maldon Conservation study (page 55, page 119 of PDF)



### 11 (7) CHURCH STREET

USE: Residence

CONSTRUCTION DATE: 1858-59

FIRST LAND PURCHASE DATE:  
D. Watt & Co. 10.11.1858 Presbyterian  
Church

CONSTRUCTION MATERIALS:  
brick and weatherboard

CONDITION AND INTACTNESS:

Fair; verandah altered?, fence incompatible

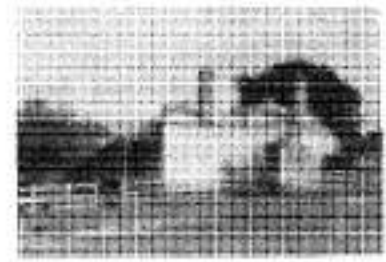
SIGNIFICANCE: Early church residence

HISTORY: The first building on this site,  
parts of which may still remain, was a two-  
roomed weatherboard house, built as a  
temporary residence for the Minister, which  
was in the course of erection on 26.11.58  
(Tarrangower Times).

In 1859 Tenders were called for the  
addition of two brick rooms to the  
Presbyterian Manse (Tarrangower Times

### PRESBYTERIAN MANSE

22.3.1859 and 31.5.1859). In 1861 tenders  
were called for works to the Presbyterian  
Church and manse. The results of these two  
additions would appear to be the two  
hipped roof sections with the gable roof  
section being a later addition.



Google maps street view:



## 79.HO84 & HO85

1 Church Street Maldon ('Maldon Neighbourhood Centre')

**Error:** This is the site of the (former) Presbyterian Church. It currently has three HO schedules (HO67, HO84, HO85) applied across it, which do not align with any buildings or property

boundaries. (see current mapping and HO schedule listings below).  
It needs to be fixed to have just the one HO across it (this will be HO84: 'Presbyterian Church 1 Church St'). This site is now the Maldon Neighbourhood Centre.  
4 Edward and 2 Edward Streets no longer exist - this is all one property/site.

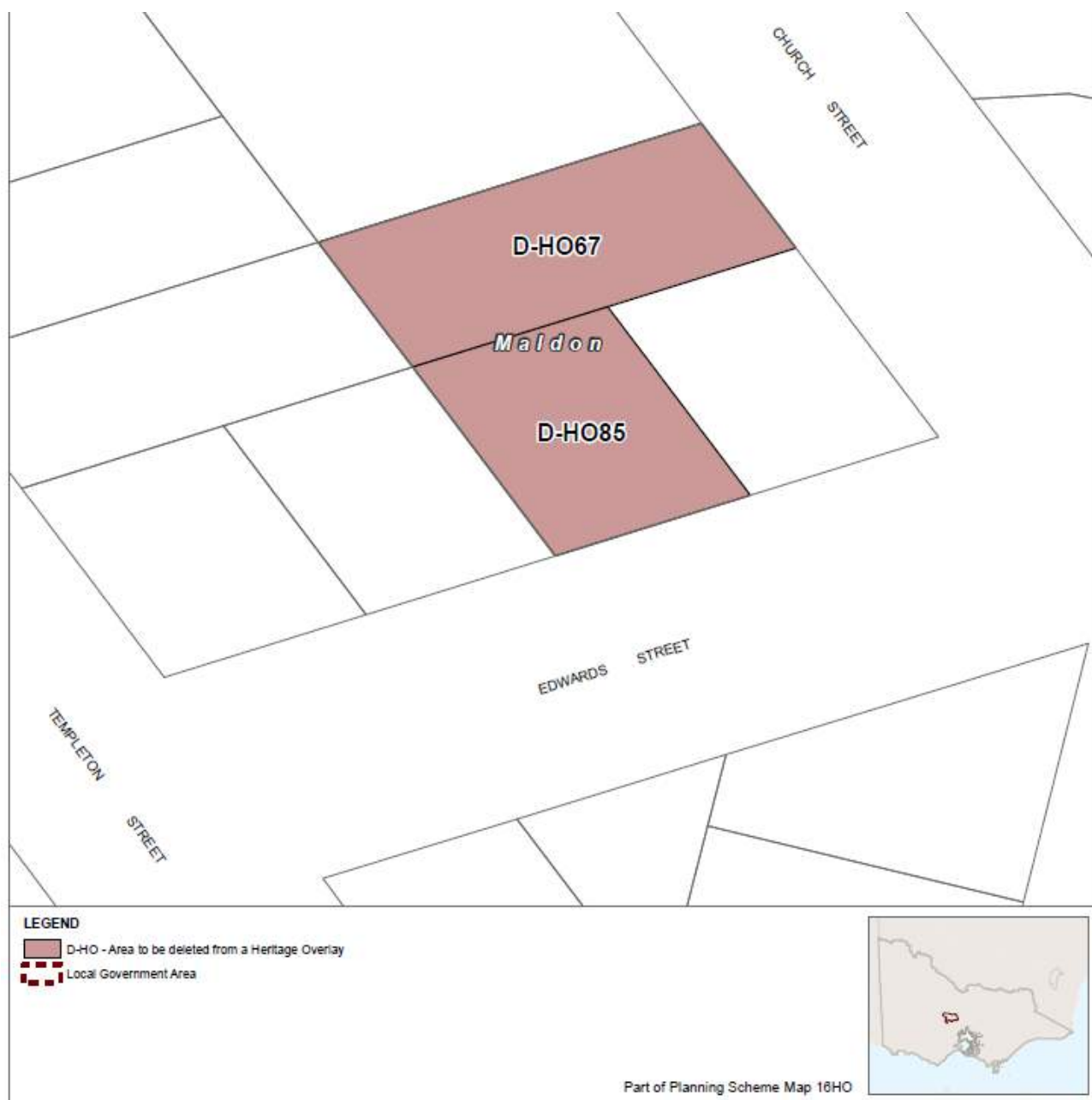
HO67	Residence 1 Church St
HO84	Pres. Church 2 Edward St
HO85	Residence 4 Edward St



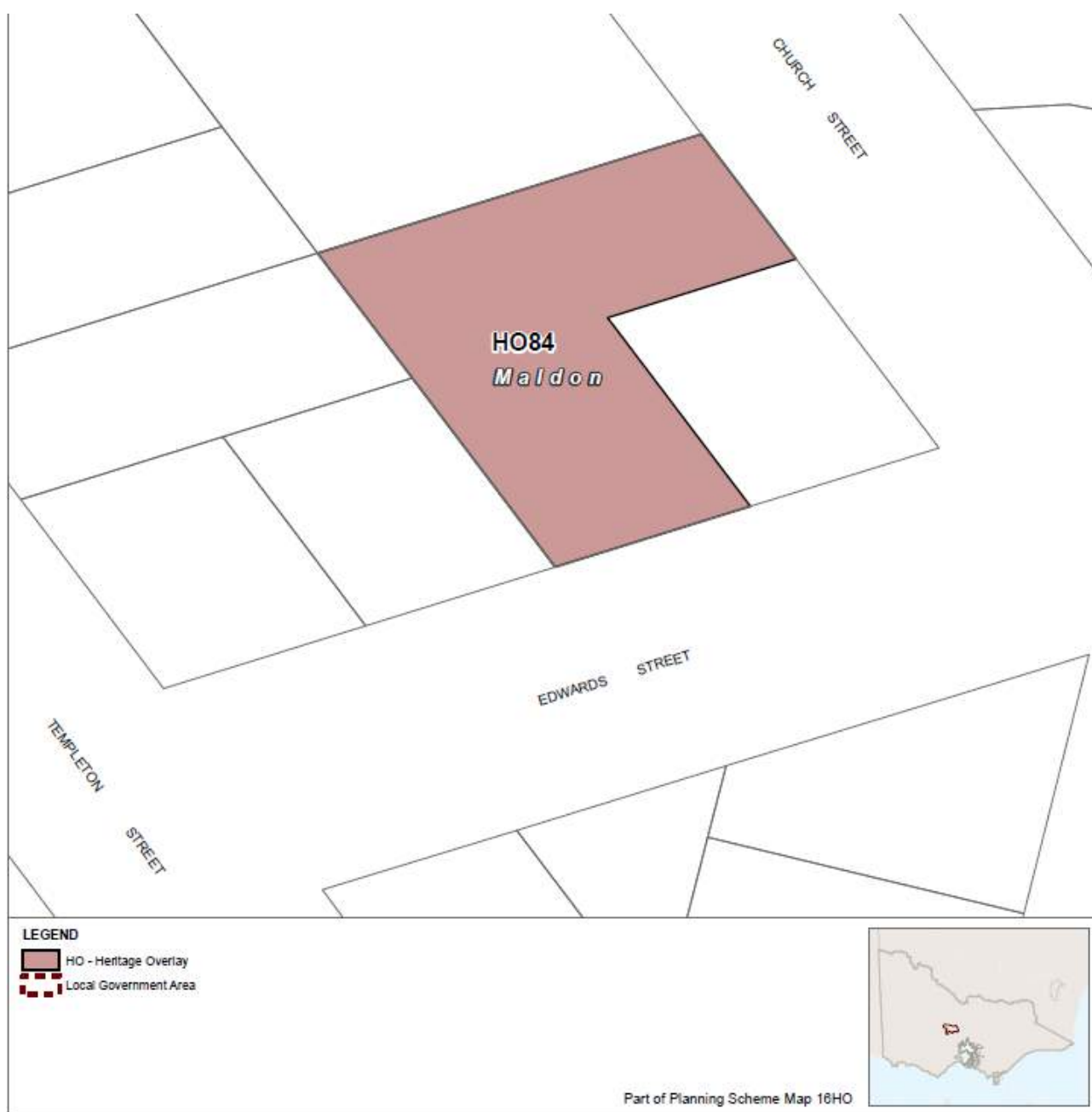
**Proposed change:**

- Schedule: Delete HO85 all together from schedule. Amend HO84 description to be: Former Presbyterian Church - 1 Church St. Refer Number 77 for deletion of HO67.
- Mapping: Amend 16HO to delete HO85, and apply HO84 across whole site. Refer Number 77 for deletion of HO67.

Proposed mapping:







**Background:**  
Legal description:

# Planning Scheme Amendment C97malx

## Attachment B - Background report


Property Name	Maldon Neighbourhood Centre
Address	Maldon Neighbourhood Centre
Locality	Maldon
Postcode	3463
Legal Description	CA 3 SEC 11 Parish of Maldon; CA 4 SEC 11 Parish of Maldon; CA 5 SEC 11 Parish of Maldon

### Data card:

SECTION 11  
LOT 3  
Edwards Street. PRESBYTERIAN CHURCH. / 1905. photo 12/5/77. B 198  
B 199

PURCHASER: D. WATT & Co. 10.11.58. Presbyterian Church.  
Foundation Stone: Mrs. M. Oswald. 1905.

Hutton p. 258. 1860 first church erected  
to west of present structure - present brick  
church built in 1905 replacing timber structure  
which was removed from the site.



T.C.P.B. Survey 1970: Scots Church, 1905, Brick, G.I. roof, fair general  
amenities, outbuildings. A/c. toilets. B 199. vacant land.

Maldon Conservation Study: (page 54, page 118 of PDF):

**11 (3)  
CORNER EDWARDS AND CHURCH  
STREETS**

**USE:** Church

**CONSTRUCTION DATE:** 1905

**FIRST LAND PURCHASE DATE:**  
D. Watt & Co. 10.11.1858 Presbyterian  
Church

**CONSTRUCTION MATERIALS:**  
brick

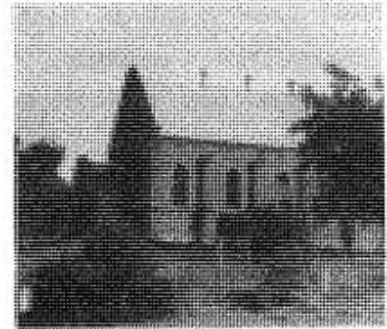
**CONDITION AND INTACTNESS:**  
good; intact, previously fenced.

**SIGNIFICANCE:** Well proportioned  
church building.

**HISTORY:** The first church was erected  
to the west of this building in 1860.<sup>1</sup> The  
present structure replaced a timber church  
which was removed from the site. The  
foundation stone was laid by Mrs. M.  
Oswald in 1905.

<sup>1</sup>L. Hatton and Others "Maldon" p.258.

### PRESBYTERIAN CHURCH



54

Google maps street view:



### 80.HO74

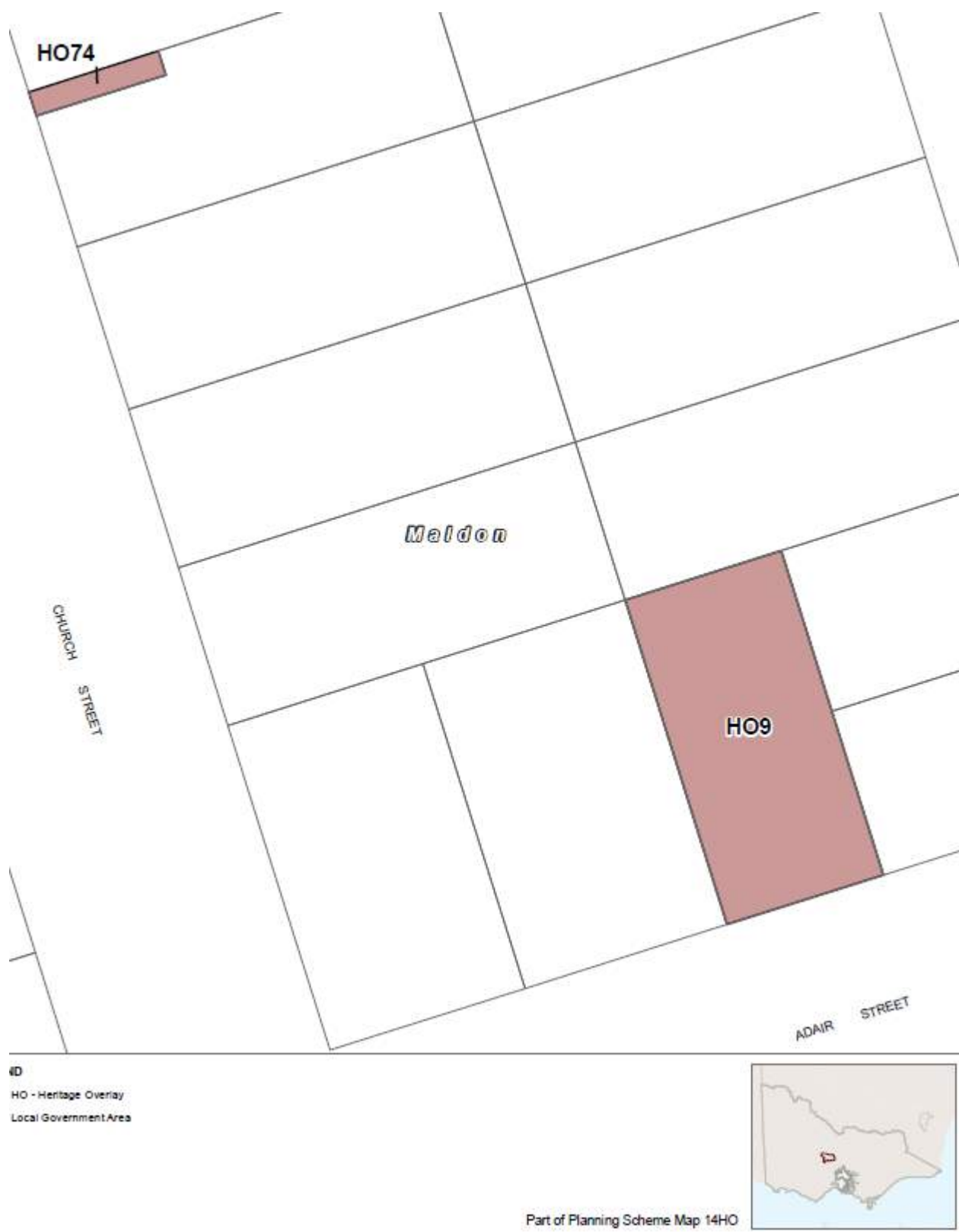
18 Church Street, Maldon

**Error:** The HO doesn't align with the property boundaries (see mapping below):





**Proposed change:** Amend 14HO to apply HO74 across whole site to ensure HO is aligned with property boundary (extend current HO mapping) – see proposed mapping below:



### Background:

Legal description:

# Planning Scheme Amendment C97malx

## Attachment B - Background report


Address	18 Church Street
Locality	Maldon
Postcode	3463
Legal Description	CA16 & Pt 17 Sec 3a Vol.9132 Fol.438
Status	Current
Land Use	110-Detached Dwelling

### Data card:

SECTION 314  
LOT 16.  
CHURCH STREET  
PURCHASER: R.S. HALE 28.4.59.

EXTRA.  
CBS  
photo 12/5/77

✓ C1860



T.C.P.B. SURVEY 1970: Residence, (19), weatherboard, g.l. roof, cream walls, green roof, cream trim, fair condition, fair streets, fair general amenity, lots of sheds.

### Google maps street view:





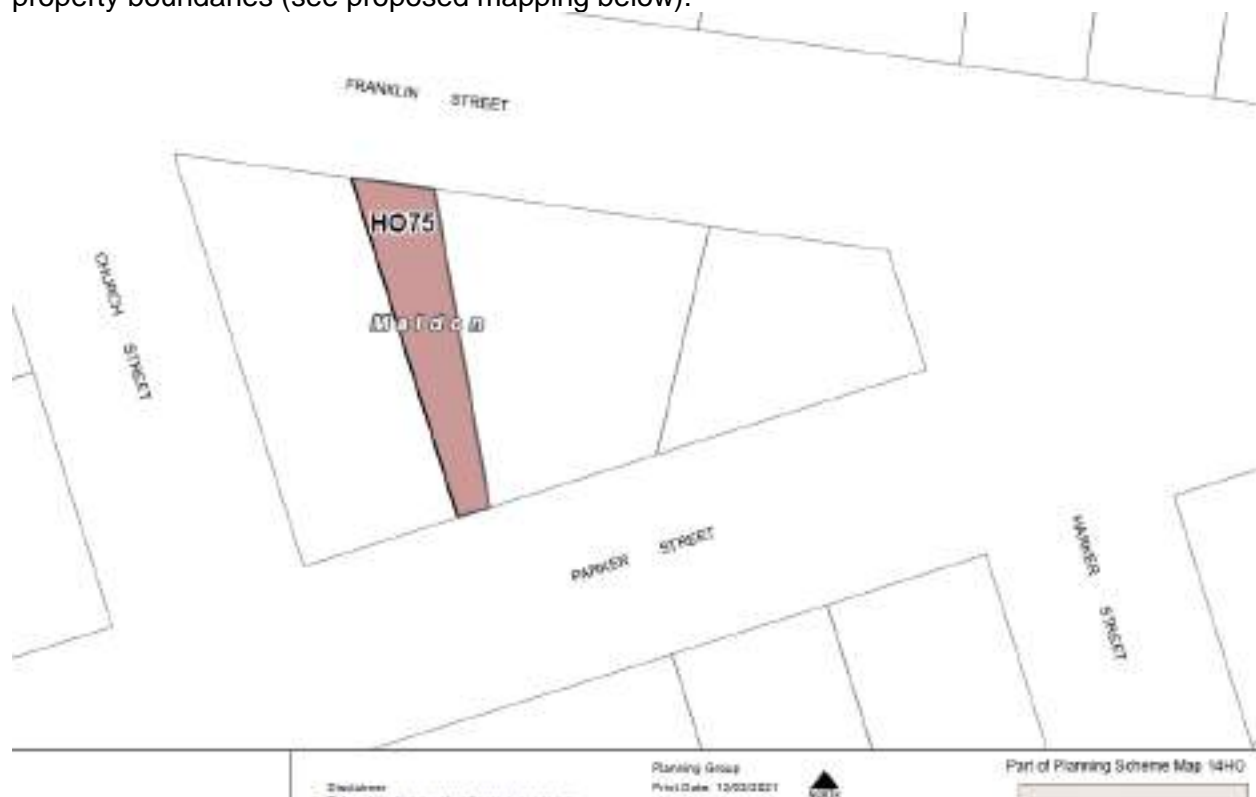
### 81.HO75

22 Church Street, Maldon

**Error:** The HO doesn't align with the property boundaries (see mapping below):



**Proposed change:** Amend 14HO to ensure HO75 aligns with property boundary – extend HO to property boundaries (see proposed mapping below):

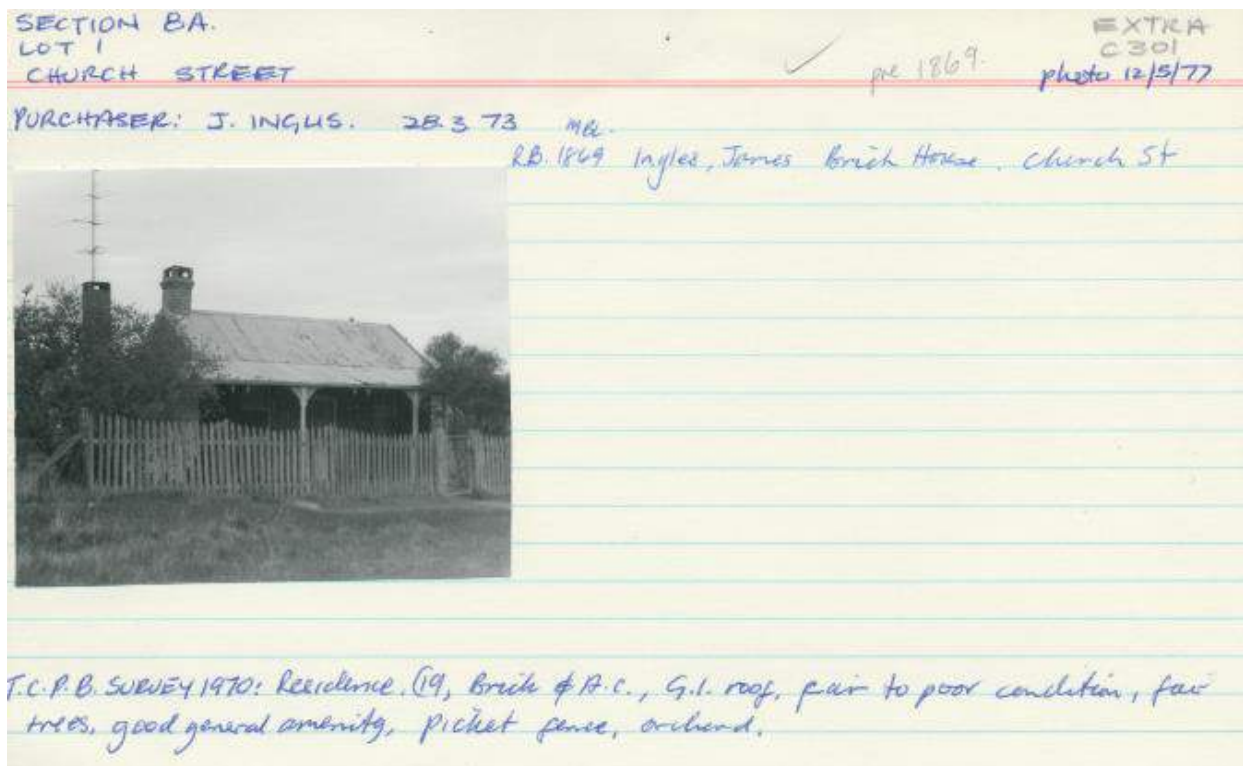


### Background:

Legal description:

Address	22 Church Street
Locality	Maldon
Postcode	3463
Legal Description	CA 1 SEC 8A V603 F419 Parish of Maldon; CA 2 SEC 8A V9429 F434 Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling

Data cards:



Google maps street view:





82.HO110, HO111, HO113

2-6 High Street, Maldon

**Error:** This is one property (although made up of three parcels), however three different HO schedules have been applied to the property. The property is 2 - 6 High Street, not separate 2, 4, 6, High Streets.

Current schedule:

HO110	Residence 2 High St
HO111	Residence 4 High St
HO112	Residence 5 High St
HO113	Residence 6 High St

Current mapping:

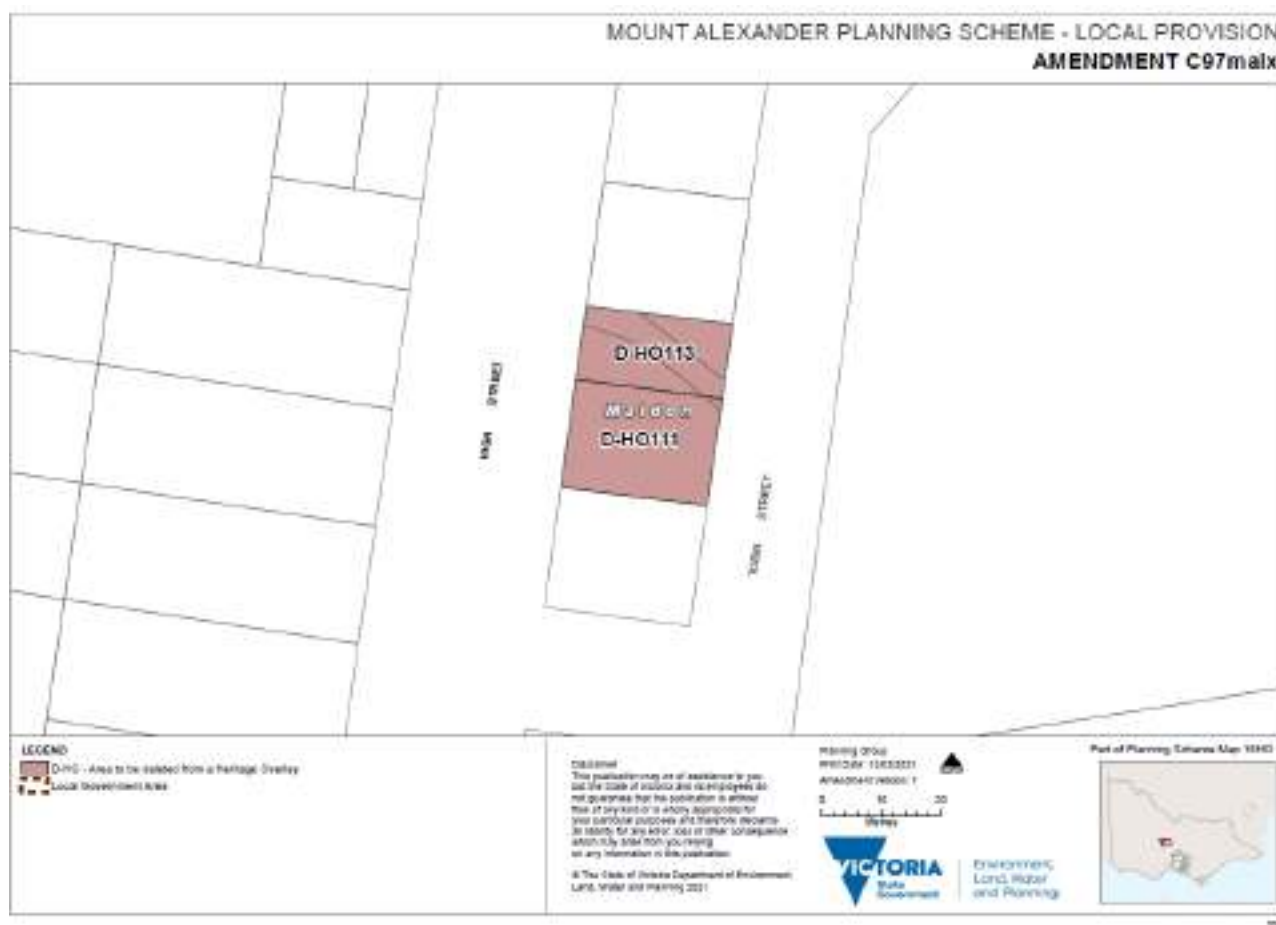


**Proposed change:**

- Schedule: Delete HO111 and HO113 from schedule. Amend HO110 to be: Residence 2-6 High St
- Mapping: Amend 16HO to Delete HO111, delete HO113, Amend HO110 to apply across whole property and align with property boundary (see below)

# Planning Scheme Amendment C97malx

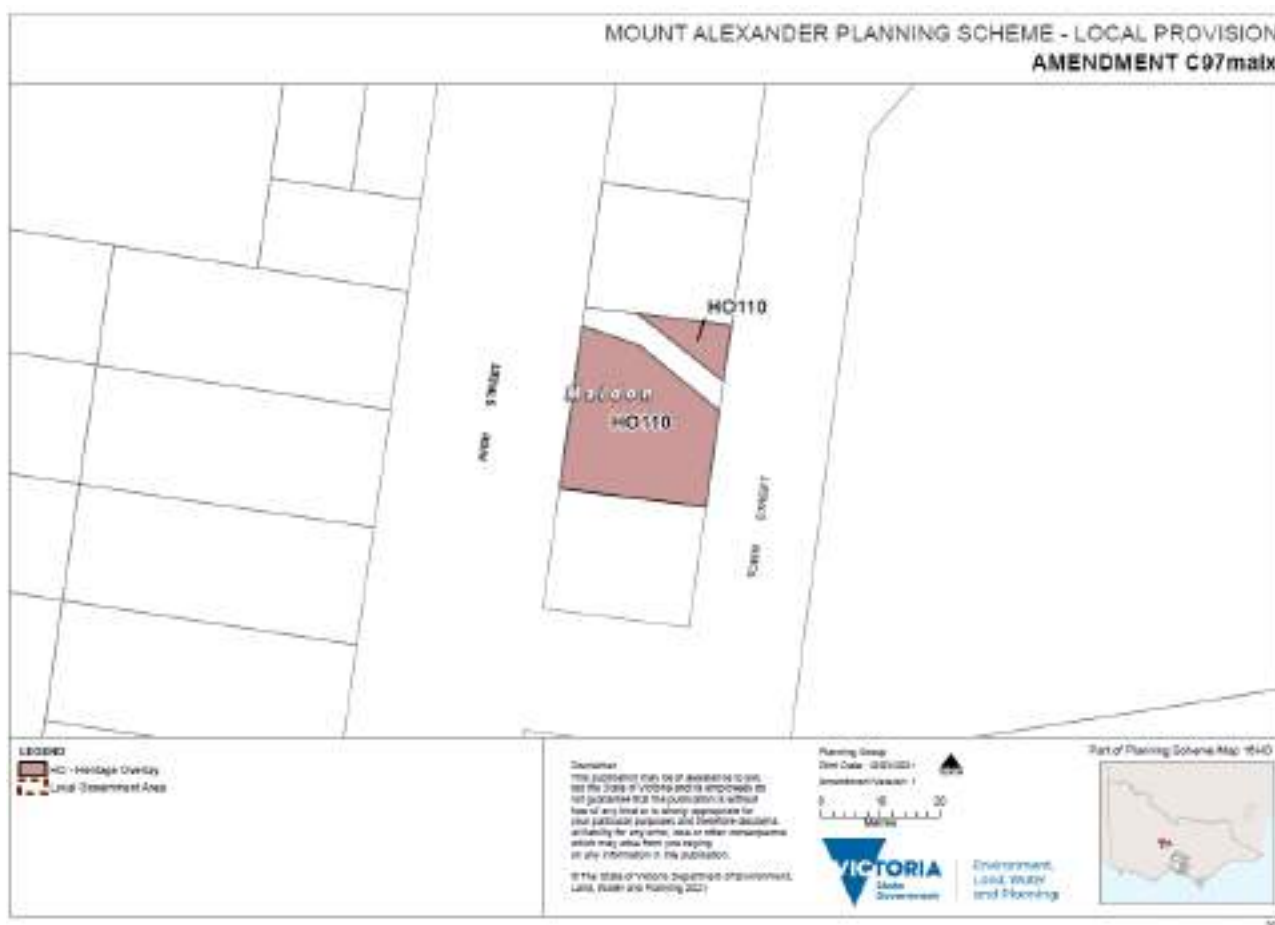
## Attachment B - Background report



28

# Planning Scheme Amendment C97malx

## Attachment B - Background report



### Background:

#### Legal description:


Address	2-6 High Street
Locality	Maldon
Postcode	3463
Legal Description	V01195 F913 CA 10E SEC A Parish of Maldon; V02848 F541 CA 10F SEC A Parish of Maldon; L1 TP516486 V02619 F614 Parish of Maldon; L1 TP561268 V02750 F882 Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling

#### Data cards:



SECTION A  
LOT 10E  
2<sup>nd</sup> HIGH STREET.  
S12  
photo 5/5/77.

purchaser: W.B. Gray: 6-1-71.  
Ref. Encyclopedia of Victoria 1.190.  
1965. Existing house owned by Mr & Mrs. Lloyd, caretaker, in a Mr. Pettitt, was owned by J.H. Rule.



[MBL] Ref Mr. A. Smith. 12.10.69. Same Rule "King of Maldon" House now owned by Mr. Lloyd.  
~~Mr. Lloyd~~ Rule made a lot from South German.  
1869, Mon. D.R. Rule, Watchmaker, Jeweller, High St.  
1866-7. Oliver Richard Rule, 1868, "  
1869 as above, 1868, 1884-85 not mentioned  
1891-92. J.H. Rule, Commission Agent.  
1893. J.H. Rule Mining & Commission Agent & legal manager, 1873-96 as above  
undated directory - not mentioned  
also facts see photo of Caladoney battery - shows in background.

T.C.P.B. SURVEY 1970. Included on map as part of special interest zone but not included on S1.2 map & appears to have been missed in survey.

MBL. T.T. 10.9.63. D.R. Rule (brother of J.H. Rule) watchmaker & Jeweller. Next to Royal Hotel, High St.  
J.H. Rule arrived in Malden 1867.  
see ph. P.T. & B in P.T. dated c.1895. house appears - has replaced earlier building shown in p.B. dated 1886.

Google maps street view:



83.HO128

38 High Street, Maldon

**Error:** HO128 applies to 38 High Street however this does not show on the mapping. There is also a separate un-numbered HO applied to the site which is to be deleted.

From schedule:

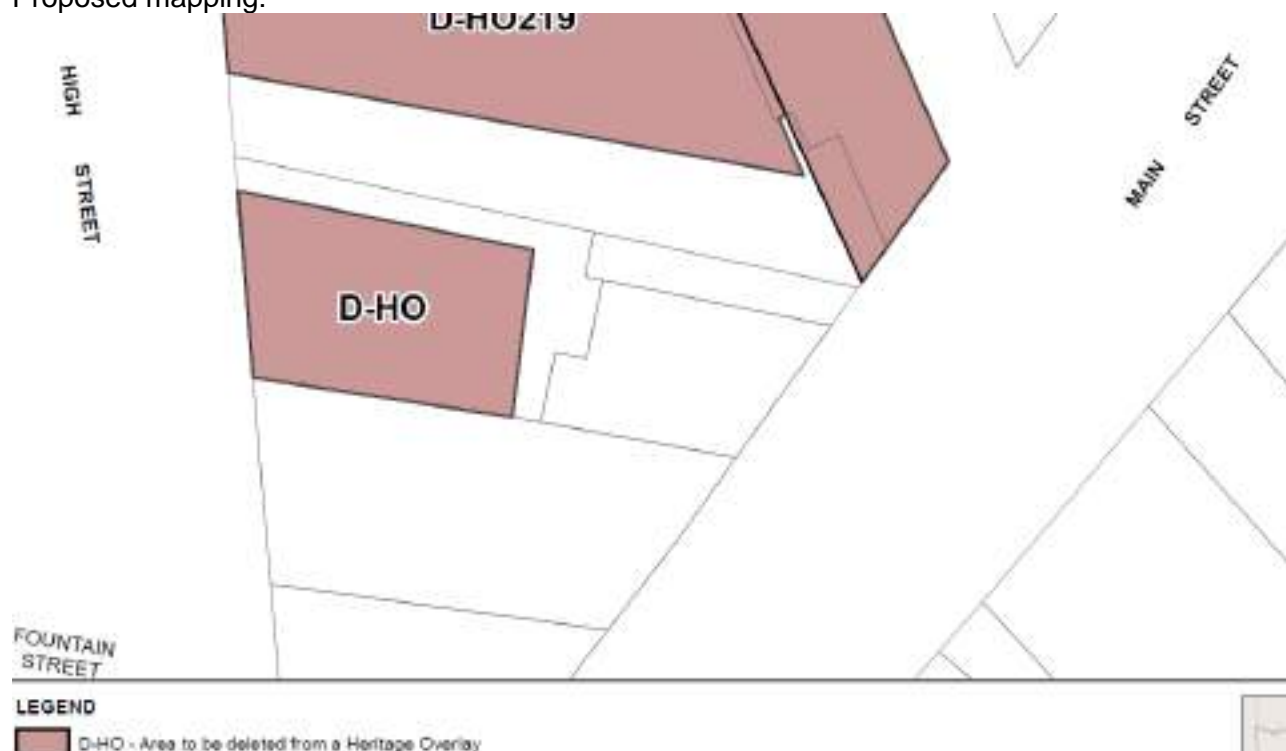
HO128	Residence 38 High St
-------	----------------------

From mapping:



**Proposed change:** Amend 16HO to apply HO128 across subject site, and delete un-numbered HO.

Proposed mapping:







### Background:

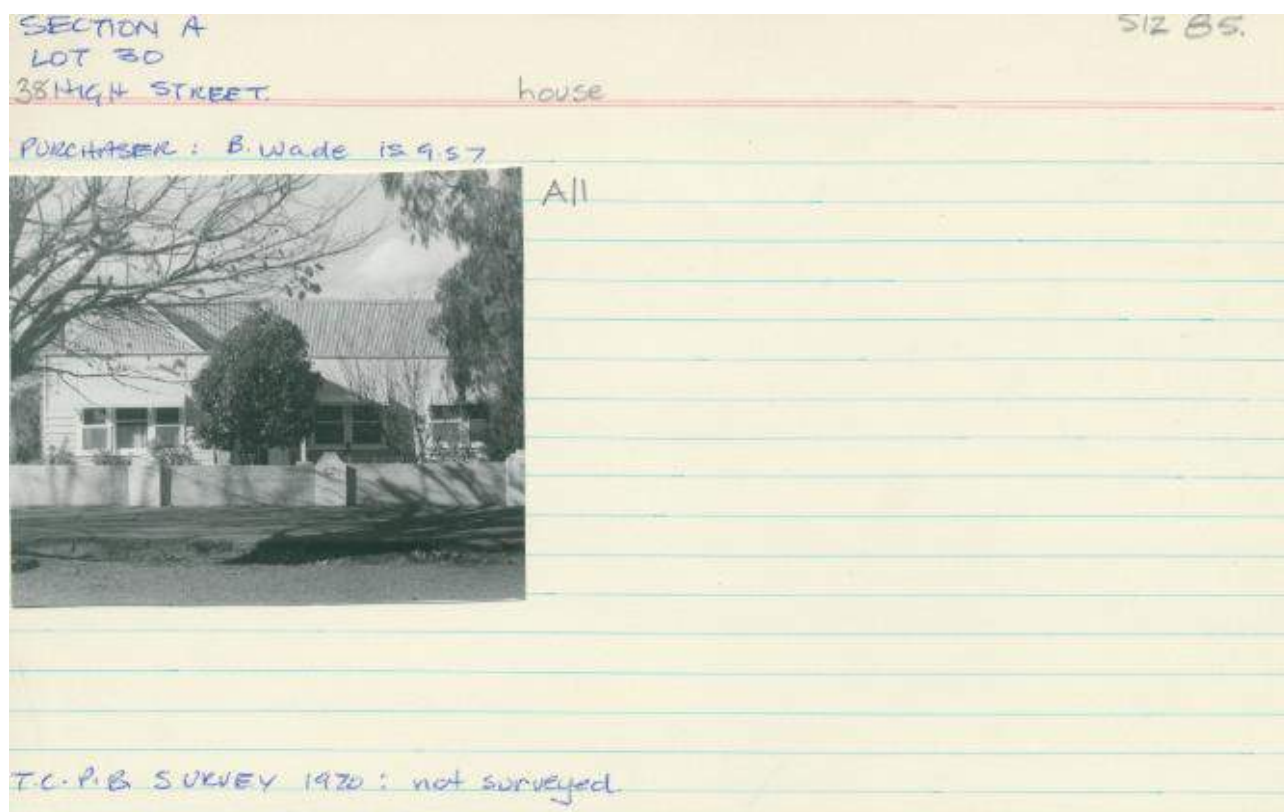
Maldon Conservation Study (page 34, page 96 of PDF):

**A(30)**  
**HIGH STREET**  
**USE:** residence  
**CONSTRUCTION DATE:** c1865?  
**FIRST LAND PURCHASE DATE:**  
B. Wade 15.9.1857  
**CONSTRUCTION MATERIALS:**  
timber  
**CONDITION AND INTACTNESS:**  
fair; front facade completely altered.  
**SIGNIFICANCE:** Although altered, this house retains the form and scale of the original residence.  
**HISTORY:** In Photograph PH29 of the Seymour Lounge Hotel, part of this building can be seen in its original form.

### WADE'S HOUSE



Data card:



Google Street view:



### 84.HO175

3 Hornsby Street, Maldon

**Error:** This property has another HO schedule applied to it (HO286, which lists 4 Reef Street in the HO schedule), which should be removed. The HO175 which applies to this property does not align with property boundaries and needs to be amended to ensure it does.

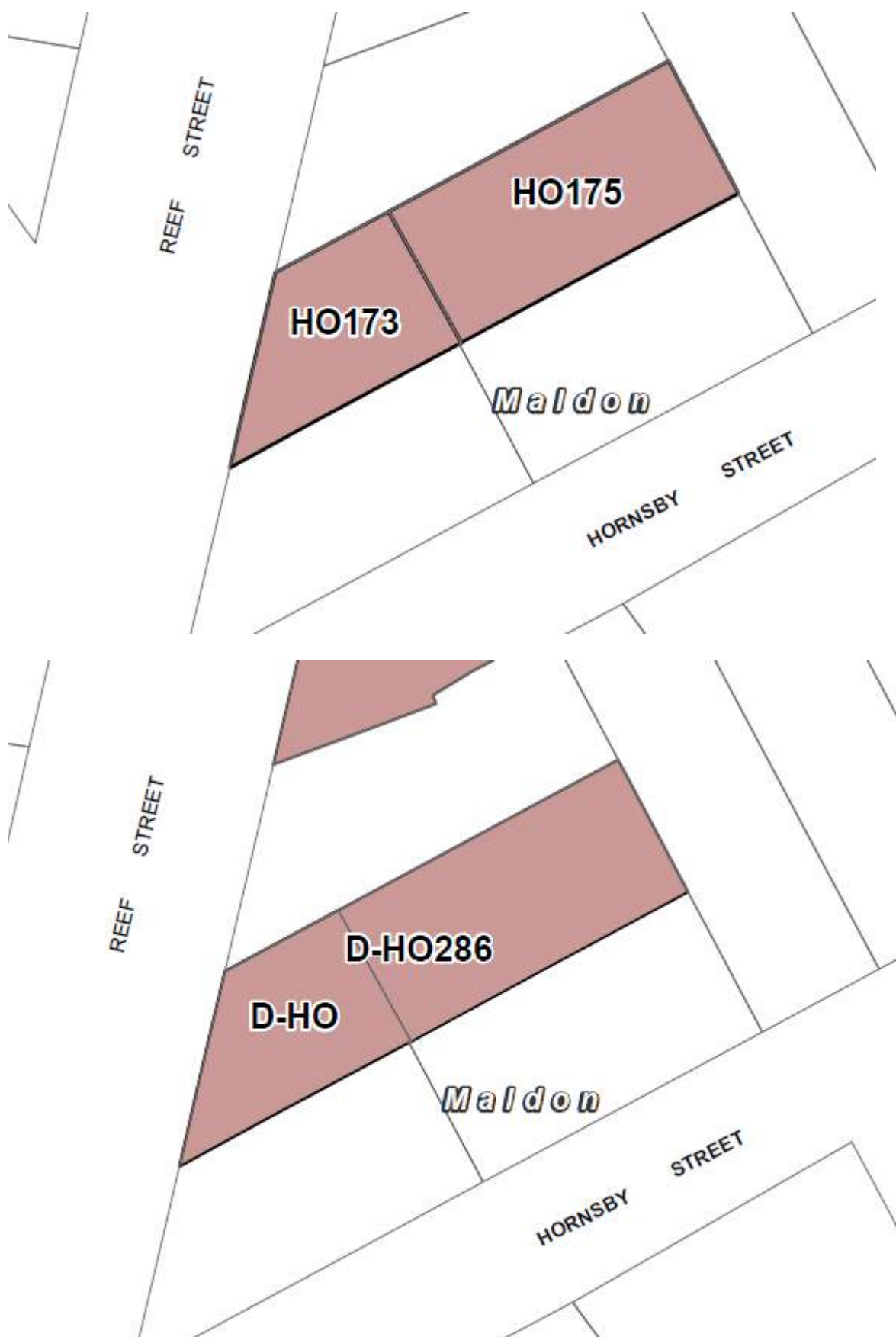
**Proposed change:** Amend 14HO to ensure HO175 applies across whole property and aligns with property boundary. Delete HO286 from subject site.

Current mapping:



Proposed mapping:





# Planning Scheme Amendment C97malx

## Attachment B - Background report

### Background:

#### Legal description:

Address	3 Hornsby Street
Locality	Maldon
Postcode	3463
Legal Description	CA1, Pt 10, 11 Sec 16
Status	Current
Land Use	110-Detached Dwelling


#### Data cards:

SECTION 16  
LOT 1  
HORNSBY STREET

EXTRA  
D120  
photo 12/5/77

✓ C1870

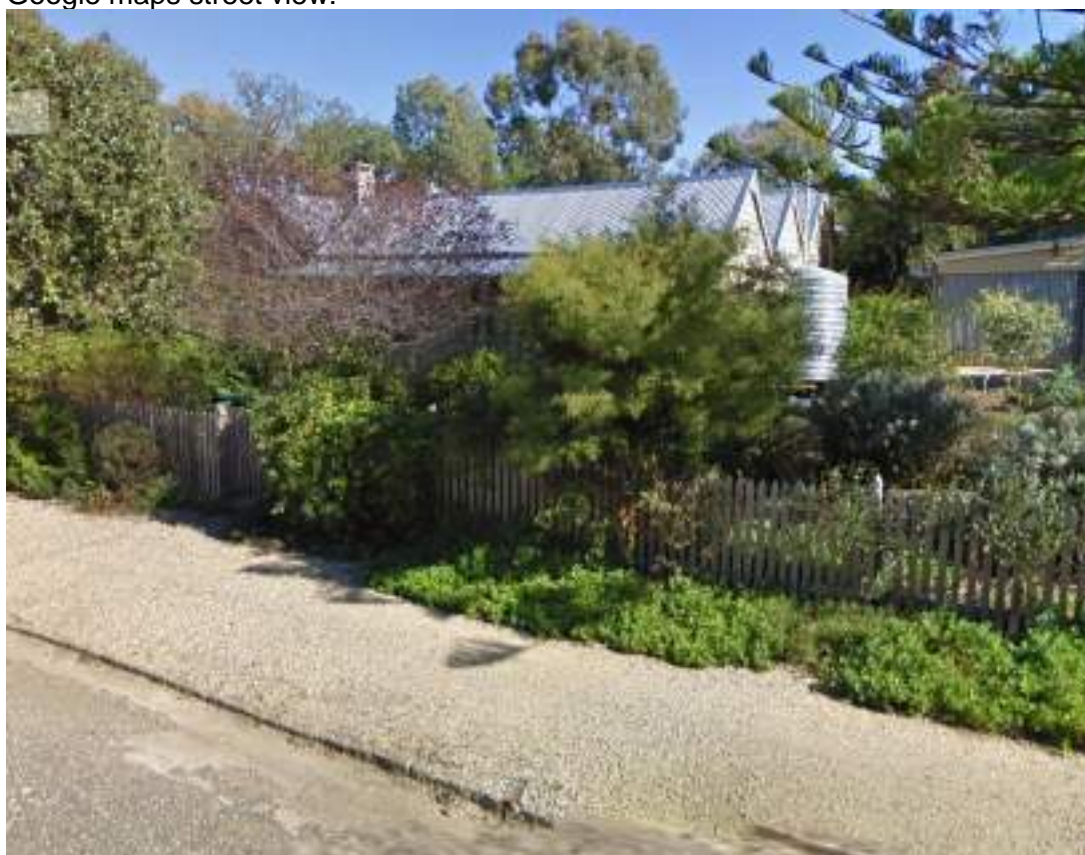
PURCHASER: R. R. NANKIVEL 19.3.89



T.C.P.B. SURVEY 1970: Residence, (19), Brick & weatherboard, G.I. roof, white walls, green roof, green trim, fair condition, fair trees, good general amenities, 2 G.I. garages.



Google maps street view:





Note: this has been subject to renovations via a planning permit PA075/2008:

Application Description	Stone Extension & Renovations to existing dwelling & Removal of 1 Tree
-------------------------	--

85.HO173

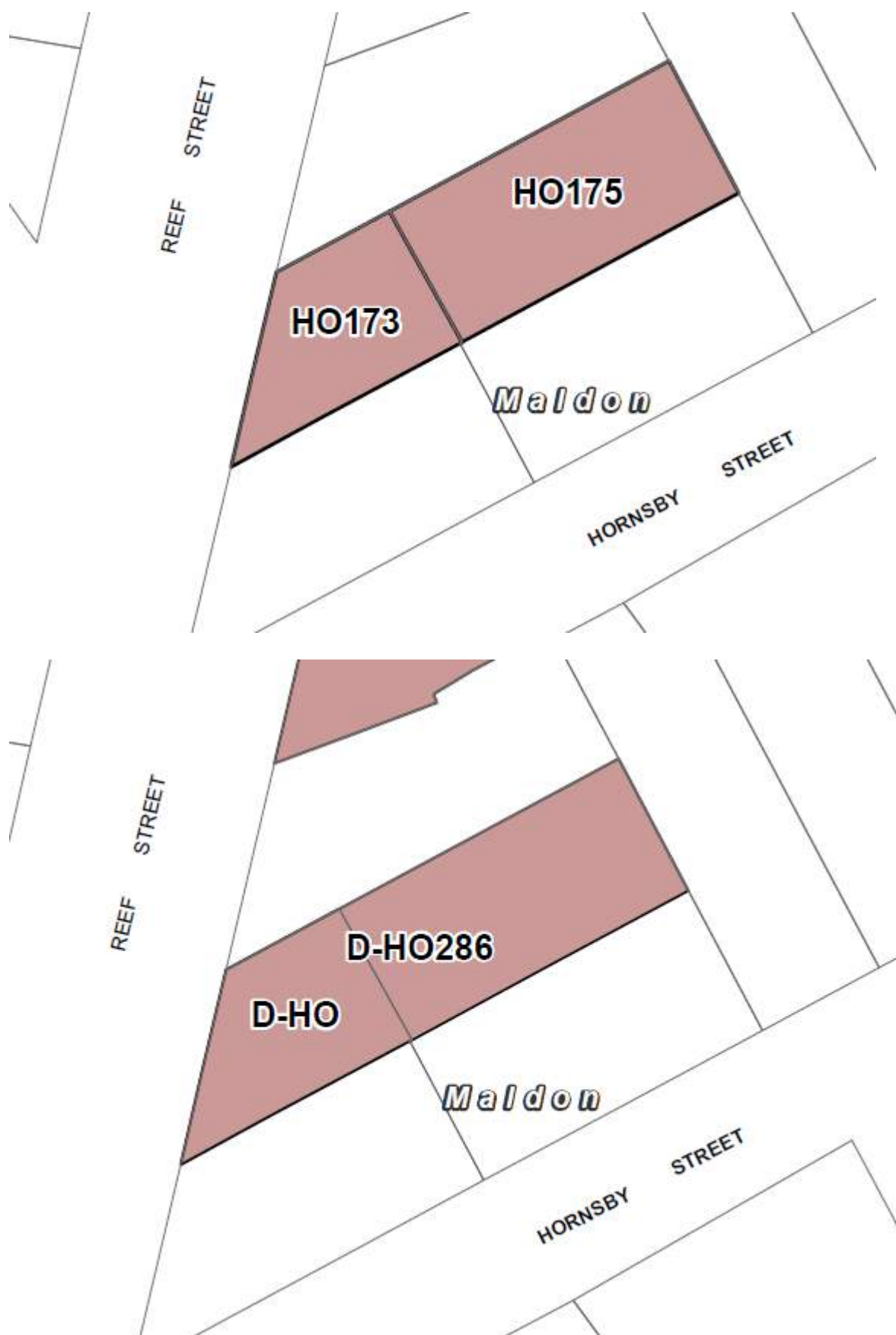
1 Hornsby Street, Maldon

**Error:** HO mapping incorrect with HO173 not aligning with property boundaries, and an additional HO schedule (286) which doesn't apply to this property having been applied. See mapping below:



**Proposed change:** Amend 14HO to ensure only HO173 applies across site and aligns with property boundary (delete HO286 from subject site).

Proposed mapping (extend HO173 across whole property, and delete HO286 from property):



# Planning Scheme Amendment C97malx

## Attachment B - Background report

### Background:

#### Legal description:

Address	1 Hornsby Street
Locality	Maldon
Postcode	3463
Legal Description	CA 10 Sec 16 Parish of Maldon; CA 12 SEC 16 Parish of Maldon; CA 13 SEC 16 Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling
Old Assess Number	62155.0001000


#### Data cards:

SECTION 16  
LOT 12 & 13  
HORNSBY STREET

EXTRA  
DIT  
photo 12/5/77

✓ 61870

PURCHASER: J. Parkerson 24.1.99.



T.C.P.B. SURVEY 1970: Under D11B. Residence, (19, weatherboard, G.I. roof, green walls, white trim, good condition, poor trees, good general amenity, Picket fence, close to street.

#### Google maps street view:





86. HO286

4 Reef Street, Maldon

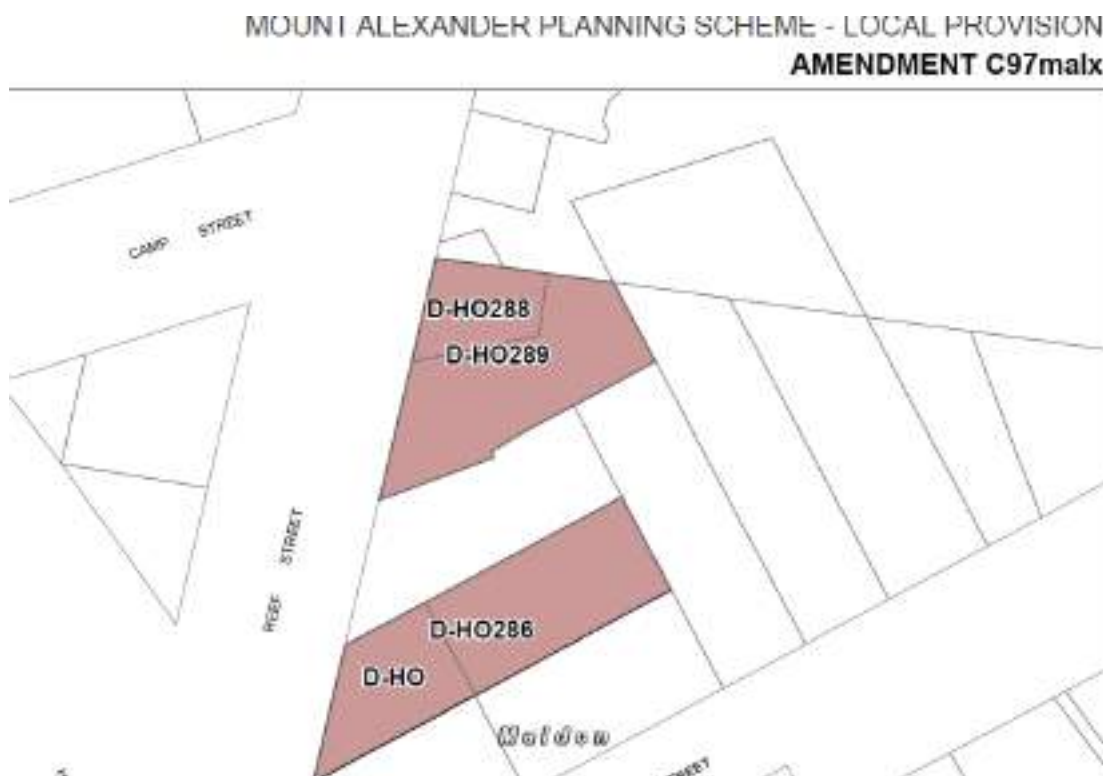
**Error:** HO286 has been applied to '4 Reef Street' within the HO schedule (see below). The property 4 reef street does not exist (also see below).

HO286	Residence 4 Reef St
HO287	Residence 6 Reef St



6 Reef Street is bound by 1 Hornsby Street to the south, 3 Hornsby to the south-east, and 8 Reef Street to the north. There is no 4 Reef Street between these properties.

**Proposed change:** delete HO286 ('Residence 4 Reef St') from HO schedule. (the deletion of HO286 from the mapping is already addressed at a separate section of this report – see figure below for this mapping).



### Background:

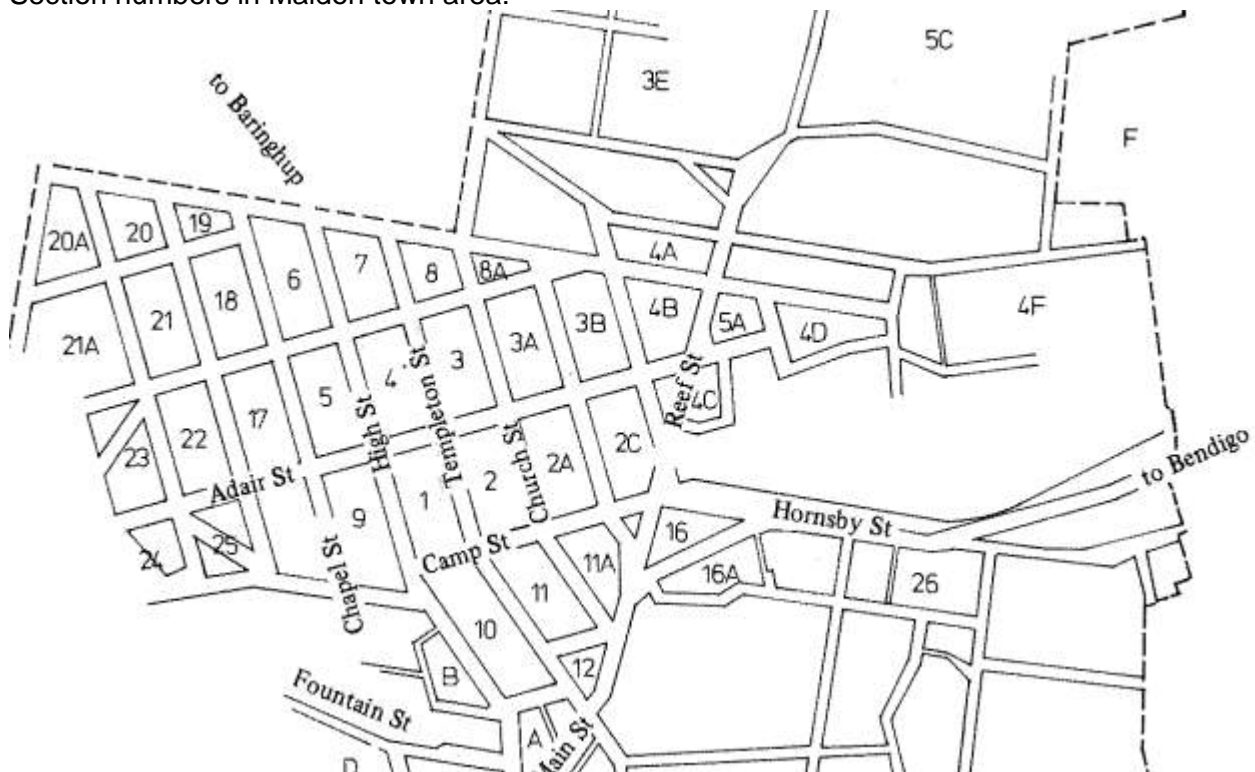
There is no property between 6 Reef Street (HO287) and 1 Hornsby (HO173)/the rear of 3 Hornsby (HO175), indicating that there is no 4 Reef Street.

HO286 appears between HO175 (3 Hornsby Street), 6 Reef Street (HO287), and 1 Hornsby Street (HO173) on the mapping, and does not apply to a specific property (see below).





The Maldon Conservation Study:  
Section numbers in Maldon town area:



The image below shows that the area relating to the properties on Reef and Hornsby that have been identified are in Section 16:



The properties listed in the conservation study within Section 16 are copied below:

16	C.L.	Hornsby Street (next to 16 (4))	* Residence
16	1	Hornsby Street	* Residence
16	2	Hornsby Street	* Residence
16	3	Hornsby Street	* Residence
16	4	Hornsby Street	* Residence
16	8	Reef Street	* Residence
16	9	Reef Street	* Residence
16	10	Reef Street	* Residence
16	12 & 13	Hornsby Street	* Residence

The data cards which exist for all properties within Section 16 are shown below:

- 16(1) 3 Hornsby\_HO175\_Card
- 16(1) 3 Hornsby\_HO175\_Photo
- 16(2) 5 Hornsby\_HO177
- 16(3) 7 Hornsby\_HO179\_Card
- 16(3) 7 Hornsby\_HO179\_Photo
- 16(4) 9 Hornsby\_HO180\_Card
- 16(4) 9 Hornsby\_HO180\_Photo
- 16(6) 40 Chapel\_HO63
- 16(8)-Reef
- 16(9) 8 Reef
- 16(10)-Reef
- 16(12&13) 1 Hornsby\_HO173
- 16(15) 11 Hornsby\_HO181

# Planning Scheme Amendment C97malx

## Attachment B - Background report

These above properties are all accounted for as per below, and there does not appear to be any for a 4 Reef Street:

Details:	Legal description / data card / street view (or photos taken at site 28 July 2021):
16(1) 3 Hornsby Street HO175	<p>Address 3 Hornsby Street</p> <p>Locality Maldon</p> <p>Postcode 3463</p> <p>Legal Description CA1, Pt 10, 11 Sec 16</p> <p>Data cards:</p>   <p>Street view showing what is currently at property to match above:</p>





Note that some works have been done to the property:

Application No	PA075/2008
Assessment Id	9100
Property Address	CA 1, 11 & Pt 10 Section 16, 3 Hornsby Street, Maldon
Application Description	Stone Extension & Renovations to existing dwelling & Removal of 1 Tree

16(2)  
5 Hornsby Street  
HO177

Address	5 Hornsby Street
Locality	Maldon
Postcode	3463
Legal Description	CA 2 SEC 16 Parish of Maldon; CA 7A SEC 16 Parish of Maldon

Data card:



Street view to show what is currently at property to match above:





16(3)  
7 Hornsby Street  
HO179

Data cards:



Street view of property to show what is currently on site, to match above:



	
16(4) 9 Hornsby Street HO180	<p>Data cards:</p>  <p>SECTION 16 LOT 4 HORNSBY STREET</p> <p>PURCHASER: A.C. SEYMOUR 15.9.57.</p> <p>T.C. P.B. SEYMOUR 1970: Residence (1), Weatherboard, G.I. roof, Green walls, red roof, brown +/-, fair work, fair condition, poor trees, fair general amenity</p>



Google maps street view (currently at site, matches above):



16(8)  
10 Reef Street  
HO290

Data card:



Street view and photo taken at site to show what is currently there, matching above:








Note: purchaser on data card 'J. Leach', and the sign of the gate states 'Leach's cottage'.

16(9)  
8 Reef Street  
HO288

Data card:

SECTION 16  
LOT 9  
REEF STREET  
PURCHASER: E. Andrew 27.8.65

EXTRA  
D122  
photo 12/5/77



T.C.F.B. SERREY 1970's Residence, 4, Weatherboard, G.L. roof, pink walls, silver roof, brown trim, good condition, good trees, few general amenities, repairs.

Street view and photo taken at site to show what is currently at site matches the above:



16(10)  
6 Reef Street  
HO287

Data card:



Photo taken at site to show what is currently there to match above:







16(12&13)  
1 Hornsby Street  
HO173

Address	1 Hornsby Street
Locality	Maldon
Postcode	3463
Legal Description	CA 10 Sec 16 Parish of Maldon; CA 12 SEC 16 Parish of Maldon; CA 13 SEC 16 Parish of Maldon

Data card:



Street view to show that what is currently at site matches above:



16(15)  
(also known as:  
16(C.L)  
Hornsby Street -  
next to 16(4))  
11 Hornsby Street  
HO181

Data card:



Street view at site to show what is currently at this site matches the above:



This means that 4 Reef Street (does not exist on mapping) is not subject to the overlay which it is currently listed as and confirms the need to delete HO286.

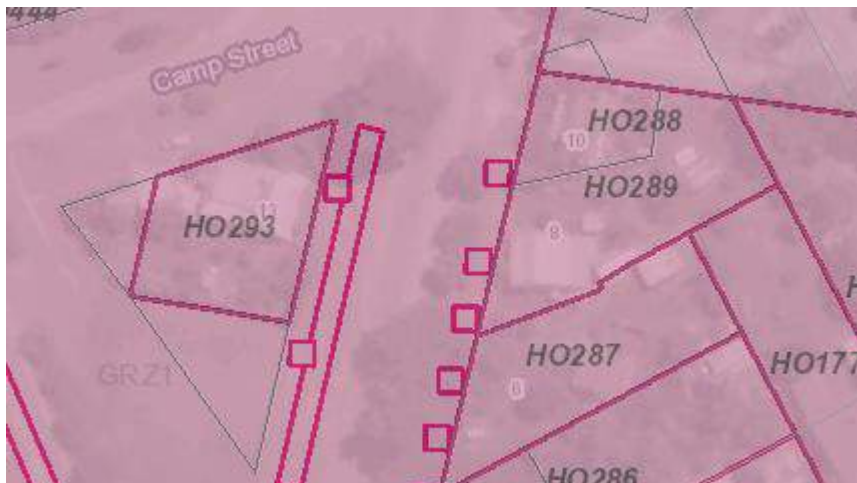
### 87.HO288

8 Reef Street, Maldon

**Error:** HO289 has been applied to the site incorrectly, and the HO288 which applies does not align with property boundaries. HO289 applies to 9 Reef Street, Maldon.

Current mapping currently looks as follows:





**Proposed change:** Amend 14HO to ensure HO288 aligns with property boundaries, and remove HO289 from site.

Mapping is proposed to change as follows:

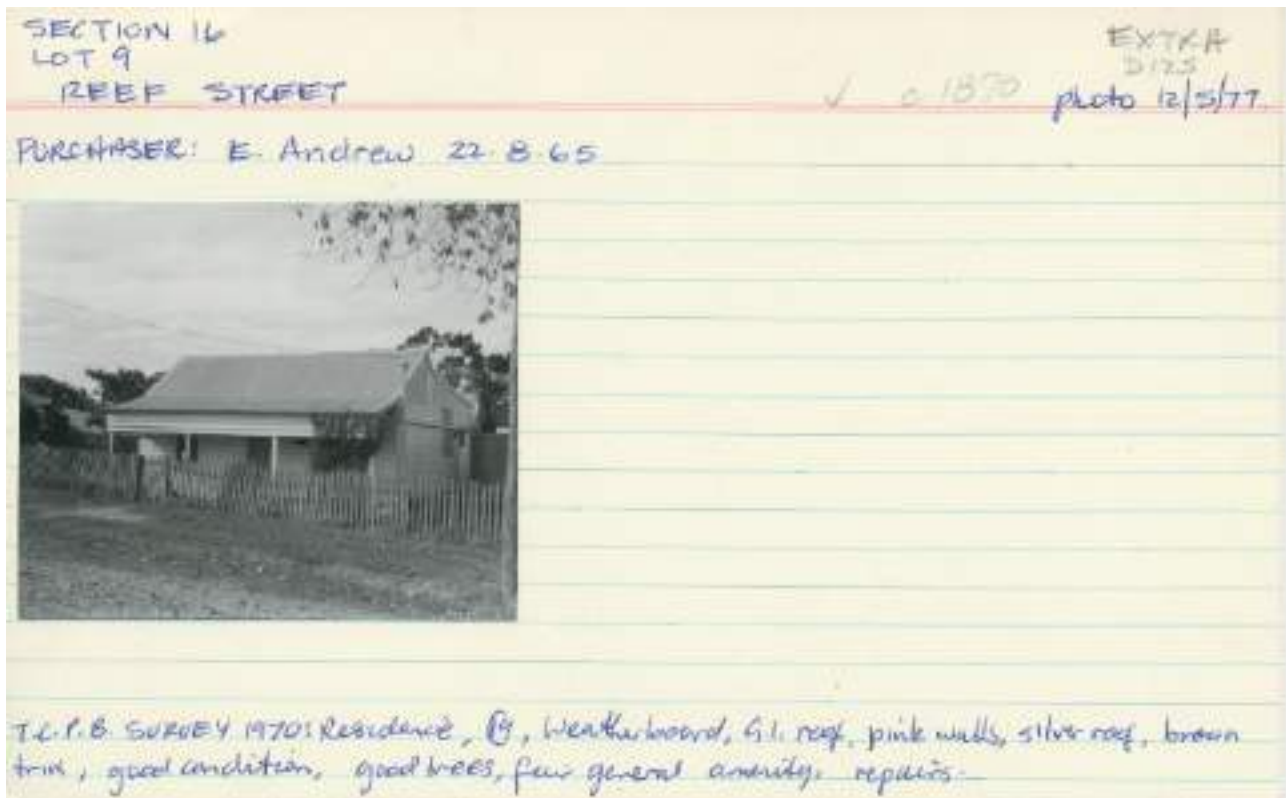
- Delete HO289 from site, and reduce HO288 so that it applies to property.

### MOUNT ALEXANDER PLANNING SCHEME - LOCAL PROVISION AMENDMENT C97malx



**Background:**

Data card:



Google street view (matches data card above):





88.HO290

10 Reef Street, Maldon

**Error:** HO288 and HO289 (which relate to other, neighbouring/nearby properties) have been incorrectly applied to this property (see below). HO290 is for 10 Reef St, but this is not shown on the mapping.



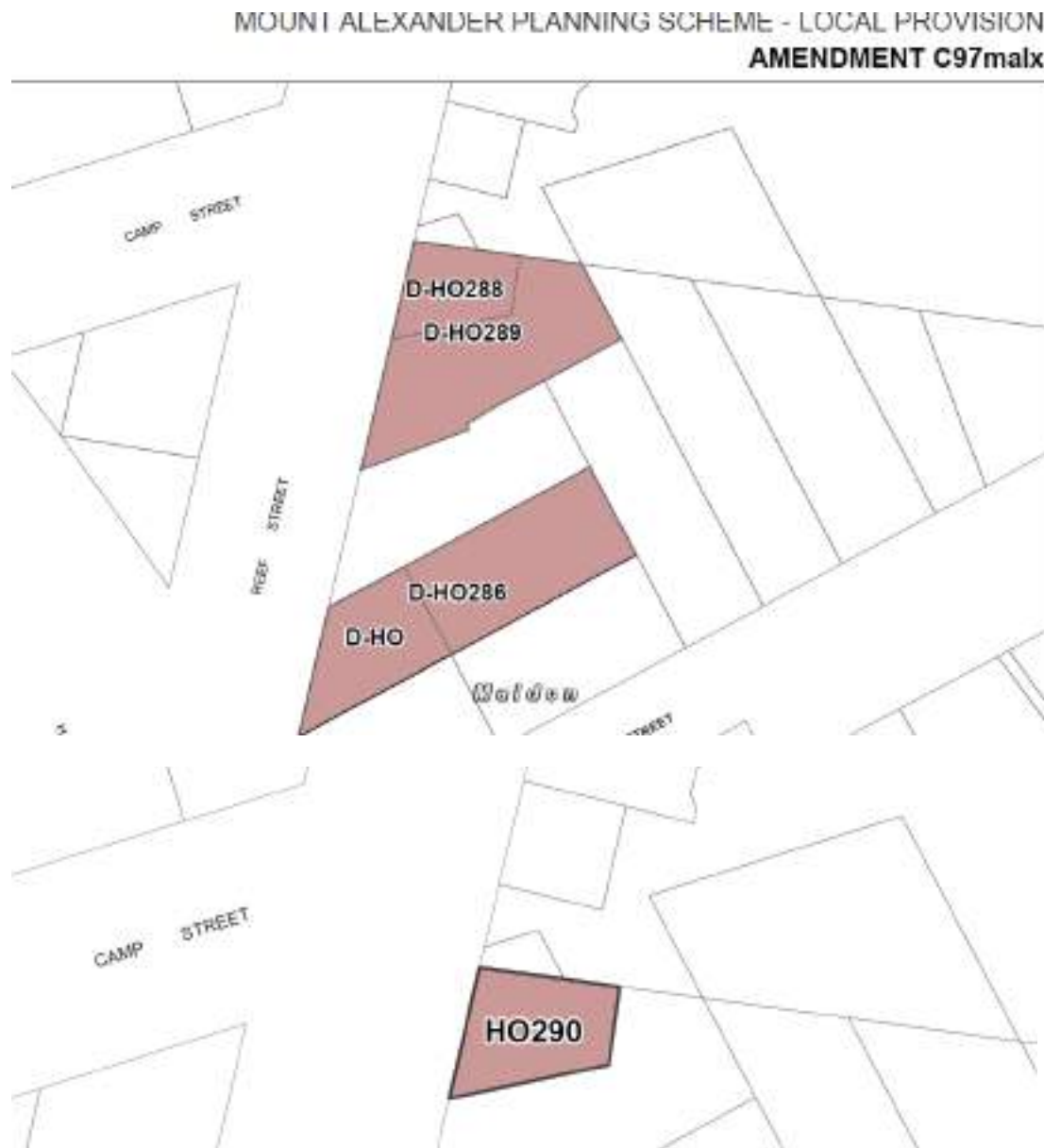
Schedule description for HO290:

HO290	Residence 10 Reef St
-------	----------------------

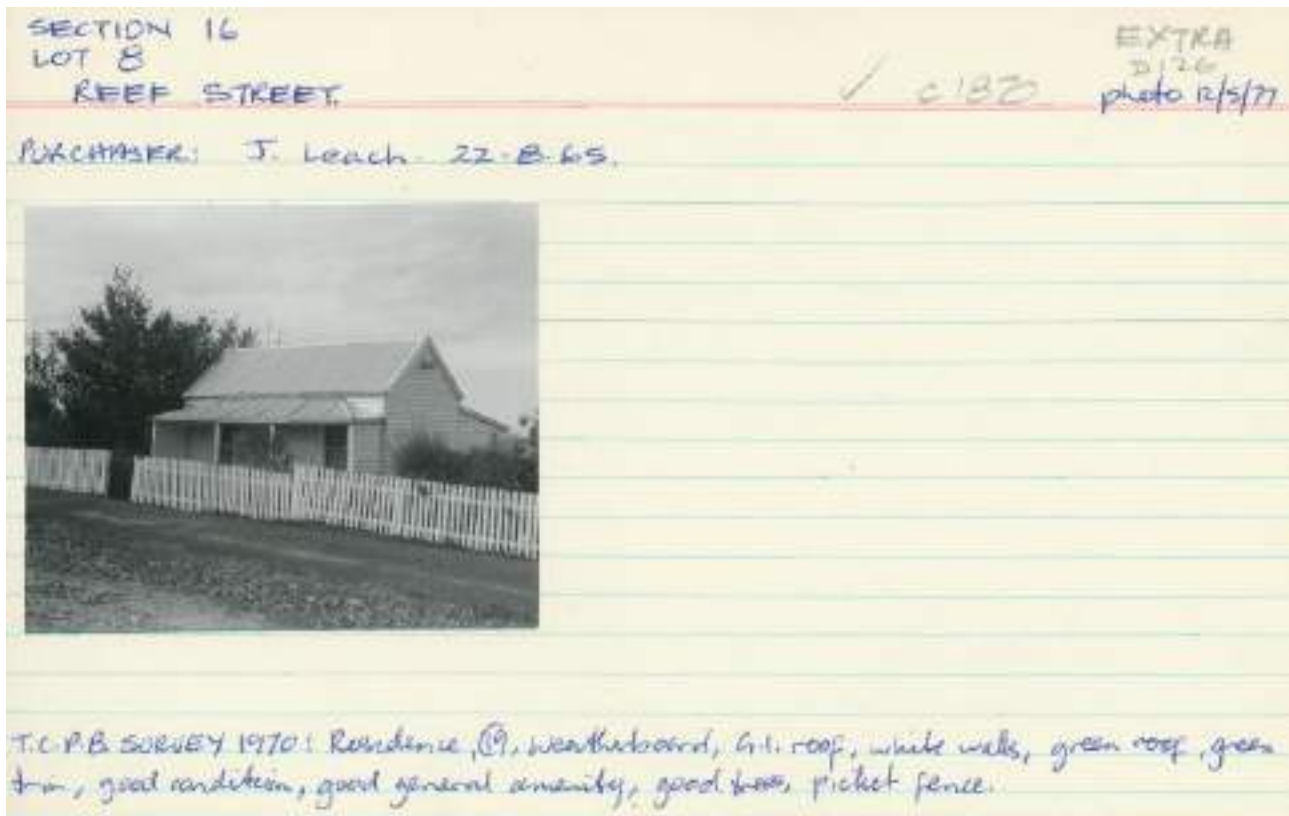


**Proposed change:** Amend 14HO to apply HO290 to subject site, and remove HO289 and HO288 from subject site.

Proposed mapping:



**Background:**  
Data card:



Google maps street view:



### 89.HO174

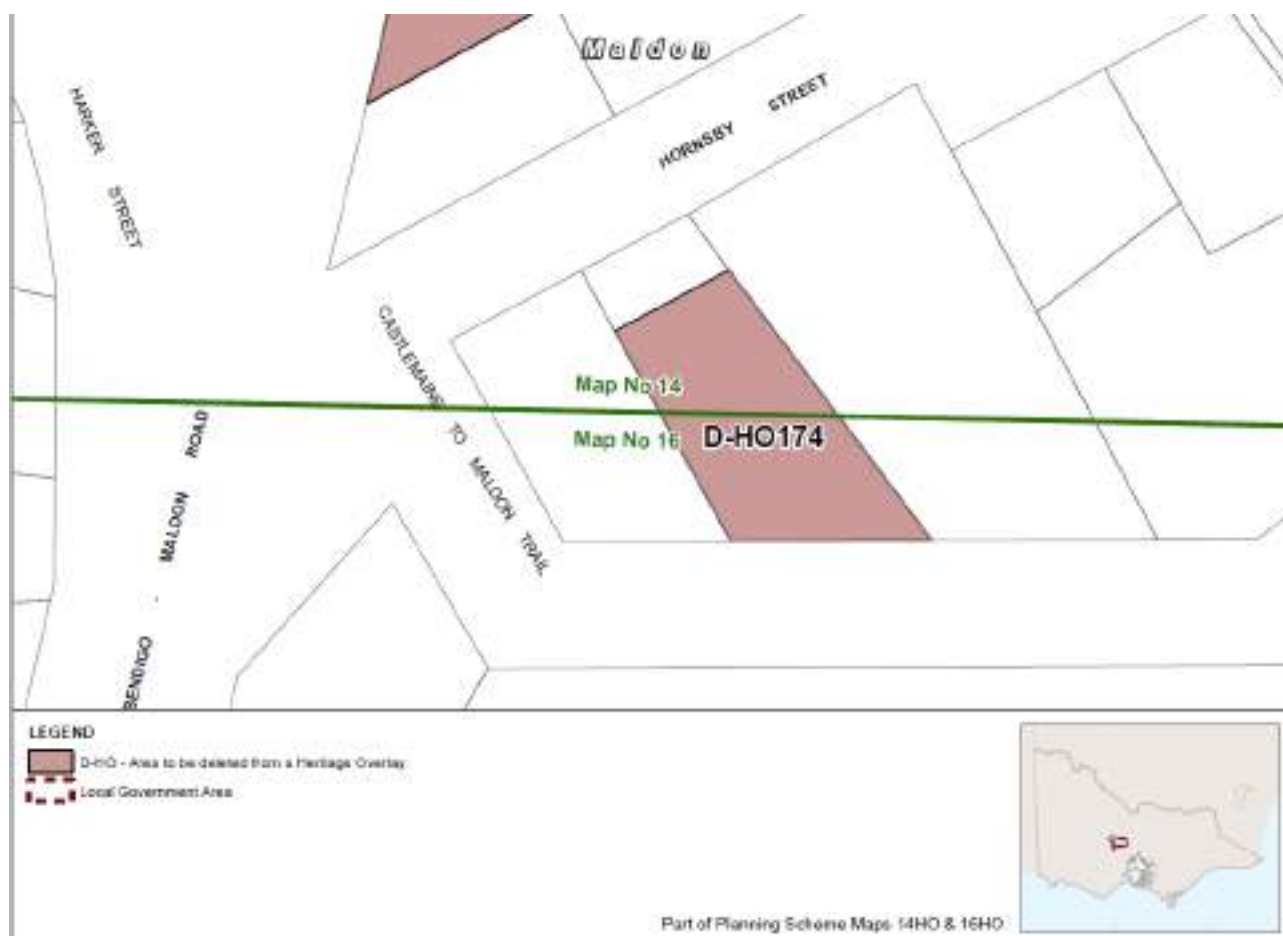
2 and 2A Hornsby Street, Maldon

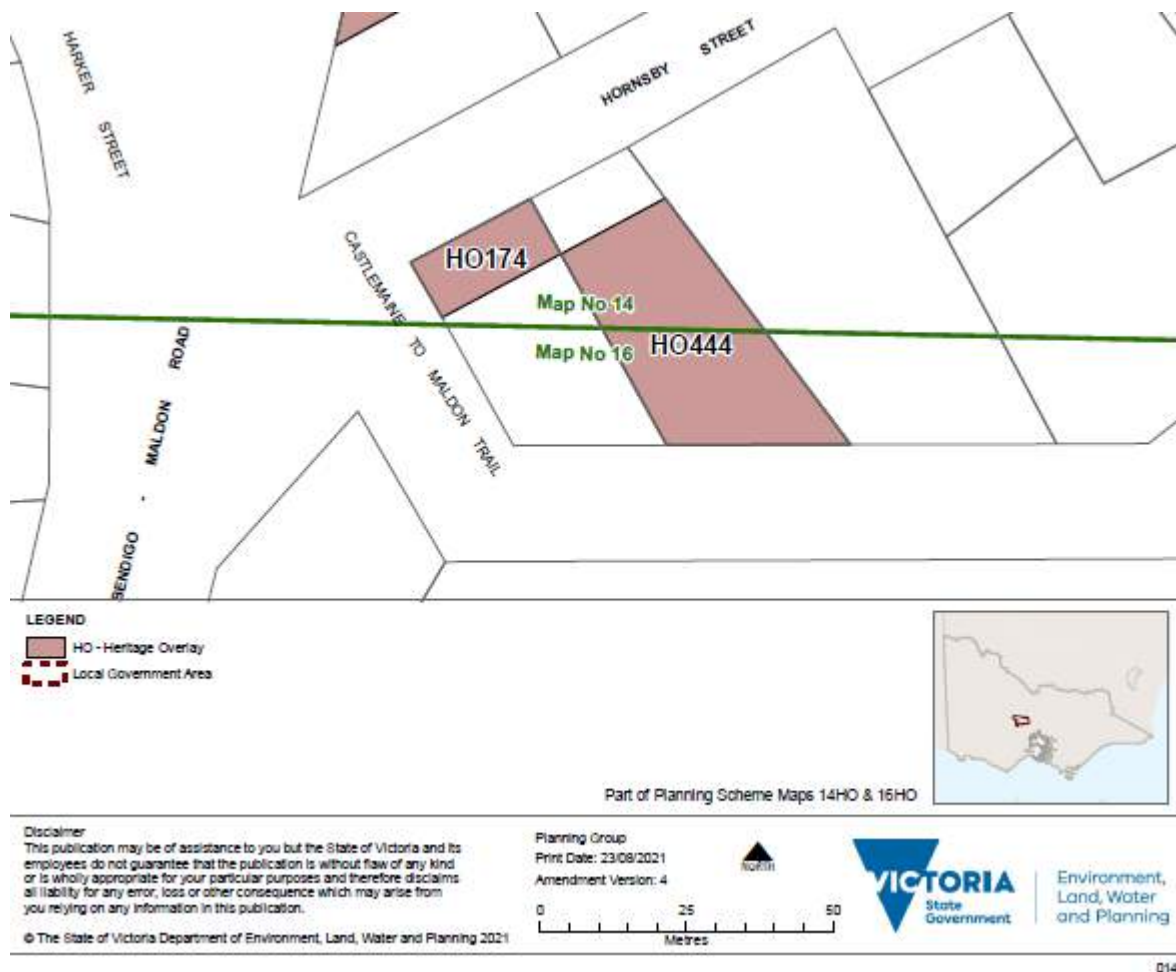
**Anomaly:** There has been a new dwelling built on 2A Hornsby (building permit: PBLD279/2013) (this was subdivided off from 2 Hornsby - PA218/2011) which is not protected by a HO, so the HO on the mapping needs to be reduced so it only applies to 2 Hornsby. See current mapping below:



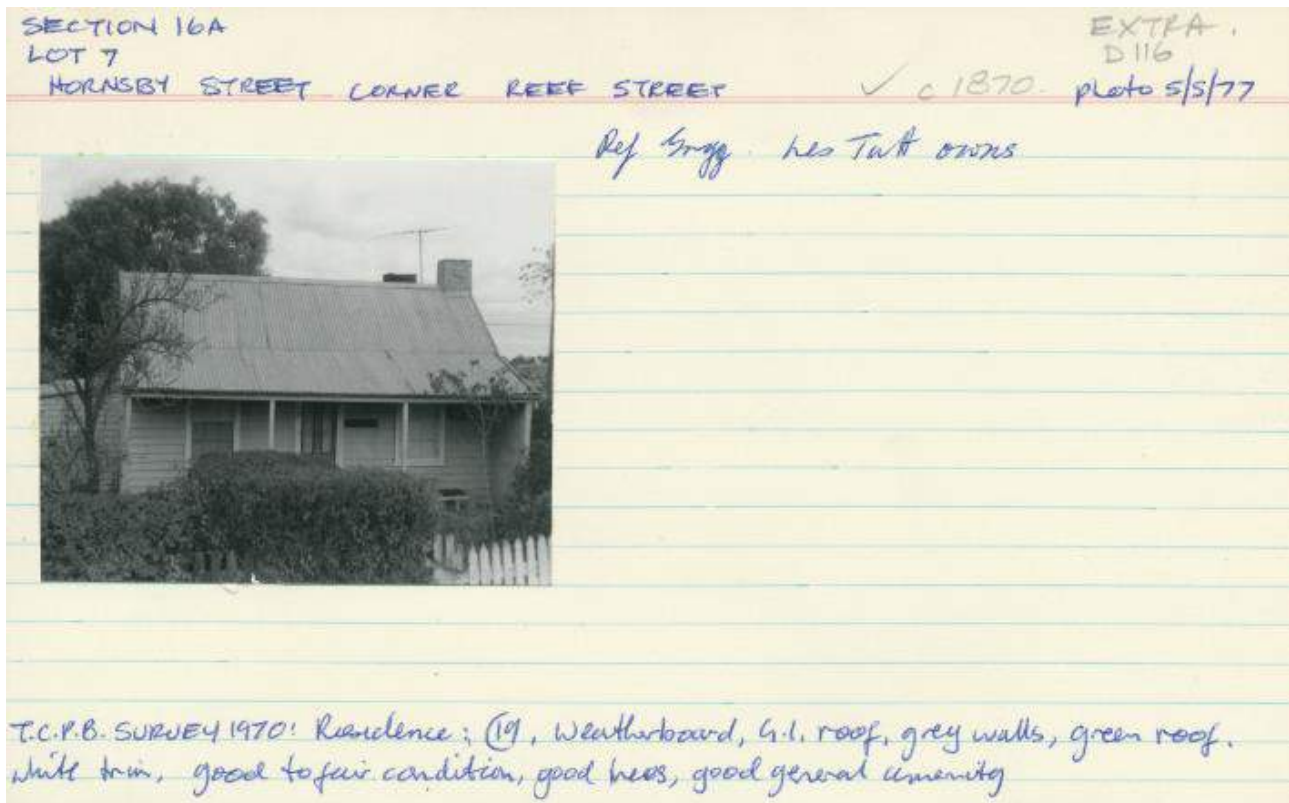
**Proposed change:** Amend 14HO to delete HO174 from 2A Hornsby Street, and to extend HO174 to the front/northern property boundary of 2 Hornsby Street. It is also proposed to apply HO444 to 2A Hornsby Street, given it is within a broader area to which most properties are either subject to an individual HO, or the HO444 precinct (see proposed changes below):







**Background:**  
Data card for the property:



What is currently at the site matches this (see google maps street view below):



The following photos were taken at the site on 28 July 2021:  
2 Hornsby Street (HO174 – older, heritage-protected dwelling):







2A Hornsby Street (new dwelling on neighbouring site subdivided off 2 Hornsby):





The immediate surrounding area is protected either by HO444, or an individual HO (see below):







If the HO444 was not extended to this property, it would be the one individual property without a HO in the immediate area that is protected by HO444 (or by an individual HO). Applying HO444 will ensure that any future development on the vacant lot is subject to heritage protection and controls similar to the lots surrounding it, which will help to conserve and enhance the existing scale, character and appearance of Maldon’s earlier residential areas.

90. HO338

39-41 Templeton Street, Maldon

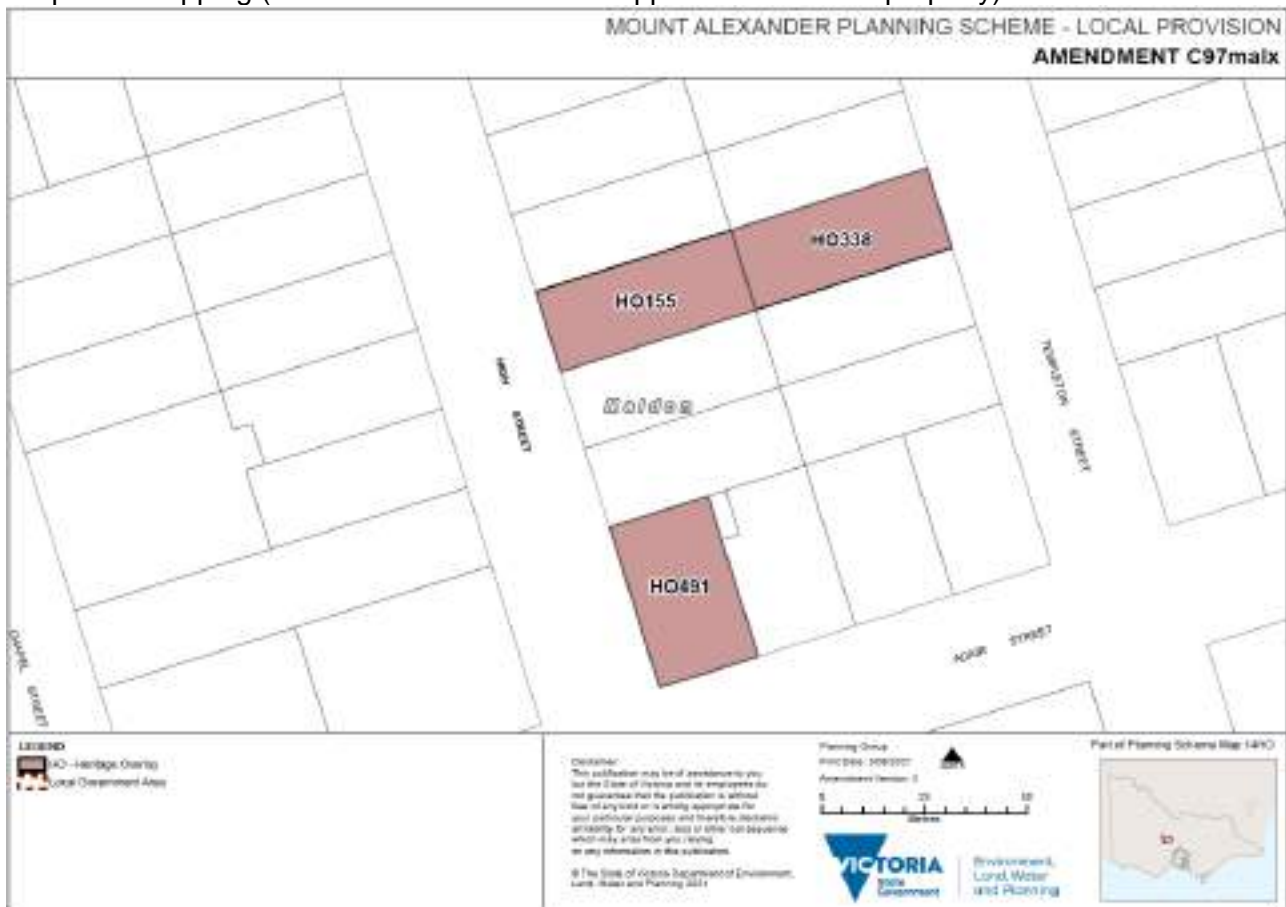
**Error:** Incorrect address in HO schedule (see below), and mapping incorrectly applied – does not cover whole house/property (also below).

HO338	Residence 39 Templeton St
-------	---------------------------



**Proposed change:** Amend 15HO to ensure HO338 applied across whole property boundary, and amend schedule description to be 'Residence 39-41 Templeton St'.

Proposed mapping (extended to the north so it applies to the whole property):





The property is shown below:



**Background:**

Property and legal description shown below:

Address	39-41 Templeton Street
Locality	Maldon
Postcode	3463
Legal Description	V10660 F940 CA 6 SEC 4 Parish of Maldon; V10660 F941 CA 7 SEC 4 Parish of Maldon
Status	Current
Land Use	110-Detached Dwelling

Data card:



Google maps street view:



91.HO333

31-33 Templeton Street, Maldon

**Error:** this is listed as 31 Templeton Street, however this is all under the one property at 31-33 Templeton Street (see schedule screenshot below)

HO333	Residence 31 Templeton St
HO334	Residence 32 Templeton St
HO335	Shop 33 Templeton St

**Proposed change:** change HO schedule description to ‘Residence 31-33 Templeton St’

**Background:**

The property and legal description is included below:

Property Name	
Address	31-33 Templeton Street
Locality	Maldon
Postcode	3463
Legal Description	CA10, Pt 11, 12 Sec 1
Status	Current
Land Use	110-Detached Dwelling

HO333 applies to the residence at this property – shown below:





Residence at this property (google maps street view below):





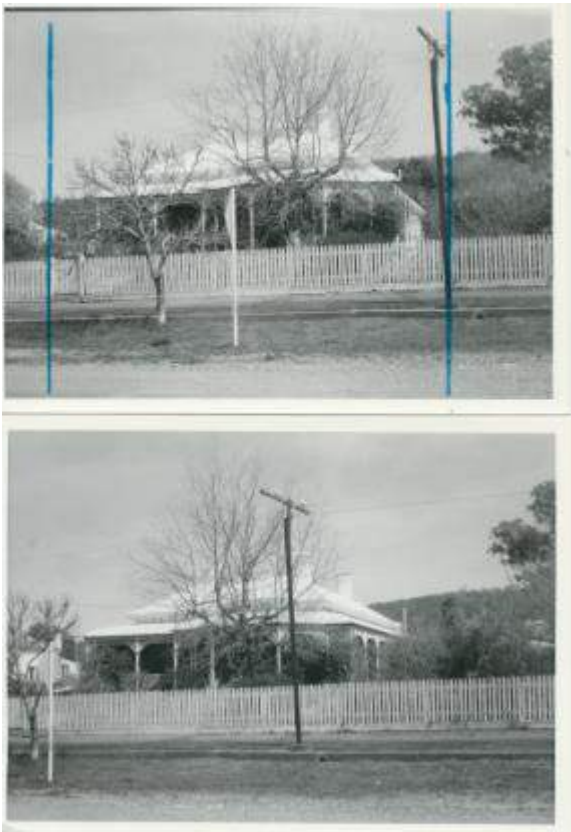
This matches the data cards below:

SECTION 1  
LOT 10  
TEMPLETON STREET  
PURCHASER: J. P. Richards no date  
photo 12/5/77



P.R.O.

T.C.P.B. SURVEY 1970, Residence, (4), Brick, G.I. roof, unpainted roof, green trim, good condition, good trees, good general amenity, nice garden



T.T. 15.6.58 J. L. Richards Furniture & Leatherware Store, High Street  
Maldon, all kinds of furniture made to order.  
1864 J. Richards shoe maker at its inception.

92.HO335

31-33 Templeton Street, Maldon

**Error:** The address in the schedule description is incorrect – this shop is part of 31-33 Templeton Street, Maldon (see screenshot of schedule below):

HO333	Residence 31 Templeton St
HO334	Residence 32 Templeton St
HO335	Shop 33 Templeton St

**Proposed change:** change schedule description to be ‘Shop 31-33 Templeton St’



Background:



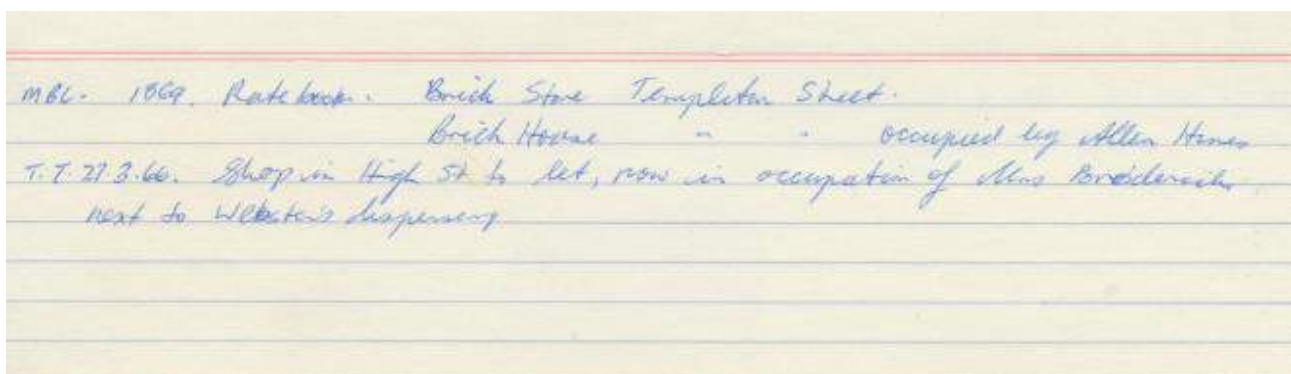
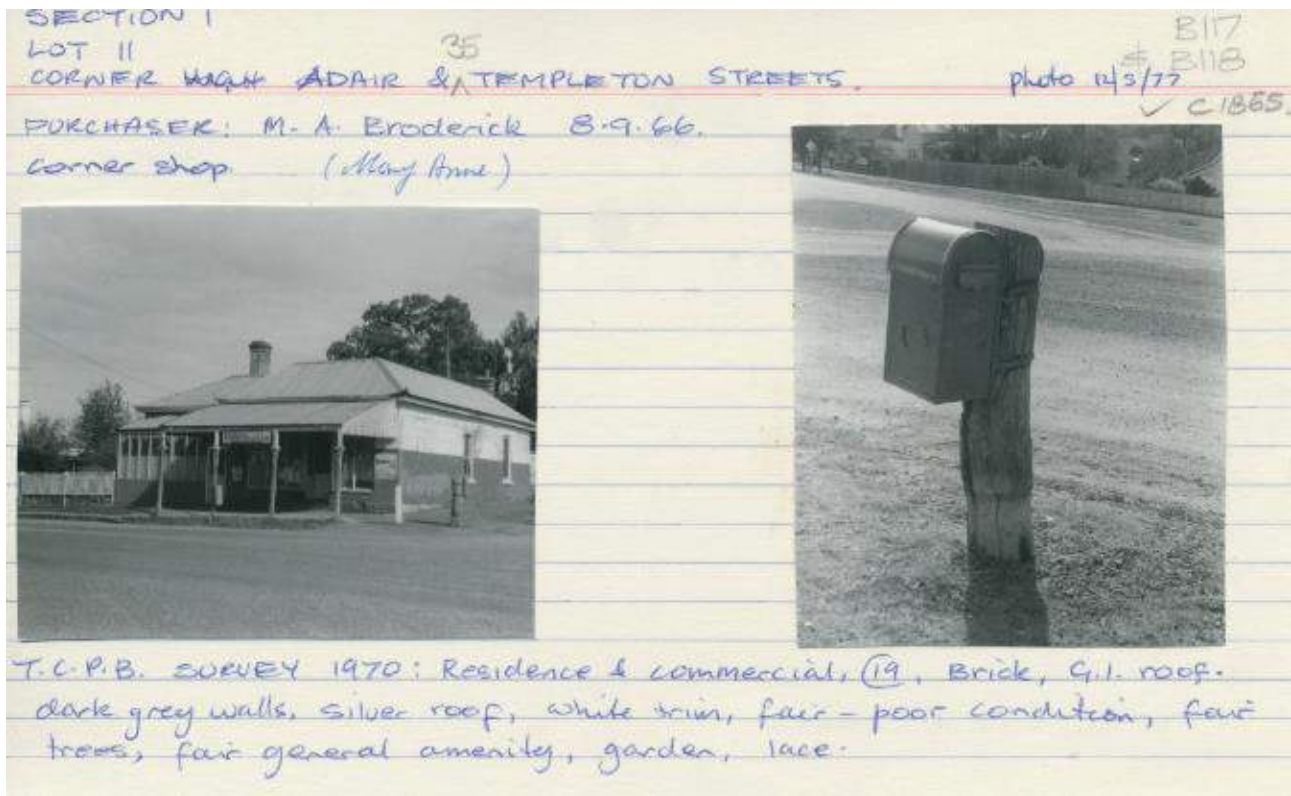
The legal and property description is shown below:

Property Name	
Address	31-33 Templeton Street
Locality	Maldon
Postcode	3463
Legal Description	CA10, Pt 11, 12 Sec 1
Status	Current
Land Use	110-Detached Dwelling

Data cards:

# Planning Scheme Amendment C97malx

## Attachment B - Background report



Google maps street view match:



### 93.HO99

9 Gray Street, Maldon

**Error:** the mapping does not cover the dwelling requiring protection, and it is incorrectly applied to Crown Land surrounding the property (see below), and the HO schedule heritage place description is missing the street number (also see below):

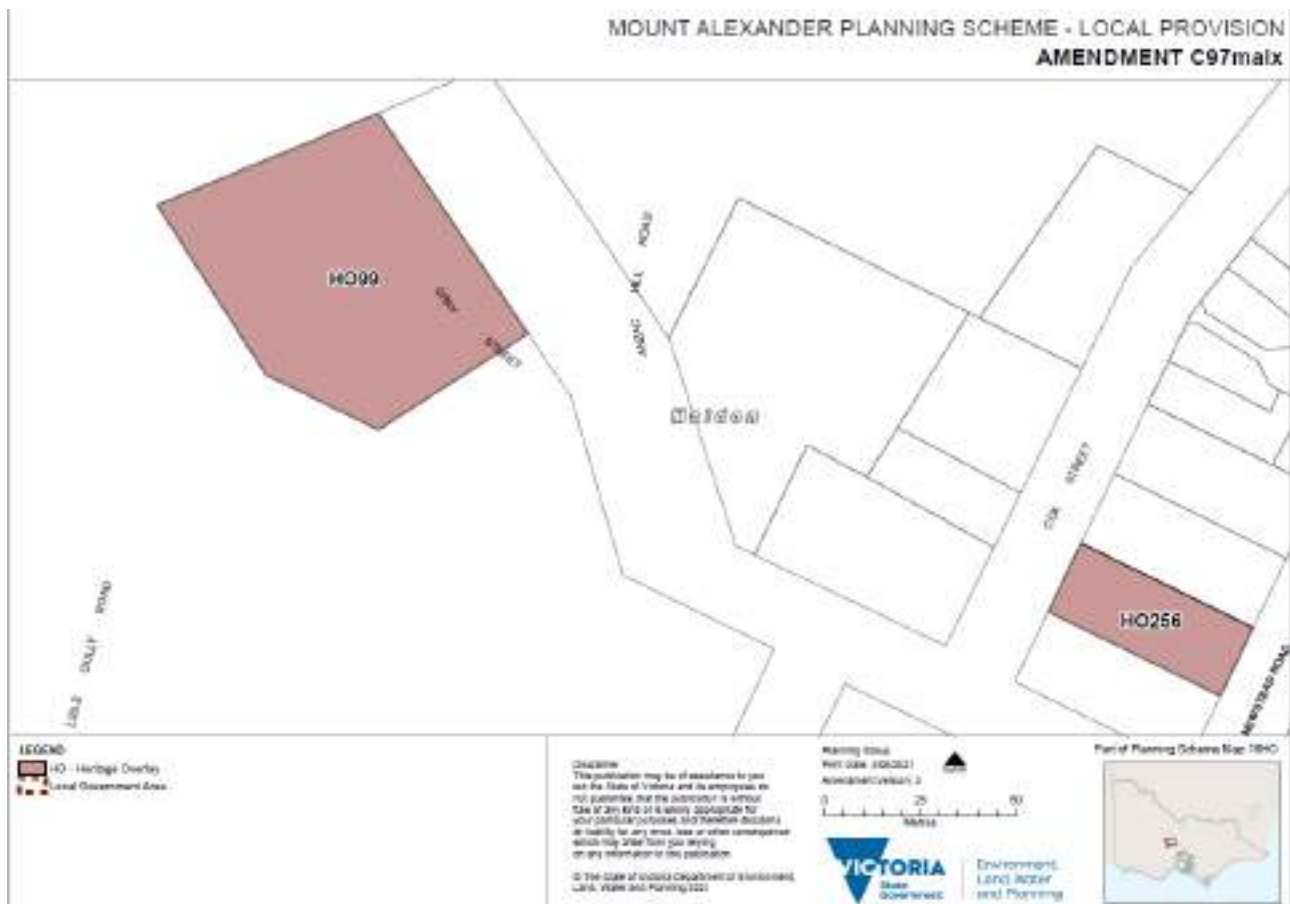




**Proposed change:**

- Schedule: amend HO schedule heritage place description to be 'Residence 9 Gray St'
- Mapping: amend 16HO to ensure HO99 applies to dwelling at 9 Gray Street, Maldon (see below).





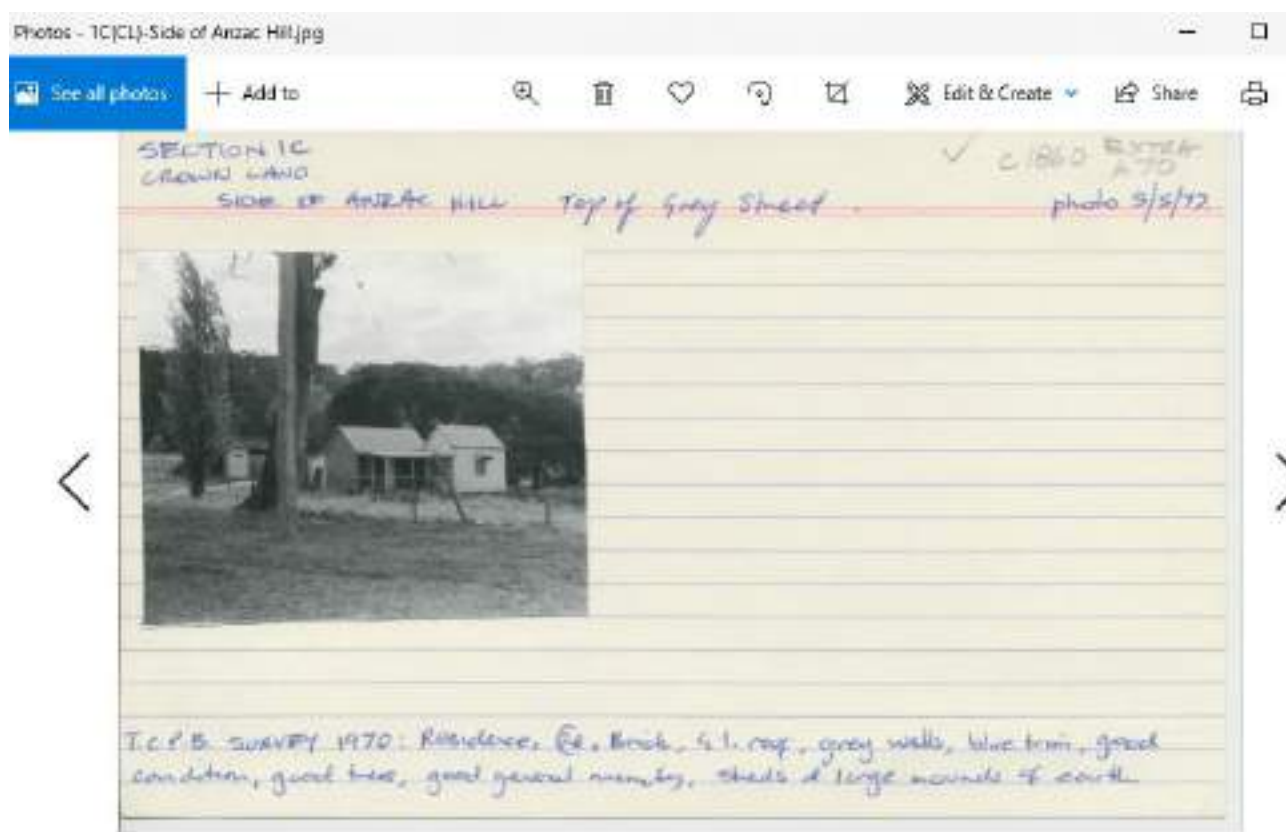
### Background:

The legal description for 9 Gray Street, Maldon is:

Address	9 Gray Street
Locality	Maldon
Postcode	3463
Legal Description	CA 4E SEC 1C V10880 F628 Parish of Maldon

The data card for the property is below:





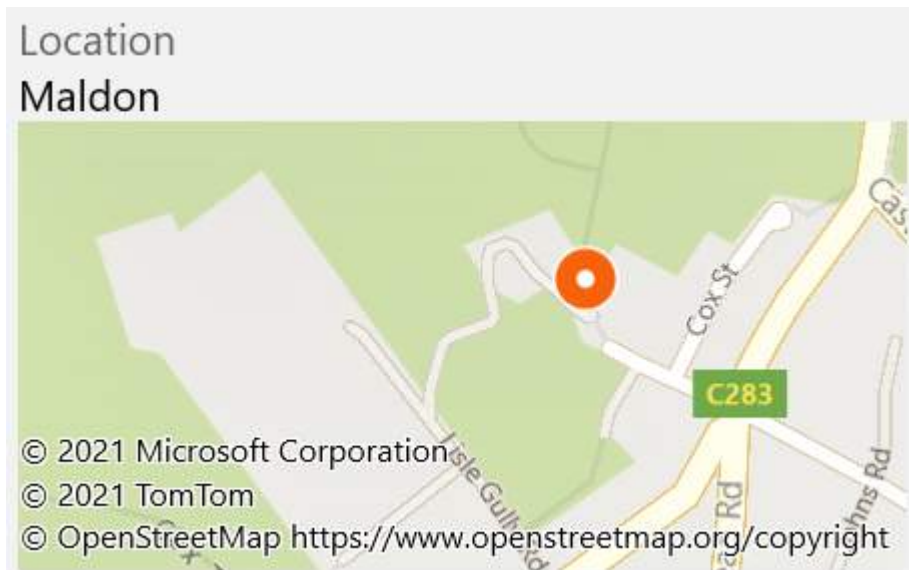
Site photos taken 28 July 2021:





The above photos were taking from Anzac Hill Road facing towards the dwelling at 9 Gray Street.





#### 94.HO193

17 Johns Road, Maldon

**Error:** description missing street number (see below)



HO193

Residence - Johns Rd

**Proposed change:** rename schedule description to be 'Residence 17 Johns Road', to which HO193 is applied on the mapping.

Mapping shows the following:



### Background:

This HO schedule listing has been determined to be number 17 Johns Road.  
The data card for this property is shown below – Section 3D(Allotment 20):



The property is called 'The Pines' on the data card above, and 17 Johns Road (viewed from Baxter St) street view shows the following, confirming that it is 'The Pines' property:



Additionally, the roof line (shown below on google maps satellite view) appears to match that on the data card:

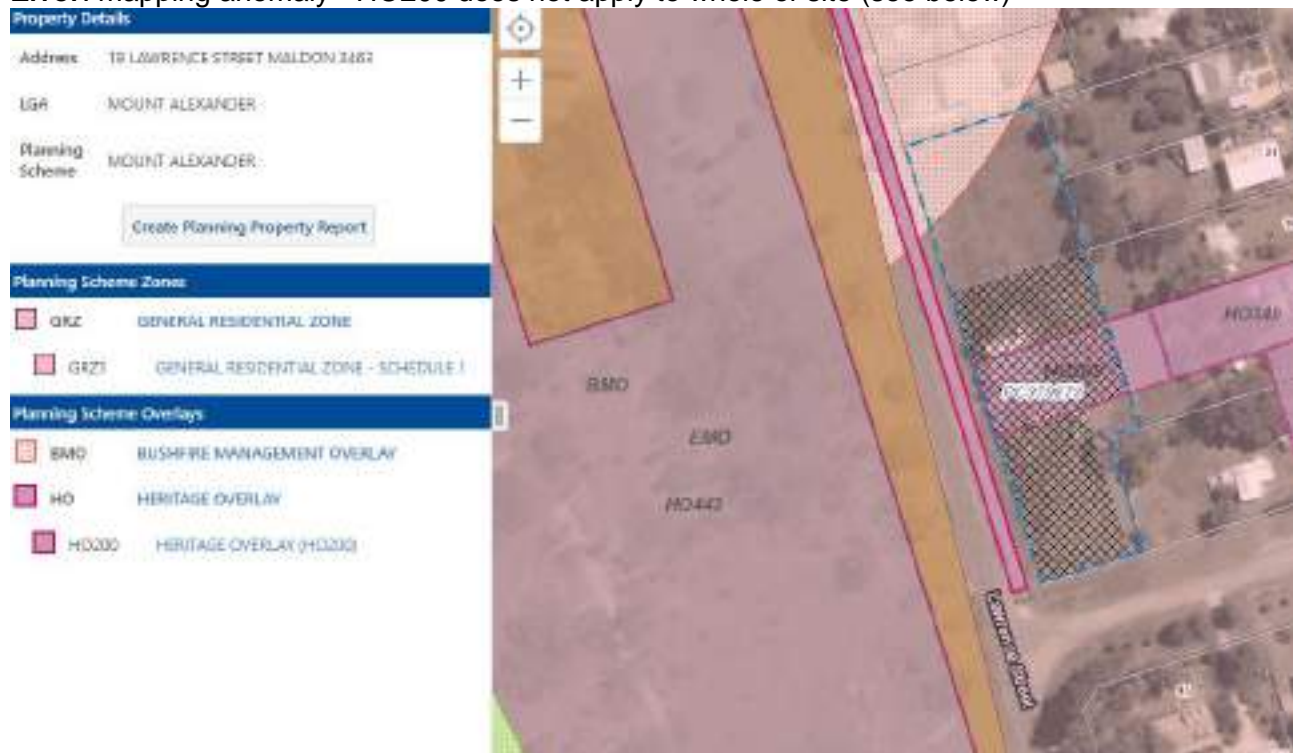




### 95. HO200

18 Lawrence Street, Maldon

**Error:** mapping anomaly - HO200 does not apply to whole of site (see below)

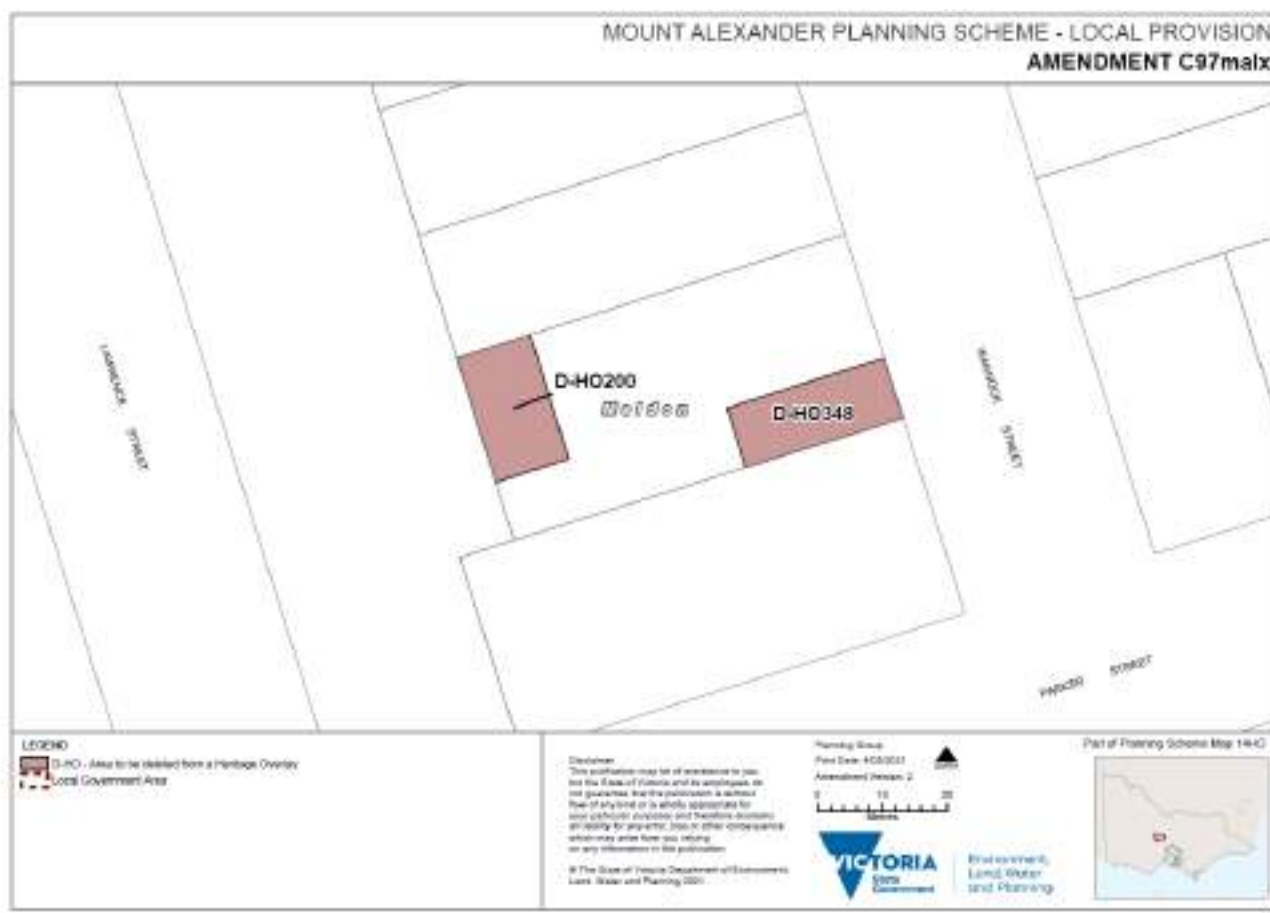


**Proposed change:** amend 14HO to apply HO200 across whole house - deleting HO200 at rear of property where dwelling is not located)



# Planning Scheme Amendment C97malx

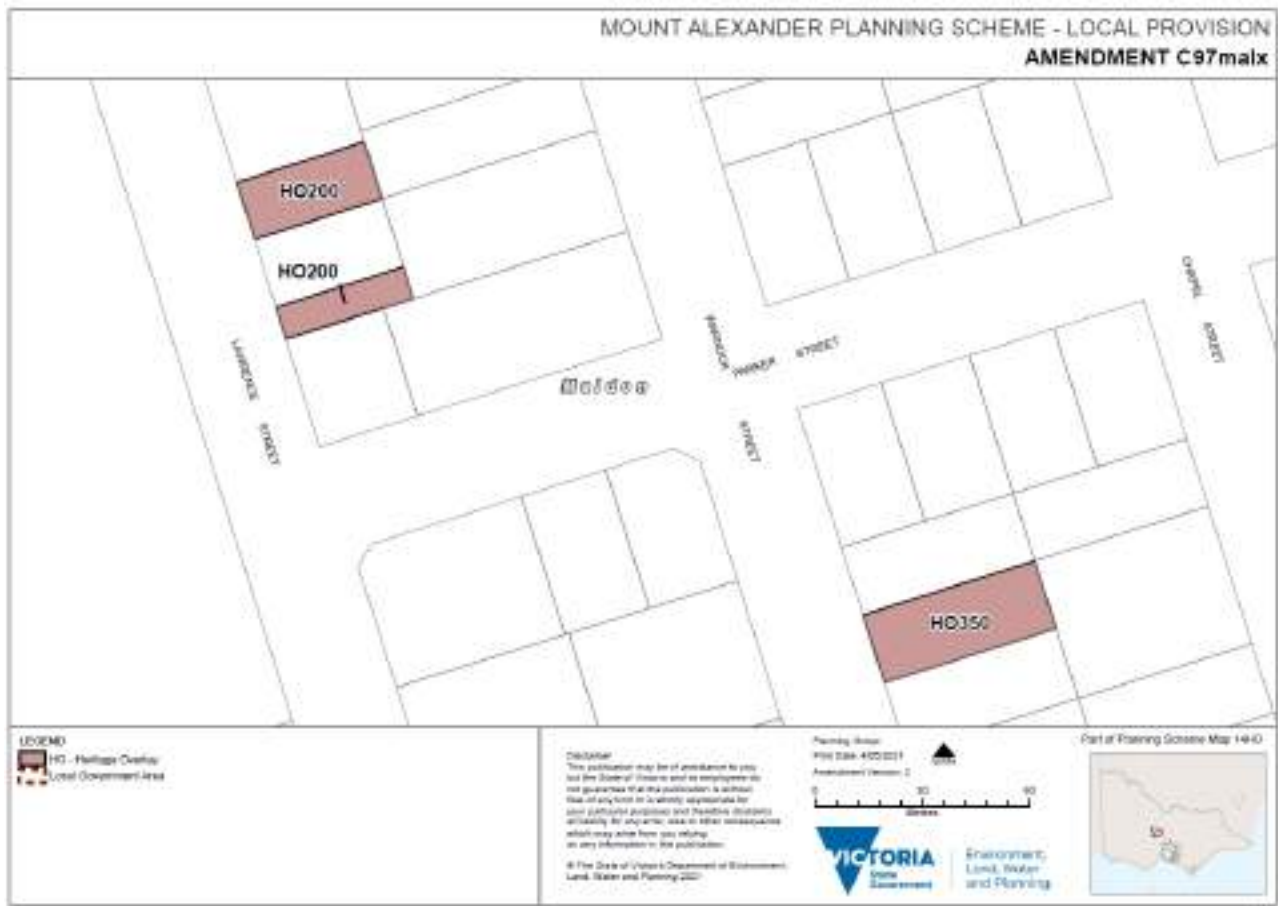
## Attachment B - Background report



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# Planning Scheme Amendment C97malx

## Attachment B - Background report



### Background:

#### Legal description:

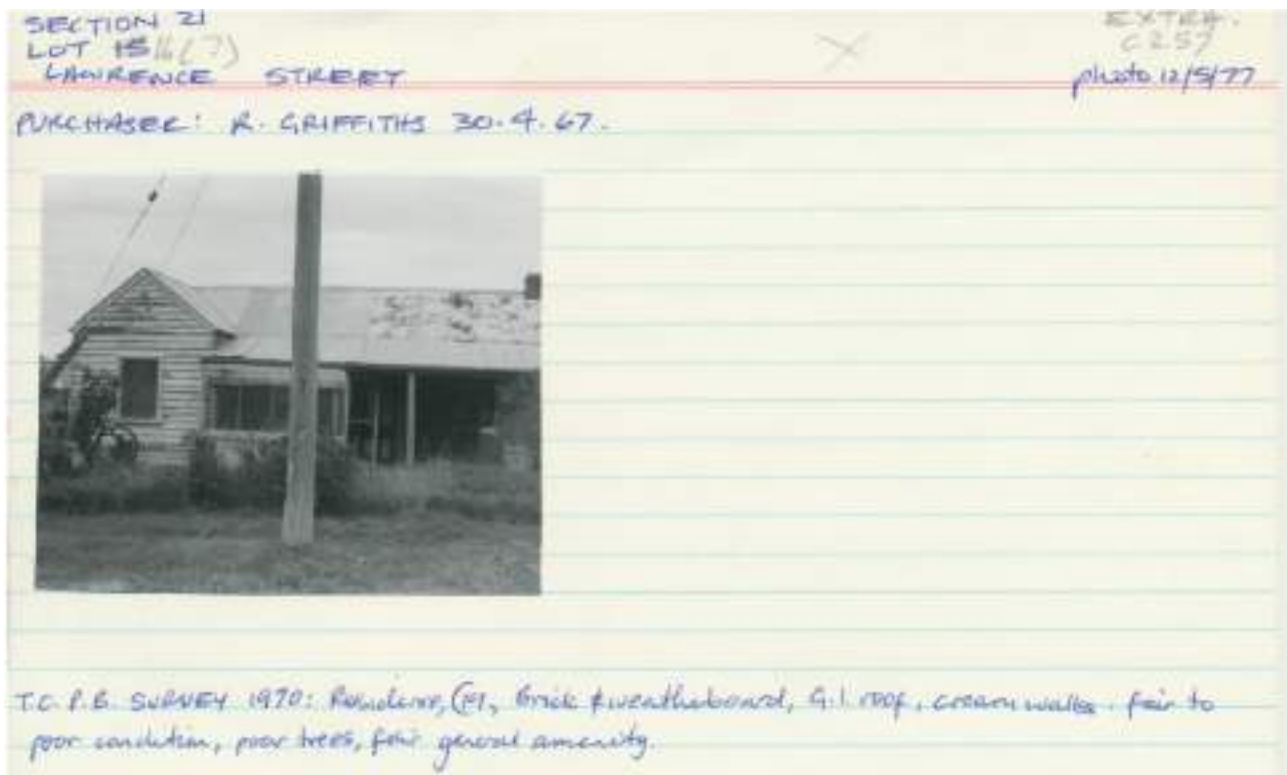
Address 18 Lawrence Street

Locality Maldon

Postcode 3463

Legal Description V03141 F187 CA 14 SEC  
21 Parish of Maldon;  
L1-4 TP390384 V04336  
F121; L1 TP393853  
V03178 F527

#### Data cards:



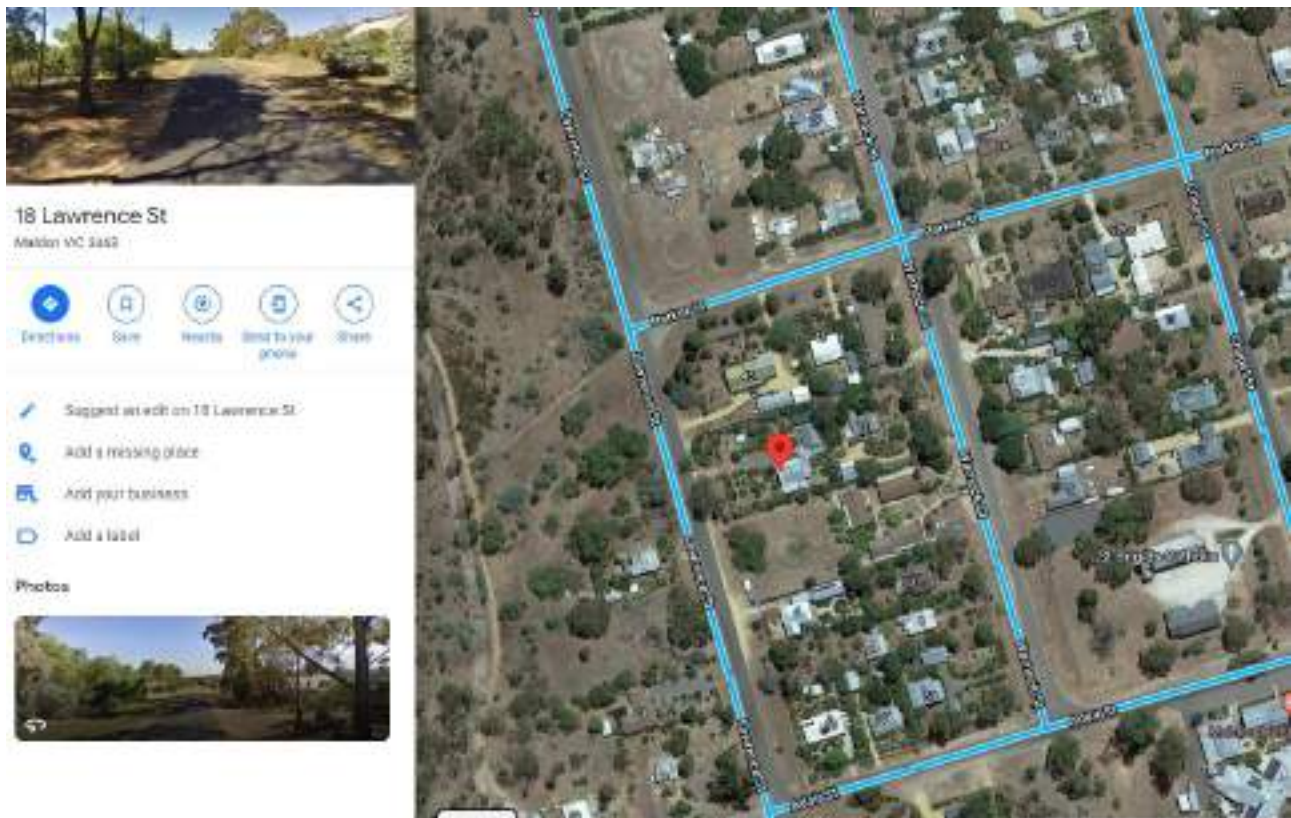
(Note: Data card incorrect allotment number)

Google maps street view (matches data card):



Note:  
Google maps shows 18 Lawrence Street, Maldon as follows:





### 96.HO311

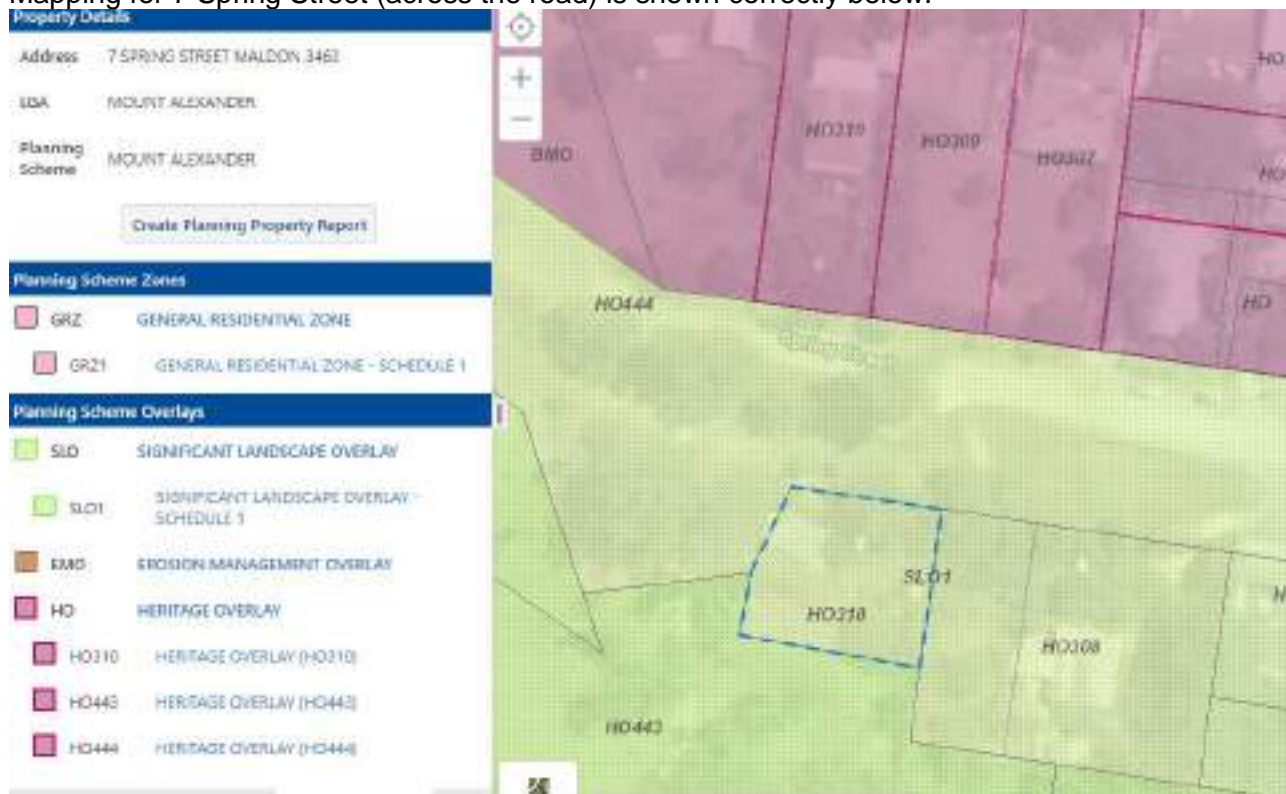
8 Spring Street, Maldon

**Error:** mapping anomaly/error – this property should be HO311 as it is listed in the schedule:



HO310	Residence 7 Spring St
HO311	Residence 8 Spring St

Mapping for 7 Spring Street (across the road) is shown correctly below:

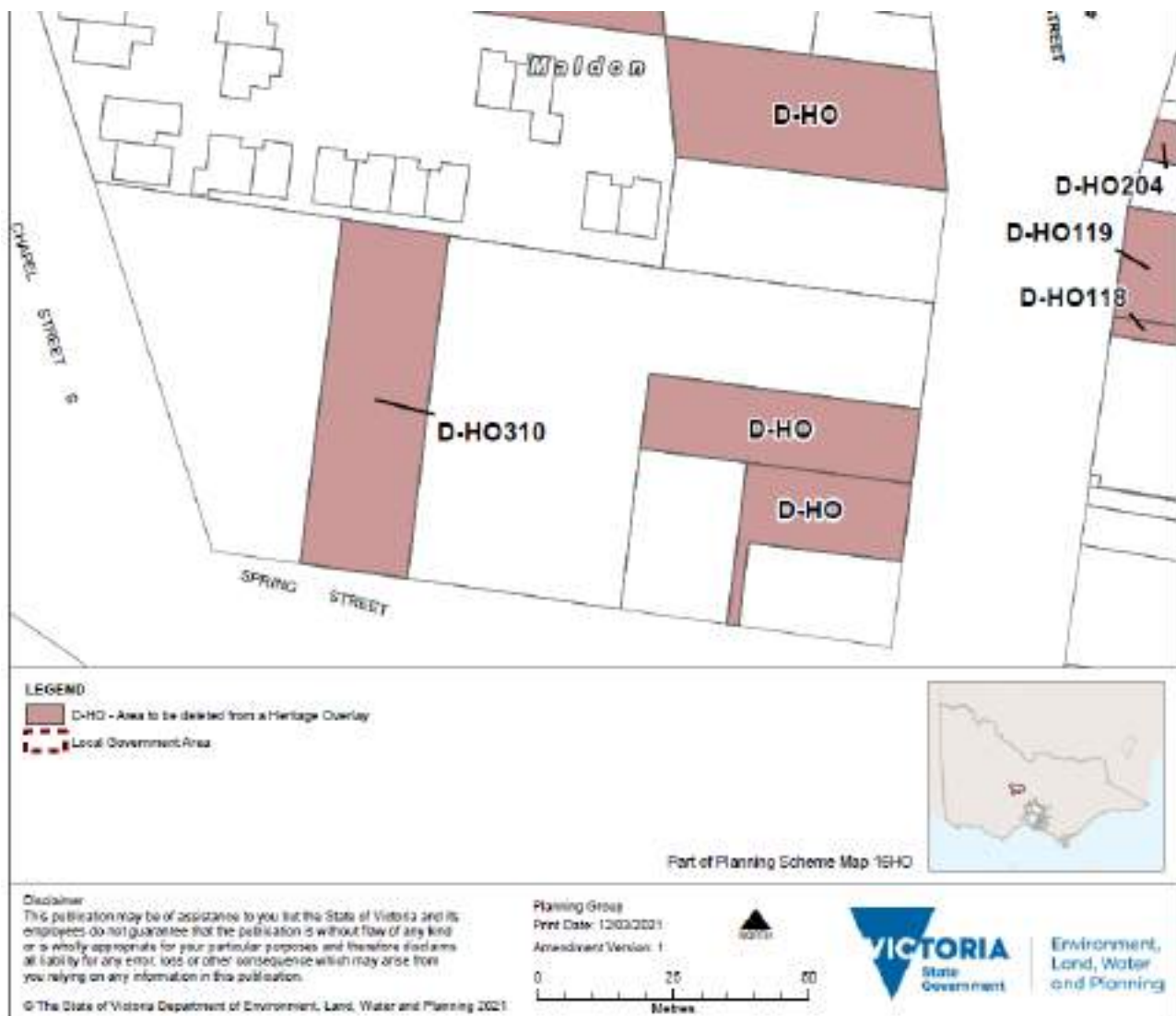


**Proposed change:** Amend 16HO to delete HO310 and apply HO311 across site. The HO schedule lists 8 Spring Street, Maldon at HO311, and 7 Spring Street at HO310.

The mapping is proposed to be changed as follows:

# Planning Scheme Amendment C97malx

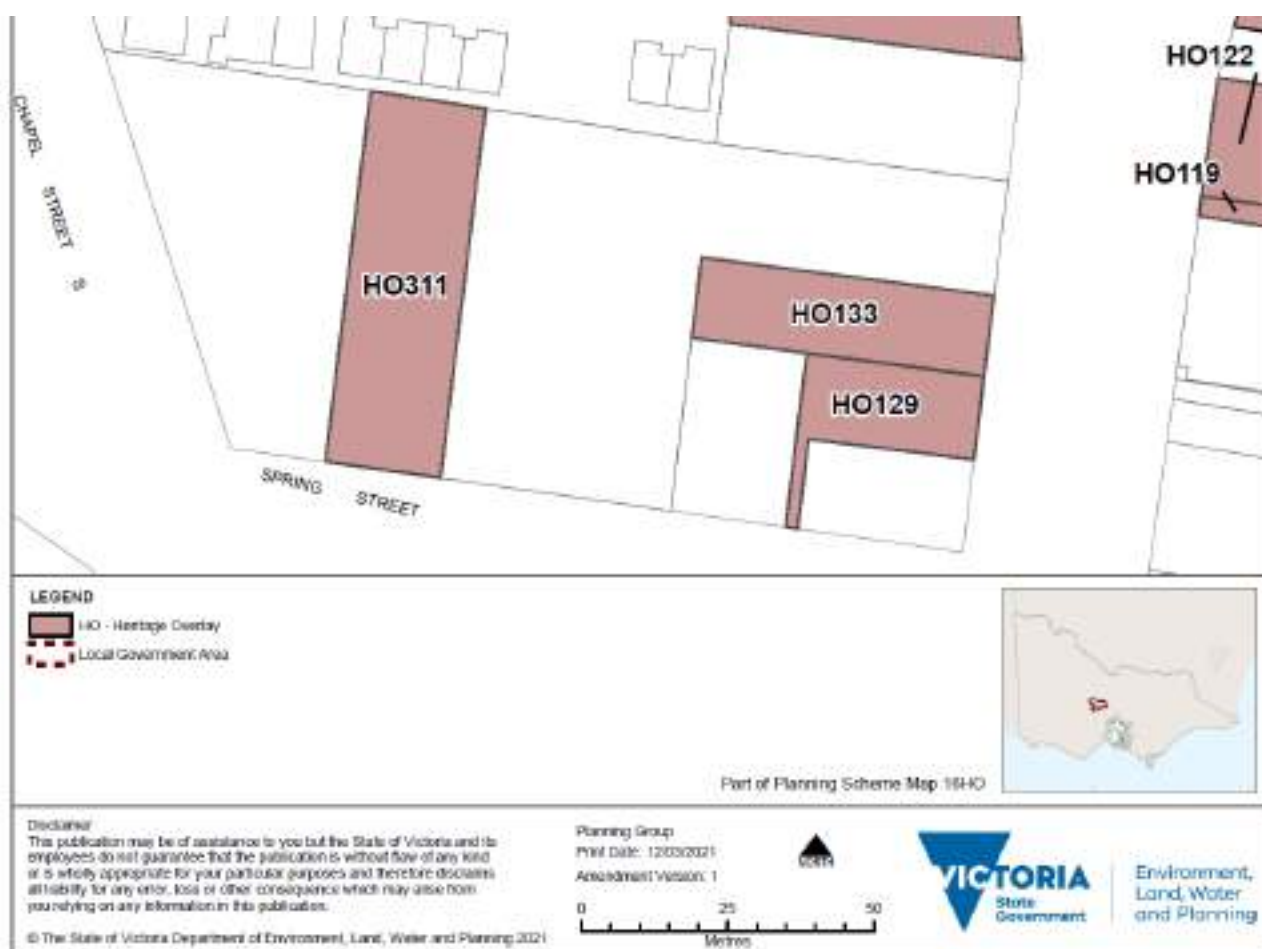
## Attachment B - Background report





# Planning Scheme Amendment C97malx

## Attachment B - Background report



### Background:

#### Legal description:

Address 8 Spring Street

Locality Maldon

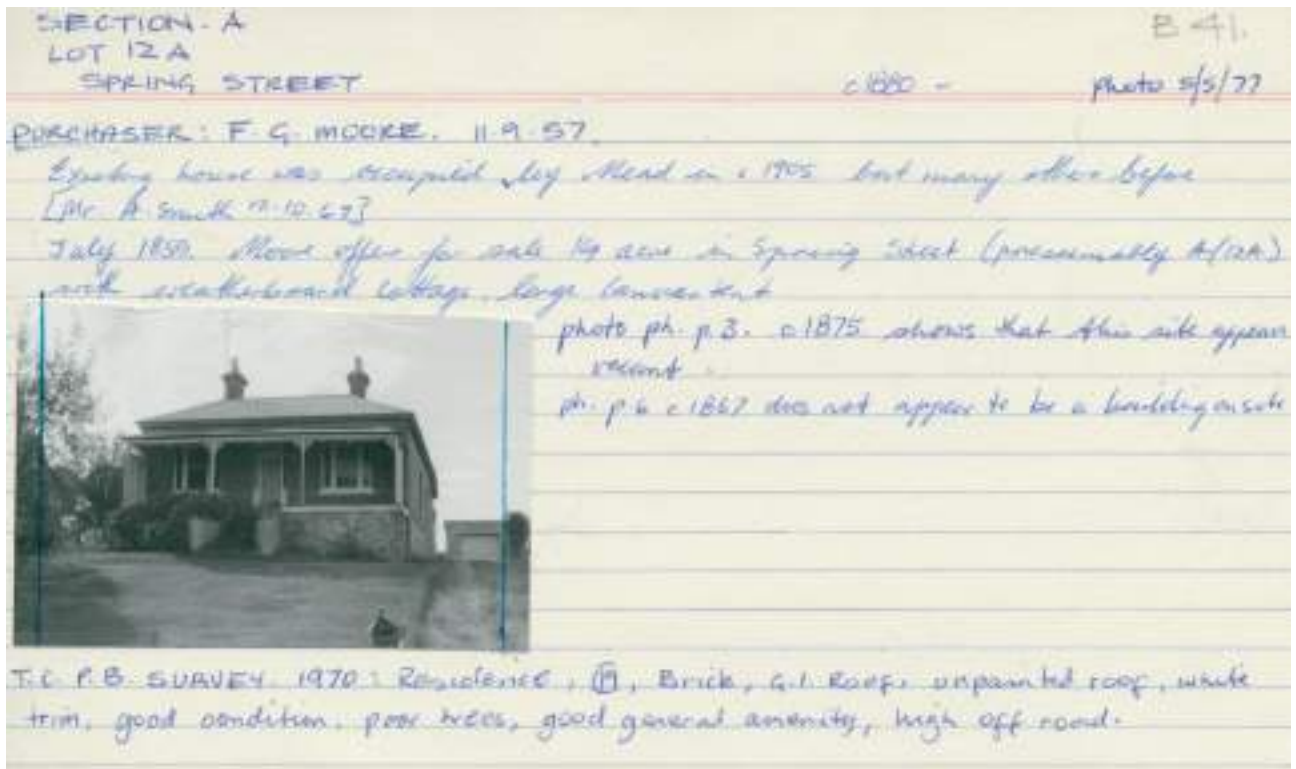
Postcode 3463

Legal Description CA 12A SEC A Parish of Maldon

#### Data card:

# Planning Scheme Amendment C97malx

## Attachment B - Background report



The current dwelling at this property matches the data card image above:



### 97.HO317

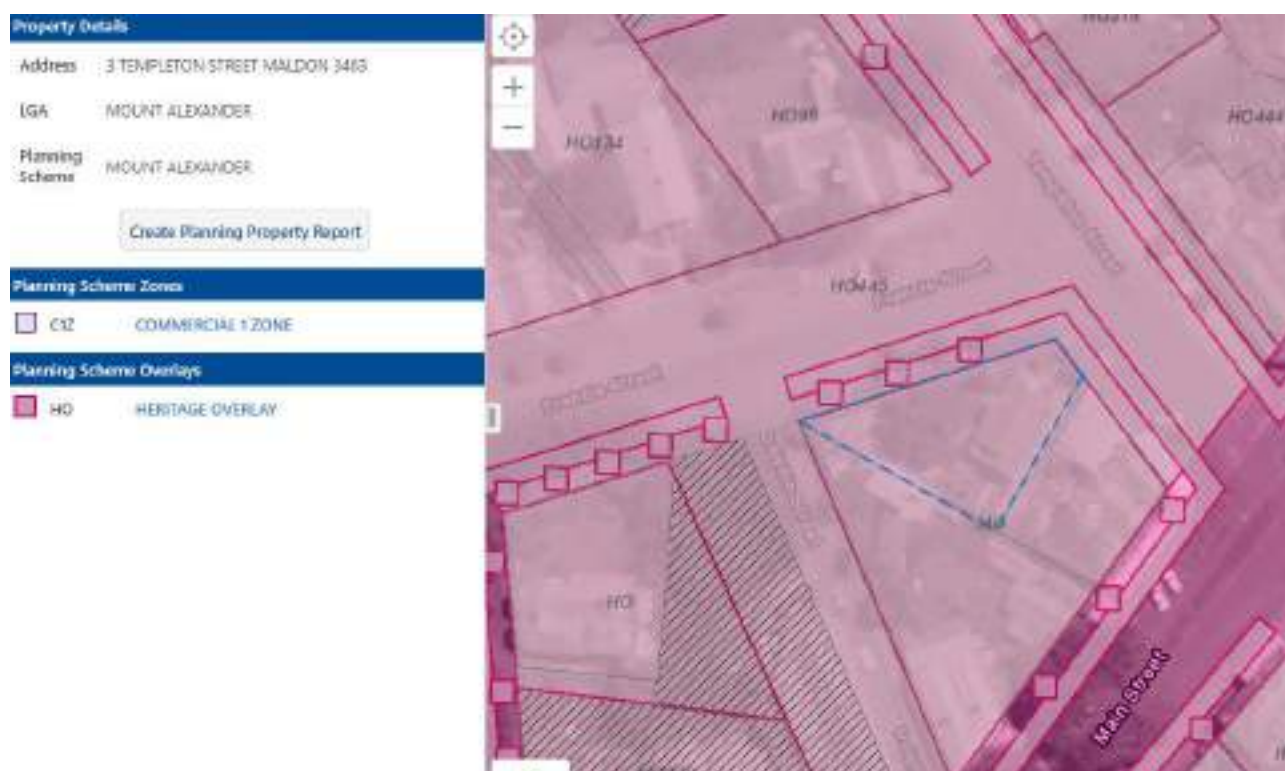
3 Templeton Street, Maldon

**Error:** mapping anomaly - missing HO schedule number (see below):



# Planning Scheme Amendment C97malx

## Attachment B - Background report



**Proposed change:** Amend map 16HO to include HO schedule number 317.

Proposed mapping:



**Background:**

The property's legal description is Crown Allotment 25, Section A, Parish of Maldon. B

Address	3 Templeton Street
Locality	Maldon
Postcode	3463
Legal Description	CA 25 SEC A Parish of Maldon

The Maldon data cards shows the following:



SECTION A  
LOT 25 3 "Y. - WICKI"  
CORNER FRANKS & TEMPLETON STREETS 51291

PURCHASER: J. Burgess. 11-8-57

30.5.60. To David Watt. ~~part~~

15.11.61. for sale - 23 pches. 2 roomed w.b. cottage with gable roof, now let to a respectable tenant at 7 per week.

Reckbook 69. R.B. 475 4 B. Dwelling Templeton Street.

Mile Map <sup>15.11.61</sup> in possession of Watt, Bell & Demithorne, allotted for sale with 3 room w.b. cottage with gable roof, now let to respectable tenant at 7 per week.

Mag. & David Watt mortgages to George Polkington

13.12.61. S.P. sold to Phillip Stanton

photo - p.18. shows earlier building on site c.1906

p.20 shows present building on site 1936.

T.C.P.B. SURVEY 1970: not surveyed

SECTION A  
LOT 25 Card 2 51290

FRANKS STREET GARDEN OF HOUSE

PURCHASER: J. Burgess. 11-8-57. ONE DOLPHIN ST

T.C.P.B. SURVEY 1970: not surveyed

The image on the data card matches the property at 3 Templeton Street, Maldon (Google Maps – Street view):





98. HO230

53 – 61 Main Street, Maldon

**Error:**  
53-55, 57-59 and 61 Main Street Maldon are all the same property/building, so all need to be included in the schedule and the HO230 applied to the whole property. Mapping needs to be corrected as it does not show HO230.

Schedule currently states:

HO230	Co-Op 53-59 Main St
-------	---------------------

# Planning Scheme Amendment C97malx

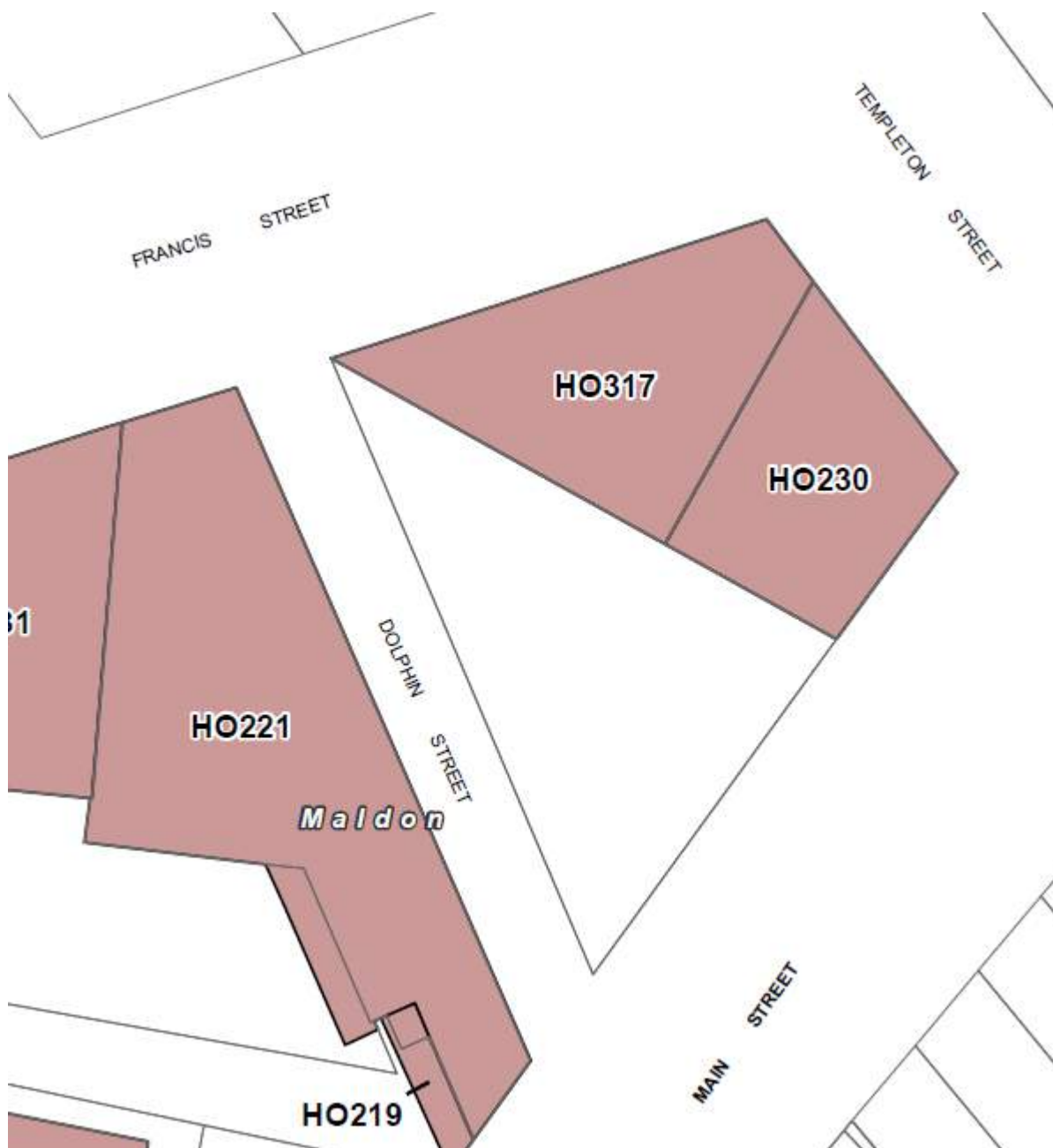
## Attachment B - Background report



### Proposed change:

- Mapping: amend 16HO to include HO schedule number: HO230.
- Schedule description to change to: Former Phoenix Building 53-59 and 61 Main St, to reflect its former use (and what it is protected for).

### Proposed mapping:



**Background:**

The [Maldon Conservation Study](#) (page 27 of study, page 89 of PDF document) lists the following:



### A(24) CORNER MAIN AND TEMPLETON STREETS

USE: factory and antique shop

CONSTRUCTION DATE: 1906

FIRST LAND PURCHASE DATE:

H. Knight & Co 15.9.1857

CONSTRUCTION MATERIALS:

brick

CONDITION AND INTACTNESS:

good; new door and highlight grill.

**SIGNIFICANCE:** Although built later than 1900 this impressive red brick building is compatible with the town's character.

**HISTORY:** "Henry Knight was born in East Kent, England in 1819, and came out to Adelaide, South Australia in 1849. In 1852 he removed to Melbourne, and at once started for the goldfields, where he spent two years with only very indifferent success. Afterwards he was for a short time engaged in the teaming trade, after which he turned his attention to butchering at Tarragower, where he remained until 1882. Then removing to Melbourne with his family, he commenced business as a family butcher at 98 Lennox Street Richmond, and now (1888) carries it on in conjunction with his two sons."<sup>1</sup> Knight and Walker were trading butchers in Maldon from April 1857.<sup>2</sup> In August 1858 Henry Knight, butcher, of Main Street offered to let a bakery, two-stalled stable and cottage, beside a well on the premises with plenty of water.<sup>3</sup> In September 1882 he sold the property to Richard and Samuel Rowe<sup>4</sup> who were also butchers. The 1900 ratebook's entries for this site are: Florence Evens, fruiterer, wooden building, and Richard Rowe, butcher, wooden building. This is probably the building shown in photograph PH23. The present building appears to have been constructed for James Trengove, draper, who occupied the building in 1907.<sup>5</sup>

1. Victoria and its Metropolis v.2, p.704

2. M.A.M. 15.4.1857

3. M.A.M. 15.8.1858

4. Title documents

5. 1907 directory.

### PHOENIX BUILDING



PH23 Corner Main & Templeton Street  
c1896 Old Phoenix Building.



The image from the conservation study matches the building at 53 – 61 Main Street, Maldon (aerial and street view below):

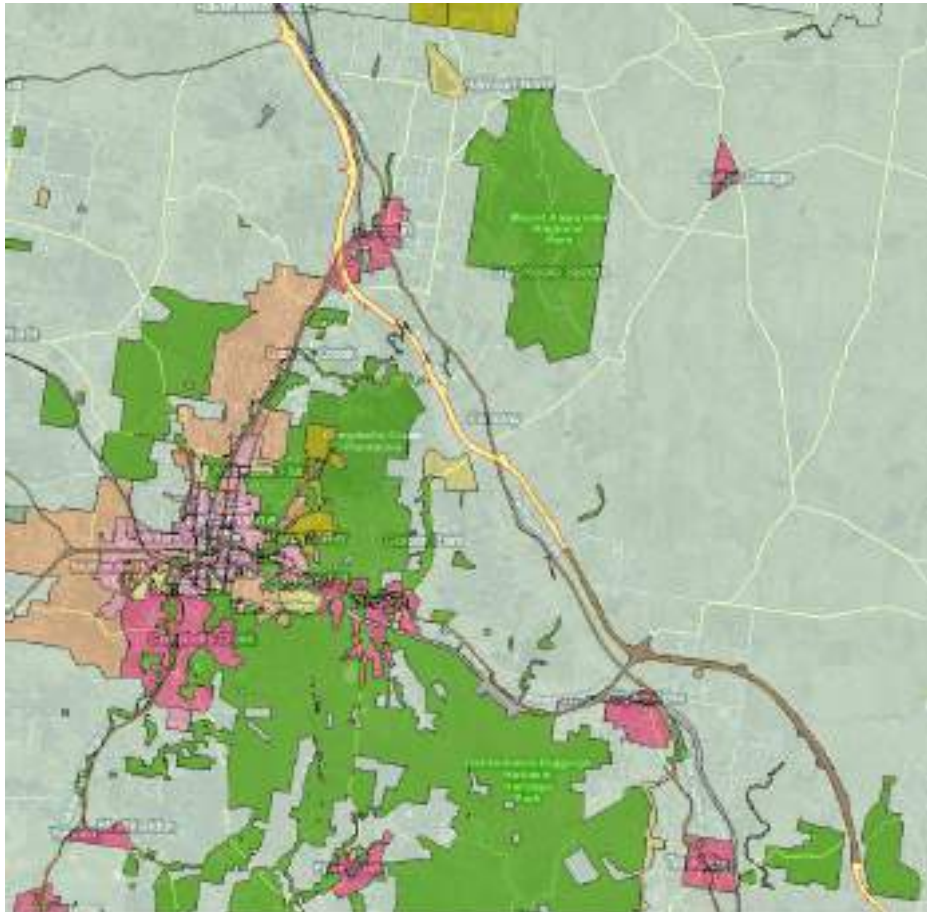






### 99. DECLARATION OF CALDER FREEWAY AND ASSOCIATED ZONING/OVERLAY CHANGES

Address: n/a. The proposed amendment applies to certain sections of the Calder Freeway (and immediate surrounds), which runs from just north of Harcourt, in a south-east direction towards Elphinstone and Taradale. It also applies to areas along the Calder Highway/Harmony Way (former Calder Freeway). See figure below showing location with current zoning and overlays:



#### **Error/anomaly:**

The Public Acquisition Overlay – Schedule 2 (PAO2) is currently applied to land along the Calder Freeway, for the following purpose: ‘proposed alignment of the new Calder Highway/Freeway’. This land has since been acquired and the Calder Freeway has been constructed. The Calder Freeway has therefore been ‘declared’ as a freeway, so the overlay is no longer relevant nor required. Additionally, given the land has been acquired and the freeway constructed and declared, it needs to reflect the accurate zoning, being the Transport Zone 2 (TRZ2). There are also some areas which have been proposed to be rezoned to zones other than TRZ2 where they are not included within the freeway declaration boundaries. This includes rezoning to Transport Zone 1 (TRZ1), Public Conservation and Resource Zone (PCRZ), Farming Zone (FZ) and Township Zone (TZ).

#### **Proposed change:**

##### Zoning:

- Amend the following maps, to apply the Transport Zone 2:

- 05, 06, 19, 25, 33, 34, 36
- Amend the following maps, to apply the Farming Zone
  - 25, 33, 34, 36
- Amend the following maps, to apply the Township Zone
  - 33, 34
- Amend the following maps, to apply the Public Conservation and Resource Zone
  - 19, 36
- Amend the following maps, to apply the Transport Zone 1
  - 33, 34

### Overlays:

- Amend the following maps to delete the PAO2:
  - 5, 6, 19, 25, 36

### **Background:**

At Regulation 8, the Planning Regulations 2015 state:

- (1) *For the purposes of section 20A(1) of the Act, the prescribed classes of amendment are:*
- l. An amendment to a planning scheme to include land in the Road Zone if that land has been declared a freeway or an arterial road under the Road Management Act 2004; and*
  - n. An amendment to a planning scheme to delete a Public Acquisition Overlay from land if the person or body designated in the planning scheme as the acquiring authority for that land has acquired the land.*

In response to the above, the subject land has been declared a freeway under the Road Management Act 2004, and the Department of Transport has acquired the land (see letter at Attachment E). The Schedule to Clause 45.01 (Public Acquisition Overlay) states that the 'acquiring authority' for PAO2 is the Roads Corporation (being Department of Transport), and the purpose of the acquisition is the 'proposed alignment of the new Calder Highway/Freeway'.

In addition, a separate planning scheme amendment which is currently under assessment at pre-authorisation stage (Amendment C94malx) includes the following changes (among others), which is relevant to the above:

- Proposed rezoning of the Calder Highway/Harmony Way (former Calder Freeway) from Road Zone – Category 1 to Road Zone Category 2 (zones which since been replaced by Transport Zone 2 and Transport Zone 3 respectively).

## **100. HO119**

### **20 High Street, Maldon**

**Error:** mapping shows HO118 applied to this property, however this should be HO119. This building is not a residence, it is a relatively recently built shop (perhaps with a residence at rear - 1980s build), and is now the Maldon Lolly Shop. The building was constructed on the carriage way of the Former Royal Hotel (HO118).

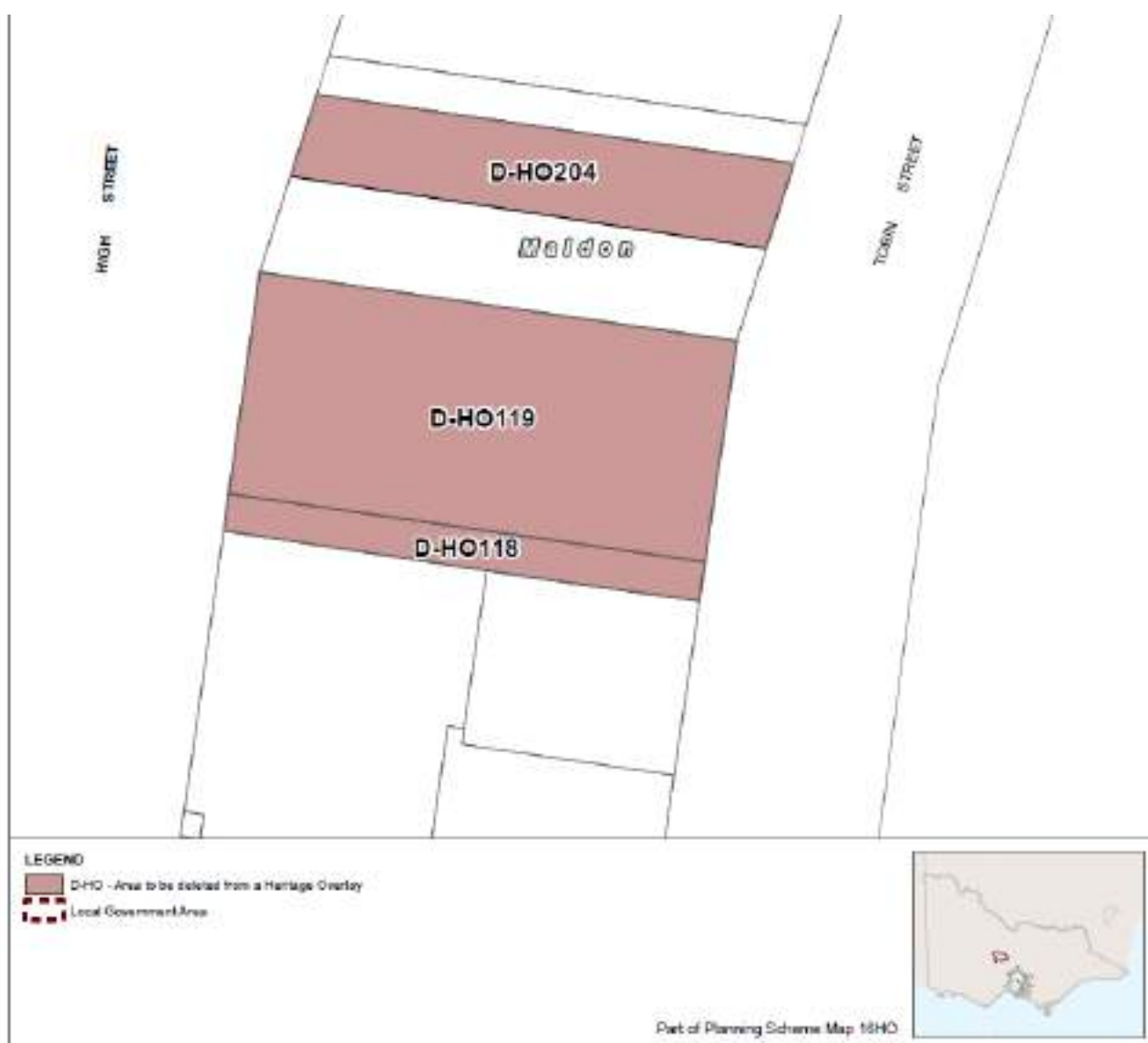
HO119	Residence 20 High St
-------	----------------------

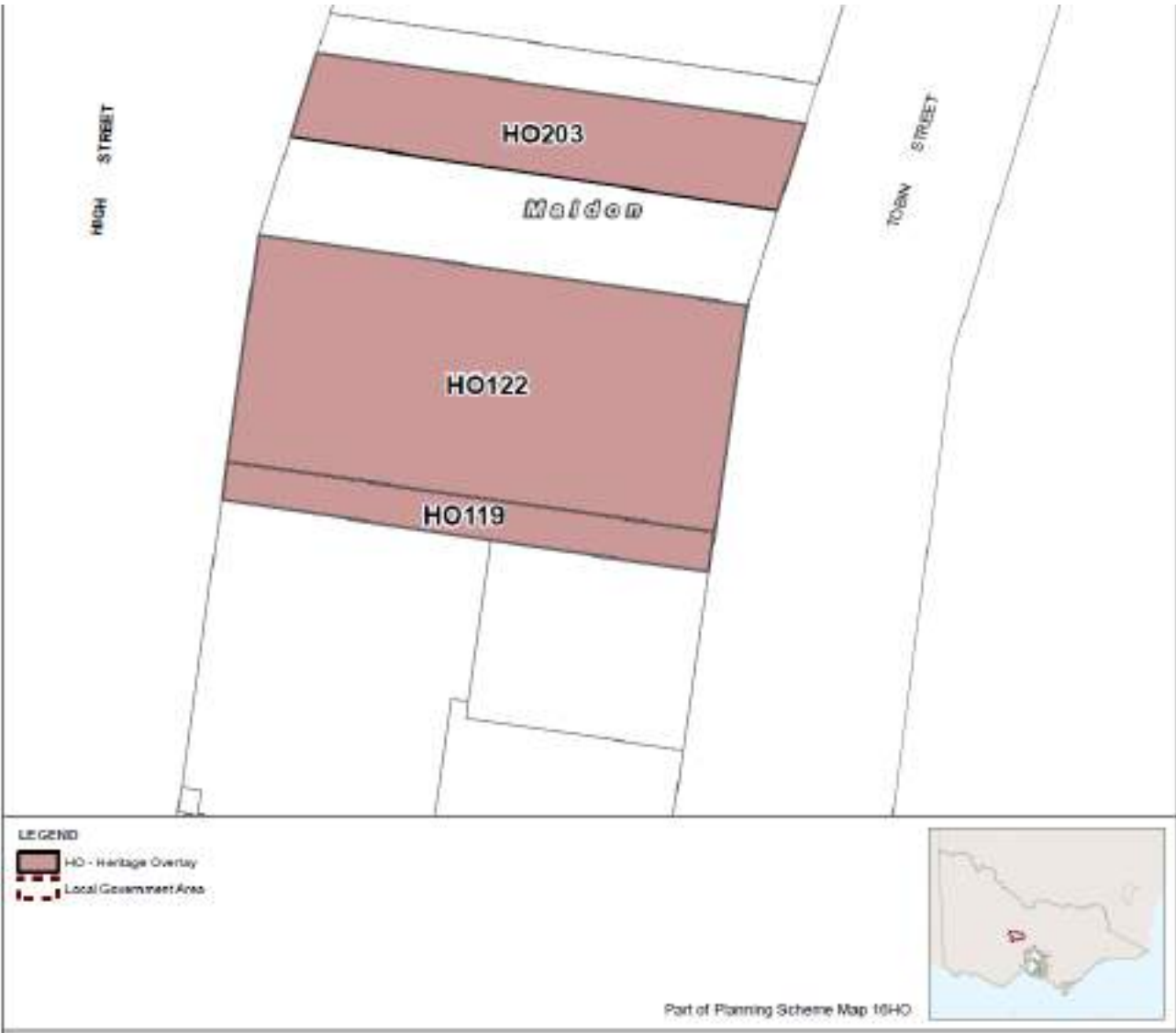


### Proposed change:

- Schedule: amend HO schedule listing to be '20 High Street' as it is not a heritage-residence that is being protected.
- Mapping: amend 16HO to delete HO118 from site, and apply HO119 to subject site (see below)







**Background:**  
HO118 refers to the Former Royal Hotel and Theatre, which is next door:

HO118	Former Royal Hotel and Theatre 14-18 High Street Maldon
-------	--

20 High Street is this small building inbetween the theatre and hotel:



Background to site:

The property has been incorrectly included as part of [VHR 1391: Former Royal Hotel and Theatre](#) 14-18 High Street Maldon.



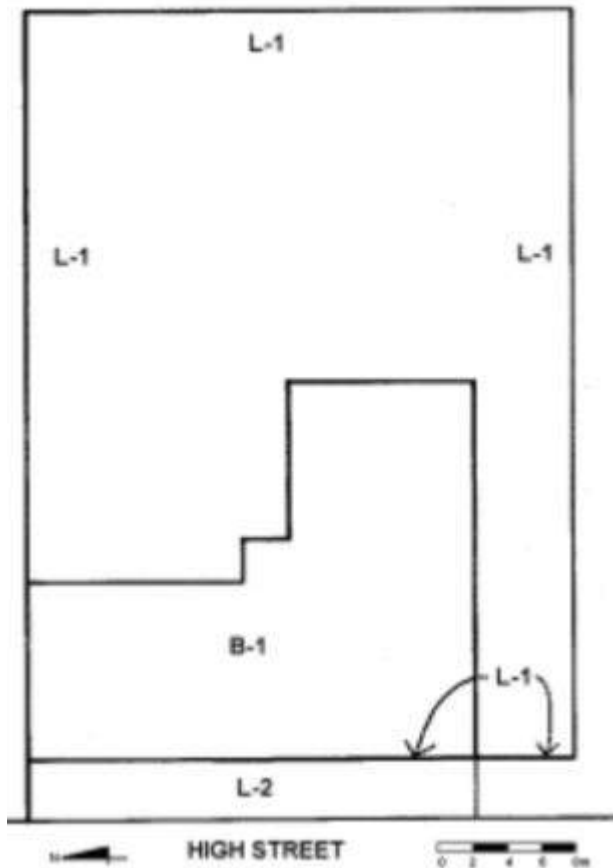


Victorian Heritage Register

VICTORIAN HERITAGE REGISTER NUMBER	H1391
NAME	FORMER ROYAL HOTEL AND THEATRE
LOCATION	14-18 HIGH STREET MALDON, Mount Alexander Shire
LOCAL GOVERNMENT AREA	MOUNT ALEXANDER SHIRE
CATEGORY	Heritage place
GAZETTAL DATES	GAZETTAL TYPE
11/12/1997	Addition



See below information provided by Heritage Victoria:  
This appears to be a mapping error. The VHR report for the Former Royal Hotel and Theatre to the immediate south of 20 High Street includes a diagrammatic plan to indicate the building (B1) and land (L1 and L2) that are included on that registration. The north boundary of the registered land aligns with the north wall of the former hotel which indicates that there was no intention to include any additional land to the north of that common building and property boundary. That line coincides with the south boundary of 20 High Street.



# Planning Scheme Amendment C97malx Attachment B - Background report

The Maldon Conservation study does indicate in a drawing that the original verandah extended across the property which was vacant in c1900 (possibly a carriageway, this can be seen in the photograph on pg 16).

A(11)

## HIGH STREET

USE: residence

CONSTRUCTION DATE: Hall 1857,  
Hotel 1862

FIRST LAND PURCHASE DATE:  
G. Chapman 12.5.1856.

CONSTRUCTION MATERIALS:  
brick.

CONDITION AND INTACTNESS:  
fair; portion of verandah removed; string  
course moulding partially removed.

SIGNIFICANCE: Early hotel and large  
concert hall designed by D.R. Drape.

**HISTORY:** The earliest reference to the Royal Hotel was in September 1854, when the hotel was advertised for sale as a public house, weatherboard, zinc roof, dining room, bar parlour, parlour, five bedrooms, detached kitchen and stable.<sup>1</sup> In April 1856, prior to the sale of the land, the improvements on the site, the Royal Hotel, were valued at five hundred pounds.<sup>2</sup> In June, George Chapman received a license for the Royal Hotel<sup>3</sup> and by 27th October the Mount Alexander Mail is advertising 'Chapman's Royal Hotel, opening of new Concert Hall'. In December 1856 Chapman advertised the hotel for sale describing it as 'substantially built and has done the principle part of the business in that locality for the last two years'.<sup>4</sup> In May 1857<sup>5</sup> James McIntosh becomes the new owner of the hotel, with the licensee being, apparently, W.F. Bruce.<sup>6</sup> The Mount Alexander Mail reported on 24th July 1857 that James McIntosh was building a large assembly room, and on 16th December that a 50 foot by 25 foot brick concert hall was almost finished. The new concert hall's opening was reported on 31st December 1857. In January 1859, in an appeal against rates, the Royal Hotel was described as only a small portion brick, the other part being wood and very dilapidated.<sup>7</sup> The building was advertised in August 1860 when the Tarrangower Times described it as a 'brick building with attached Masonic Hall 50 foot by 25 foot (shingle roof), detached slab kitchen (shingle roof), brick floor, soft wood table and shelving all around, servants' bedrooms and washrooms, six stalls'. The property was purchased by Bury and Evans in February 1861<sup>8</sup>. In May 1862, tenders were called for additions and improvements<sup>9</sup> and in June it was reported that Evans was renovating the Royal Hotel, with D.R. Drape as architect, and that 'a handsome building will soon appear'.<sup>10</sup> The hotel was again advertised for sale in January 1863 and was described as being completely rebuilt of brick, with a bar, billiard room, four sitting rooms, nine bedrooms, stables, detached servants' rooms, kitchens, outhouses and a 25 foot by 50 foot brick concert hall.<sup>11</sup> On 10th March 1863 the hotel was occupied by Robert Page<sup>12</sup> who advertised for tenders for a verandah in October 1863.<sup>13</sup>

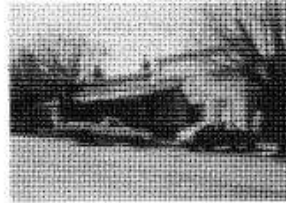
In 1884 the hotel was advertised in Moon as the Royal Hotel, High Street, Robert Page . . . The Masonic Hall for concerts, Assemblies, Meetings etc.<sup>14</sup>. In 1866 tenders were called for alterations and additions to the Masonic Hall on behalf of Bury and Evans<sup>15</sup>. These appear the last major changes made to the back of the hotel, which today is similar to that shown in the 1867 panorama PHp6 (see page ).

The Masonic movement was very strong in Maldon and thus, the meeting place became the centre of the town's social life. The Masonic Hall was used as the meeting room for the Methodists and Congregationalists prior to the erection of their churches.

In 1883, Robert Page purchased the site and the buildings<sup>16</sup> and he remained the licensee until 1905. Miss Edith Page was the licensee from 1906 to 1914<sup>17</sup>, thus the family operated the hotel for 51 years. The hotel was closed on 31st December 1929<sup>18</sup>. It was used as a location for the film 'Break of Day' in 1975, when the present sign writing was added to the bar windows.

## ROYAL HOTEL AND THEATRE

1. Mount Alexander Mail 29.9.1854
2. State archives: valued 30.4.1856
3. Licences Register, 27.6.1856
4. Mount Alexander Mail 5.12.1856
5. Title documents
6. Licence Register and MAM 13.4.1857
7. Tarrangower Times 21.1.1859
8. Hutton p.282
9. Tarrangower Times 30.5.1862
10. Tarrangower Times 17.6.1862
11. Tarrangower Times 6.1.1863
12. Hutton p.282
13. Tarrangower Times 20.10.1863
14. Moon, Tarrangower Past & Present p.35.
15. Tarrangower Times 28.9.1866
16. Title documents
17. Cole Collection.
18. Liquor Control Commission records.

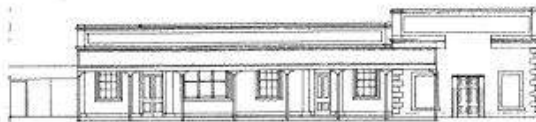


Maldon Volunteer Rifles 1860



A 11 c1900

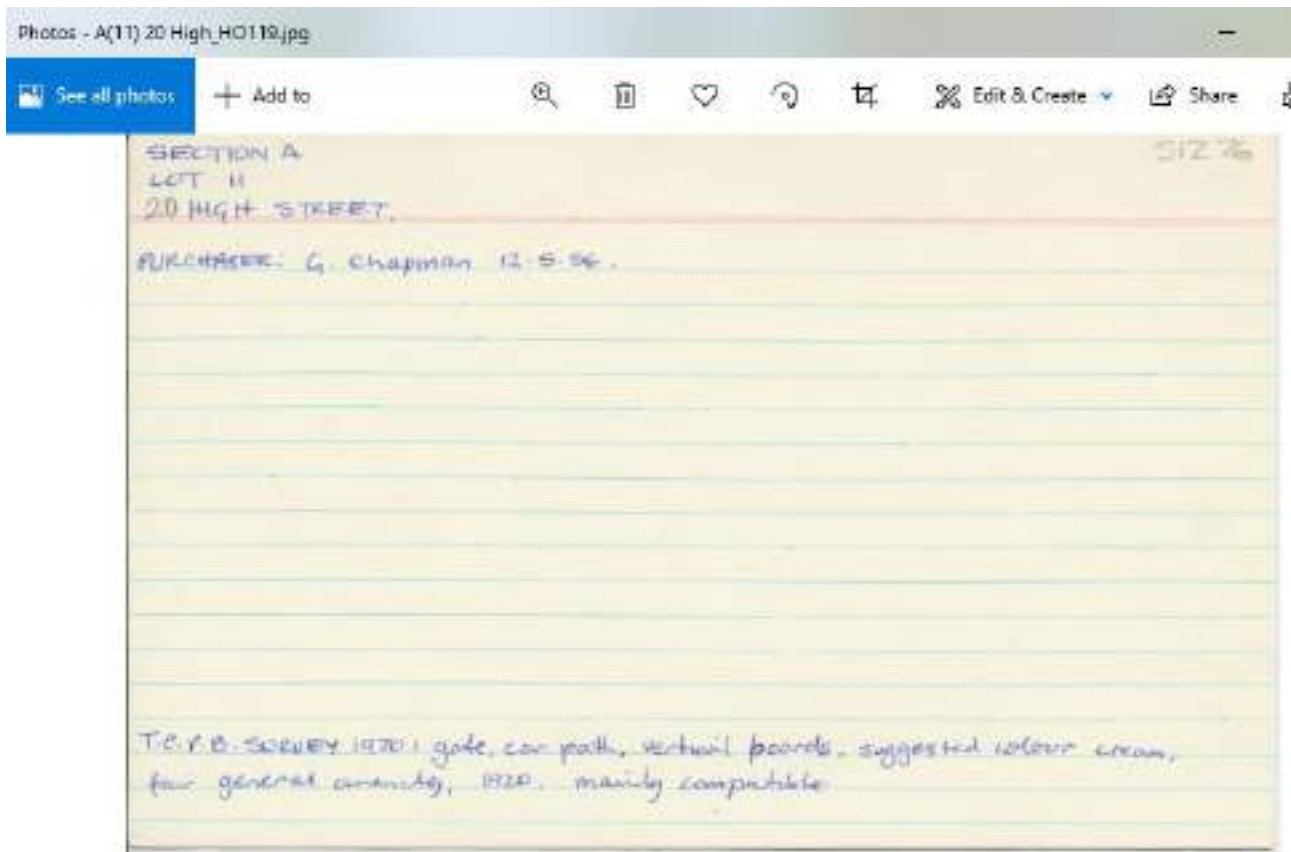
A 11



A 11 1977

A 11





### 101. HO1058

676 Muckleford-Yapeen Road, Yapeen

**Error:** HO does not cover house on the mapping, it covers vacant land immediately to the east of the land.

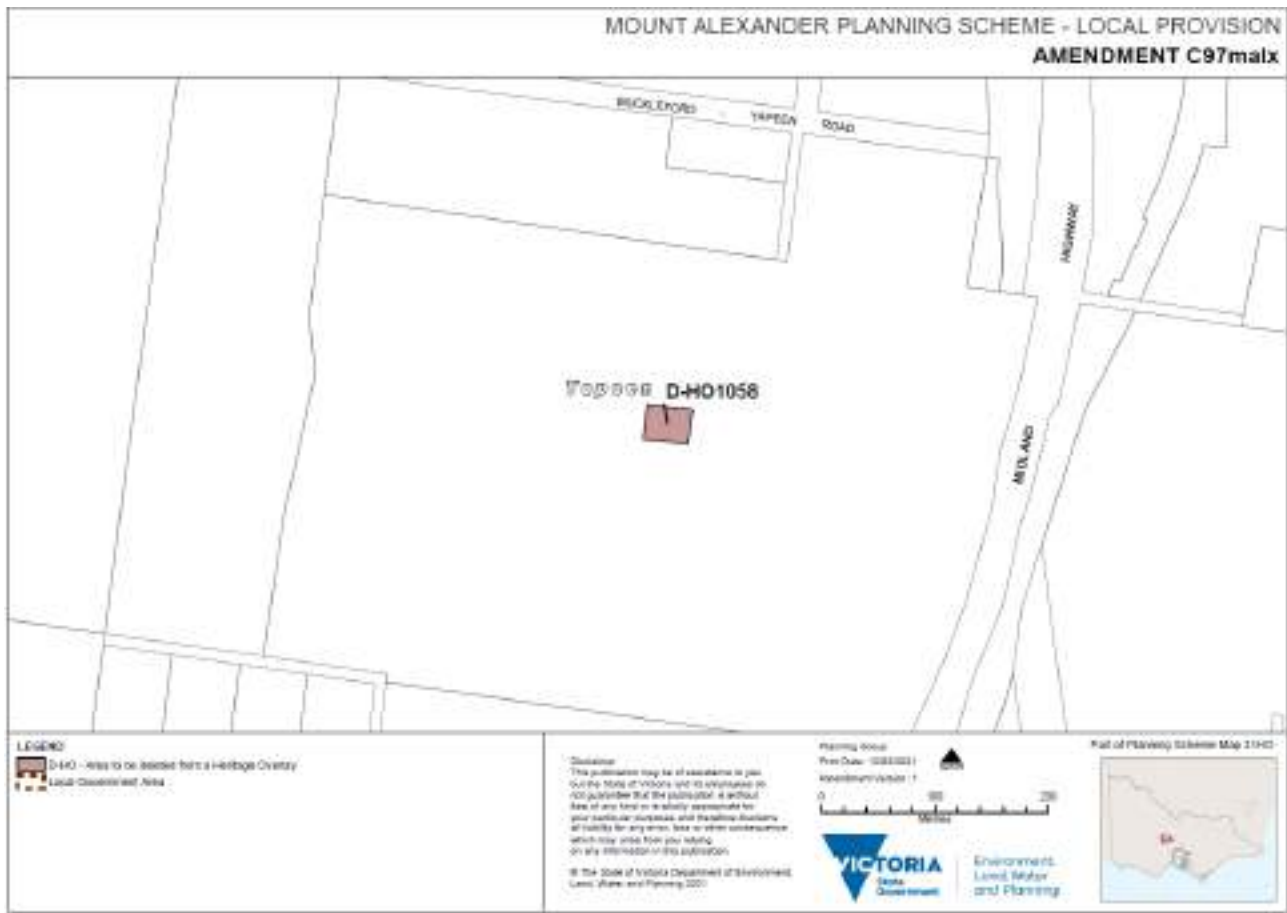
Current mapping view:



**Proposed change:** amend 31HO to relocate HO1058 so it covers house (see below):

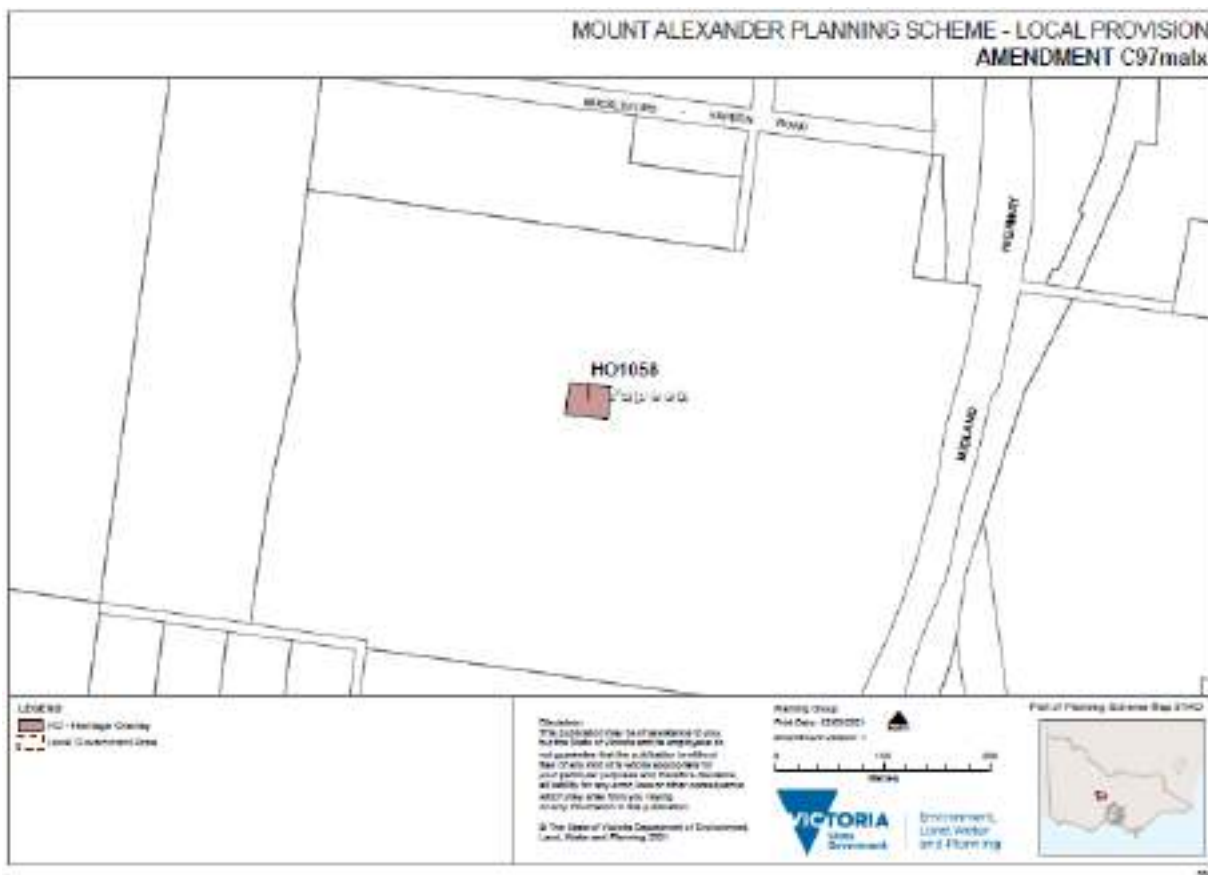
# Planning Scheme Amendment C97malx

## Attachment B - Background report



888





### Background:

This property is listed within the [Newstead Heritage Study Section 3 – Citations – Volume 4: Sandon to Yapeen](#) (at pages 307 – 311) (see excerpt below):

# Planning Scheme Amendment C97malx

## Attachment B - Background report

**PLACE:** Strathloddon

**ADDRESS:** 676 Muckleford-Yapeen Road, Yapeen

**OTHER NAME/S:**

**Place No:**

YP/24

27 June 2012



**Date of Photograph:** 24/4/1998

**MAP NAME & AMG REFERENCE:** Guildford 7723-4-2, BU 488 872

# Planning Scheme Amendment C97malx

## Attachment B - Background report



### PROPERTY DETAILS:

#### CURRENT HERITAGE STATUS ON LEGISLATIVE REGISTERS

Victorian Heritage Register:

Victorian Heritage Inventory:

Local Planning Scheme:

#### CURRENT HERITAGE STATUS ON OTHER REGISTERS

Register of the National Estate - Database No:

National Trust (Victoria) Register:

#### THEMATIC CONTEXT

- |  |  |
|--|--|
| <input type="checkbox"/> 1. The Environmental Setting              | <input type="checkbox"/> 6. Transport and Communications |
| <input checked="" type="checkbox"/> 2. Exploration and Pastoralism | <input type="checkbox"/> 7. Water Supply                 |
| <input type="checkbox"/> 3. Gold                                   | <input checked="" type="checkbox"/> 8. Agriculture       |
| <input type="checkbox"/> 4. Towns and Settlements                  | <input type="checkbox"/> 9. Secondary Industry           |
| <input type="checkbox"/> 5. Local Government                       | <input type="checkbox"/> 10. Community Life              |

- CONDITION:
- |  |
|--|
| <input type="checkbox"/> Good            |
| <input checked="" type="checkbox"/> Fair |
| <input type="checkbox"/> Poor            |
| <input type="checkbox"/> Ruins           |

- INTEGRITY:
- |   |
|---|
| <input type="checkbox"/> Substantially Intact                 |
| <input type="checkbox"/> Altered Sympathetically              |
| <input checked="" type="checkbox"/> Altered Unsympathetically |
| <input type="checkbox"/> Damaged/Disturbed                    |

#### RECOMMENDATION

It is recommended that the place be included in the Heritage Overlay of the Mount Alexander Planning Scheme.

RECOMMENDED LEVEL OF SIGNIFICANCE:

Local

PRECINCT:

Consultants: Jacobs, Taylor, Johnson, Ballinger and Rowe

Review 2012



*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** Strathloddon

**Place No:**

**ADDRESS:** 676 Muckleford-Yapeen Road, Yapeen

YP/24

**OTHER NAME/S:**

27 June 2012

### STATEMENT OF SIGNIFICANCE:

Strathloddon, Muckleford Road, Yapeen, is **architecturally** significant at a **LOCAL** level. Although there have been a number of changes to the house over time, the house and out buildings still demonstrate original or appropriate design qualities of a Victorian style and the house represents important change during the interwar years. The outbuilding at the rear of the house demonstrates original Victorian design qualities in the gable form of the roof, clad in galvanised steel, painted masonry walls and window openings. The house demonstrates original design qualities of the interwar Bungalow style. These qualities include the gable roof form that traverses the site, together with a minor gable that projects towards the front, the straight roofed verandah supported by squat, round concrete Doric columns on unpainted brick piers. Other intact or appropriate qualities include the horizontal weatherboard wall construction; lapped galvanised corrugated iron roof cladding; brick chimneys with soldier course caps, wide eaves with exposed timber rafters; central doorway; timber framed double hung windows; and the decorative gable infill. The rural setting, grassed frontage with rambling driveway cypress trees and uninterrupted views of the valley, Mopoke Gully and the Campbells Creek also contribute to the significance of the place.

Strathloddon, Muckleford Road, Yapeen, is **historically** significant at a **STATE** level. It is associated with one of Australia's richest pastoralists, William Campbell, from 1840 until 1857. Campbell established a sheep station and introduced a stud flock from John Macarthur's Camden property in New South Wales which was to become the nucleus of later Western District flocks. The place has associations with Frederick Taylor between 1857 and 1859 and with Henry Bradfield and his descendants, farmers from 1859 until 1963.

Strathloddon, Muckleford Road, Yapeen, is **scientifically** significant at a **LOCAL** level. It contributes to an understanding of the early pastoral history of Yapeen and more broadly, Victoria, and there is a strong presumption of archaeological research potential.

Overall, Strathloddon, Muckleford Road, Yapeen, is of **LOCAL** significance.

### DESCRIPTION:

Strathloddon is situated on the west bank of Campbells Creek in Section A, Strathloddon Pre-Emptive Right, Parish of Guildford, County of Talbot. The homestead is situated on a high bluff overlooking the creek named after the first occupant Campbell. The homestead complex contains a timber house, stone outbuilding, painted galvanised iron shed and other outbuildings. The site is bound by an introduced, inappropriate tubular steel and cyclone wire fence approximately 1300 mm high. A number of mature cypress pine trees are a feature of the site.

The existing timber building is sited on the same place as the early house shown in the 1840 painting and could be a replacement house (the original house is believed to have been burnt in a fire) or the original house substantially altered and extended.

The single storey, asymmetrical, timber building is characterised by a gable roof form that traverses the site, together with another introduced gable to one side that projects towards the front. These roof forms are clad in lapped galvanised corrugated iron. A straight roofed verandah also projects at the front of the house and is supported on squat round concrete Doric columns supported on unpainted red brick piers. Two early painted brick chimneys with soldier course tops

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*Consultants: Jacobs, Taylor, Johnson, Ballinger and Rowe*

*Review 2012*

*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** Strathloddon

**Place No:**

**ADDRESS:** 676 Muckleford-Yapeen Road, Yapeen

YP/24

**OTHER NAME/S:**

27 June 2012

are situated at the side and rear. Wide overhangs with exposed timber rafters are a feature of the eaves. The timber framed double hung windows appear to be part of the interwar construction. Early decorative features of the interwar bungalow include the gable infill including panelling, battening and vertical timberwork. The timber house has a recessed skillion addition at the side which links the house to a rear gabled outbuilding that appears to represent an early part of the homestead's development. It has painted stone wall construction and a roof clad in galvanised corrugated iron. The window openings in this outbuilding are original, but the double hung windows appear to be introduced.

### **HISTORY:**

Strathloddon and Bough Yards runs were both taken up by Scottish Highlander William Campbell (1810-1896) and his partner Charles Hamilton Macknight (1819-1875) in May 1840. Campbell was to become one of Australia's richest pastoralists, with properties held either by himself or his relations in Victoria, South Australia, New South Wales and Queensland, and wide-ranging investments not all of which were in land. As well, Campbell was a renowned breeder of sheep, a conservative politician who championed the cause of the squattocracy, an early discoverer of gold (on Clunes run, owned by his brother-in-law Donald Cameron, and at Forest Creek on Strathloddon), and the author of several books, one of which was *The Discovery of Gold in Victoria* (1856). When he died in London in 1896 his estate was valued at £500,000.

William Campbell was born in 1810 in Aberfoyle, Perthshire, Scotland. He arrived in Sydney in December 1838 aboard the "Fairlie". He was described as a 27 year old, married, male immigrant and was accompanied by his wife, Isabella (nee Cameron). He was brought out by John Macarthur of Camden Farm and his calling was described as an agriculturist. He worked for John Macarthur as the station manager of Richlands near Goulburn, New South Wales, which carried 20,000 sheep, some cattle and horses.



In May 1840 he and C.H. Macknight took up a Government lease of 25,000 acres spanning the area of Strathloddon and also the lease of Boughyards run (22,400 acres) which was located directly south of the Strathloddon run and encompassed much of the area of present day Guildford, Vaughan and Fryerstown. They ran about 5,000 sheep on Strathloddon. They sold the two runs about a year later. Campbell pursued his sheep breeding activities that began with a stud flock that he brought overland from John Macarthur's Camden property which became the nucleus of later Western District flocks.

For the site of his station homestead complex Campbell chose a high bluff overlooking the creek that would bear his name. Local historian Raymond Bradfield, whose great-grandfather bought the homestead, believed that the site commanded views north and south along the wide valley and east up Mopoke Gully which was 'particularly desirable' in case of 'surprise attack from raiding aborigines'. An unknown artist depicted the buildings in a painting of the run's first load of wool departing for Melbourne about 1840.

The licence to the Strathloddon run was registered to Robert Cay and William Kaye in May 1841 and then to Campbell's brother-in-law Donald Cameron in 1845.

Letters to William Campbell show that he was residing at Richlands in 1845 and in 1846 was at Clunes with his brother-in-law, Donald Cameron. In 1848 Tourello run, south of Clunes was gazetted to Campbell. In October 1850 the Tourello run was registered in Donald Cameron's name.

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*Consultants: Jacobs, Taylor, Johnson, Ballinger and Rowe*

*Review 2012*

*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** Strathloddon

**Place No:**

YP/24

**ADDRESS:** 676 Muckleford-Yapeen Road, Yapeen

**OTHER NAME/S:**

27 June 2012

In October 1850 Campbell again took up the lease of Strathloddon. In June 1851 he was exchanging correspondence from Strathloddon regarding suitable boarding schools for his children. In November 1851 he was elected the member for Loddon in the first Legislative Council and became a conservative politician who fiercely championed the cause of the squattocracy.

Campbell made every effort to preserve his run's viability and to suppress reports of discoveries of gold, but he was powerless to prevent the opening of the rich Mount Alexander goldfield in the spring of 1851, which destroyed Strathloddon's future as a pastoral holding. Thousands of diggers converged on Barkers and Forest Creeks, then worked south along Campbells Creek towards the home station, at one stage early in November digging up the front garden before being ordered to leave by troopers. Campbell applied for his pre-emptive right of 640 acres in March 1852 and again was invaded by diggers in the Pennyweight Flat rush of May 1854 that established the township of Yapeen. Campbell also resigned his position as the Loddon member of the Legislative Council in May 1854. By 1857, Strathloddon had been reduced to little more than the pre-emptive right and Campbell sold to Frederick Taylor who had the land sub-divided. Campbell thereafter lived predominantly in Melbourne.

On 6 August 1858 the *Mount Alexander Mail* reported that Taylor "the great autocrat of the locality" was about to sell 1200 acres of land, some of which had already been mined. The advertisement that appeared in the paper in September 1858 described the property as having been divided into 162 lots varying from 1 acre to 160 acres. The property is described as "a substantial property for a respectable family, containing dining and drawing room, three bedrooms, office and pantry, thoroughly fitted with cupboards, shelves &c; detached kitchen, wash house and servants apartments, stabling &c. all in excellent condition" The *Mount Alexander Mail* advertised a further sale at the residence of F. Taylor of household furniture and effects on 25 June 1860. Henry Bradfield bought the homestead and about 300 acres in 1861 and established a farm that he and his descendants worked until about 1963.

### REFERENCES:

- Billis, R.V., and Kenyon, A.S., *Pastoral Pioneers of Port Phillip*. Melbourne: 1932; Stockland Press edn, 1974.
- Bradfield, Raymond A., letter to D.H. Hutton, Newstead Shire Secretary, dated Vaughan, 20 December 1967. Copy in the possession of Frank Passalacqua, of Guildford.
- Bradfield, Raymond, *Castlemaine: A Golden Harvest*. Historical Briefs Series, No. 3. Kilmore: Lowden, 1972.
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- Morgan, Marjorie, Crown Lands Pre-Emptive Right Applications, 1850-1854. Blackburn: Marjorie Morgan Publications, 1987.
- Serle, Geoffrey, *The Golden Age: A History of the Colony of Victoria, 1851-1861*. Carlton (Vic.): MUP, 1968 edn.

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Consultants: Jacobs, Taylor, Johnson, Ballinger and Rowe

Review 2012



# Planning Scheme Amendment C97malx

## Attachment B - Background report

*Shire of Mount Alexander: Heritage Study of the former Shire of Newstead, 2000*

**PLACE:** Strathloddon

**Place No:**

**ADDRESS:** 676 Muckleford-Yapeen Road, Yapeen

YP/24

**OTHER NAME/S:**

27 June 2012

Spreadborough, Robert, and Anderson, Hugh (comps), *Victorian Squatters*. Ascot Vale (Vic.): Red Rooster Press, 1983.

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Strathloddon Station, painting c.1840, artist unknown, in the possession of Bill Mein, of Guildford.

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*Mount Alexander Mail*, 17 September 1858 p.1 col 3 & 4; 25 June 1860 p. 3 col 4; 21 June 1861 p.1 col.4; 24 June 1861.

Information from Janet Gilmore (nee Campbell), 2012, following research in the Mitchell Library, State Library of New South Wales including heritage records, William Campbell papers 1835-1857, series 01 and letters.

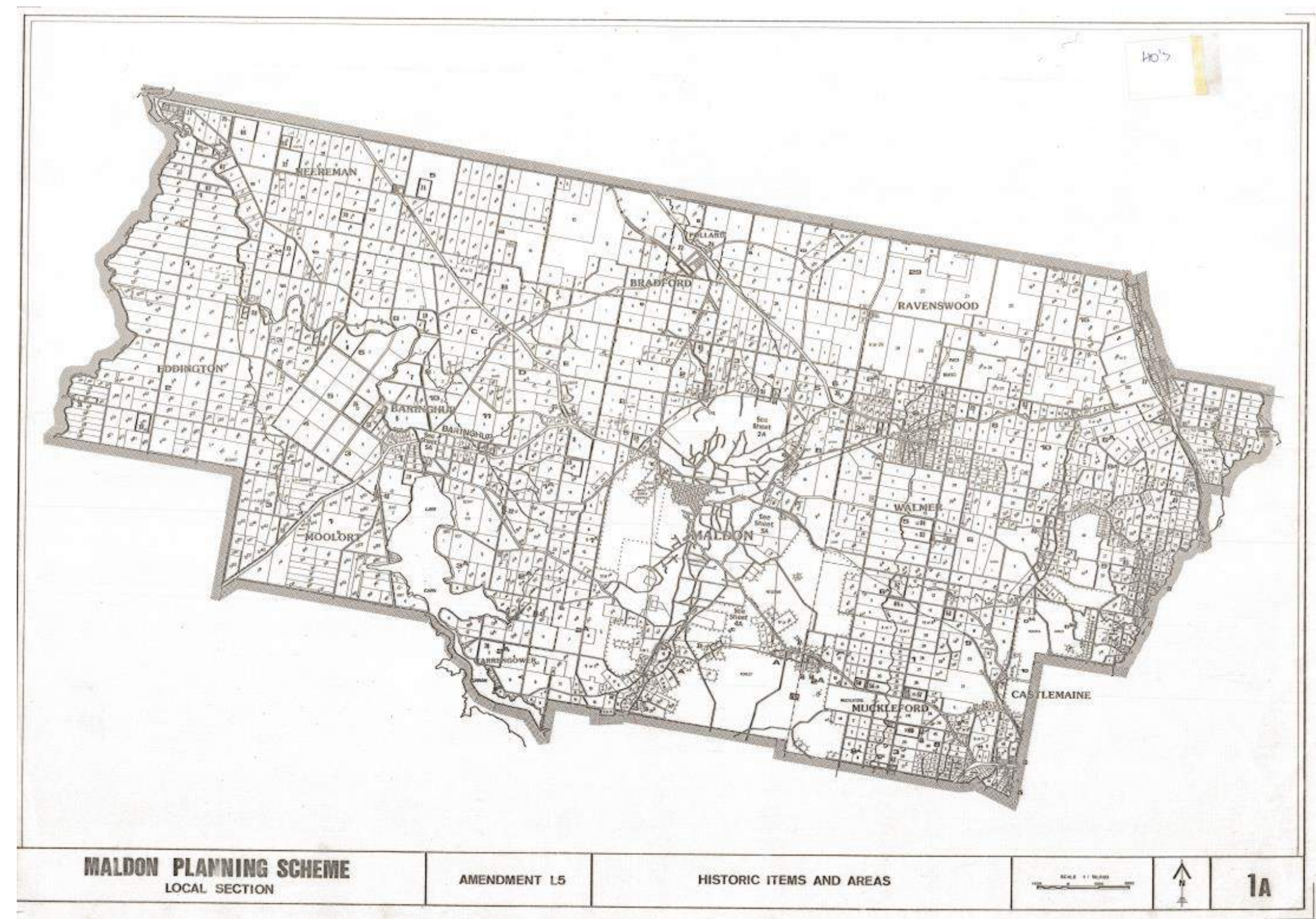


STRATHLODDON STATION - 1862  
The first load of wool leaving for Melbourne.



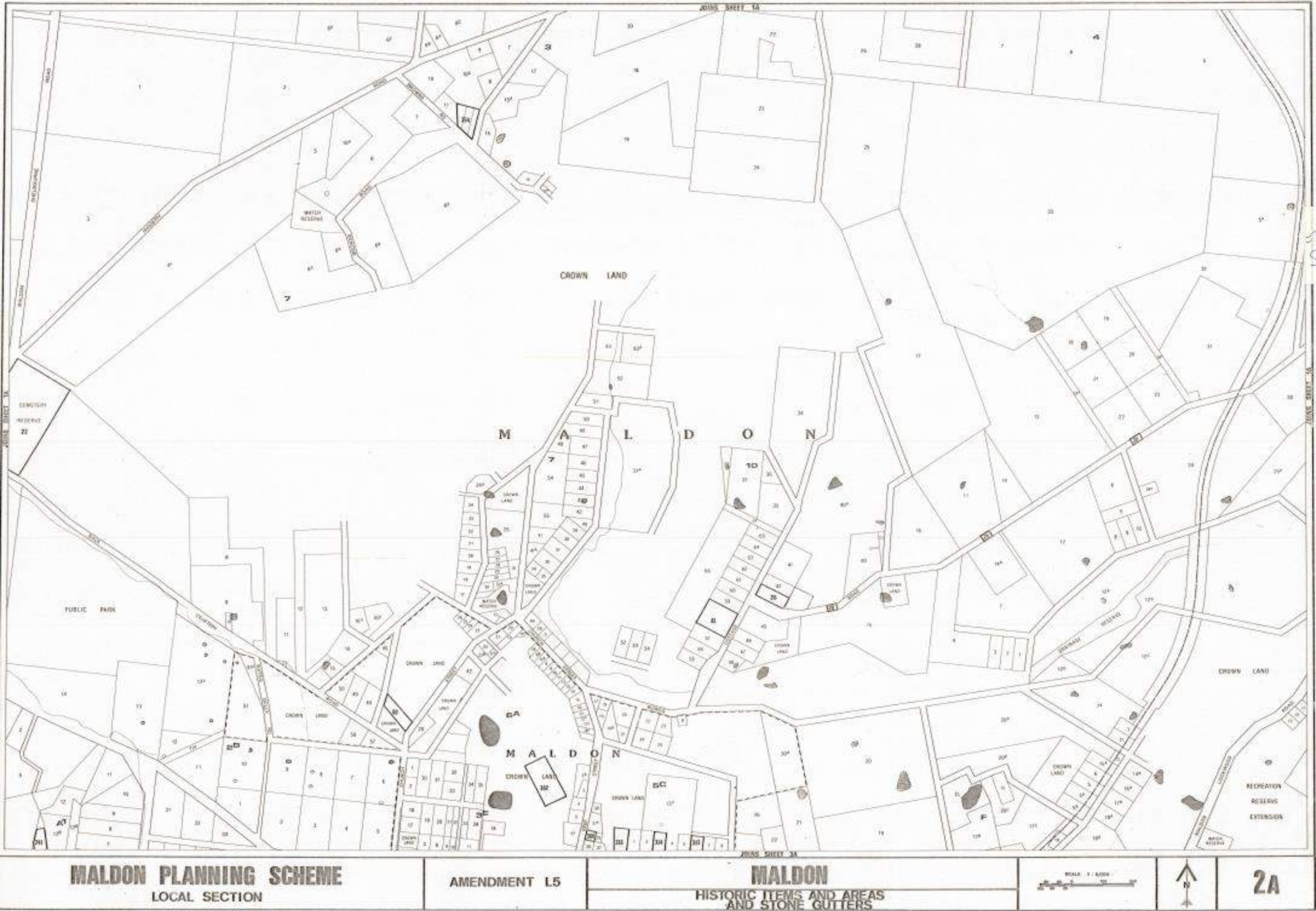
Legacy Maps: Maldon Planning Scheme Amendment L5 – Land containing Historic Items and Areas

Map area 1A: Historic items and areas



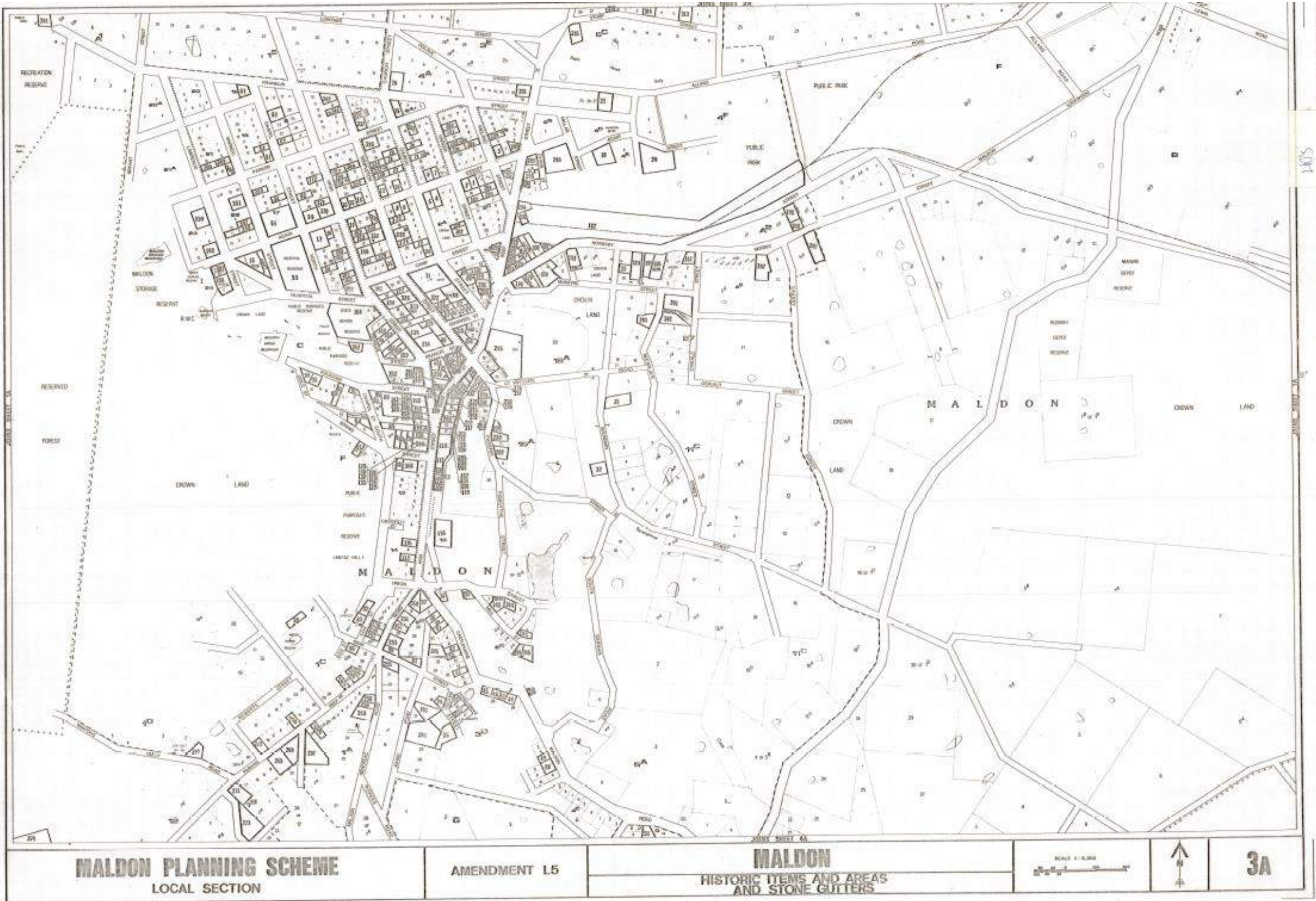


Map area 2A: Historic items and areas and stone gutters



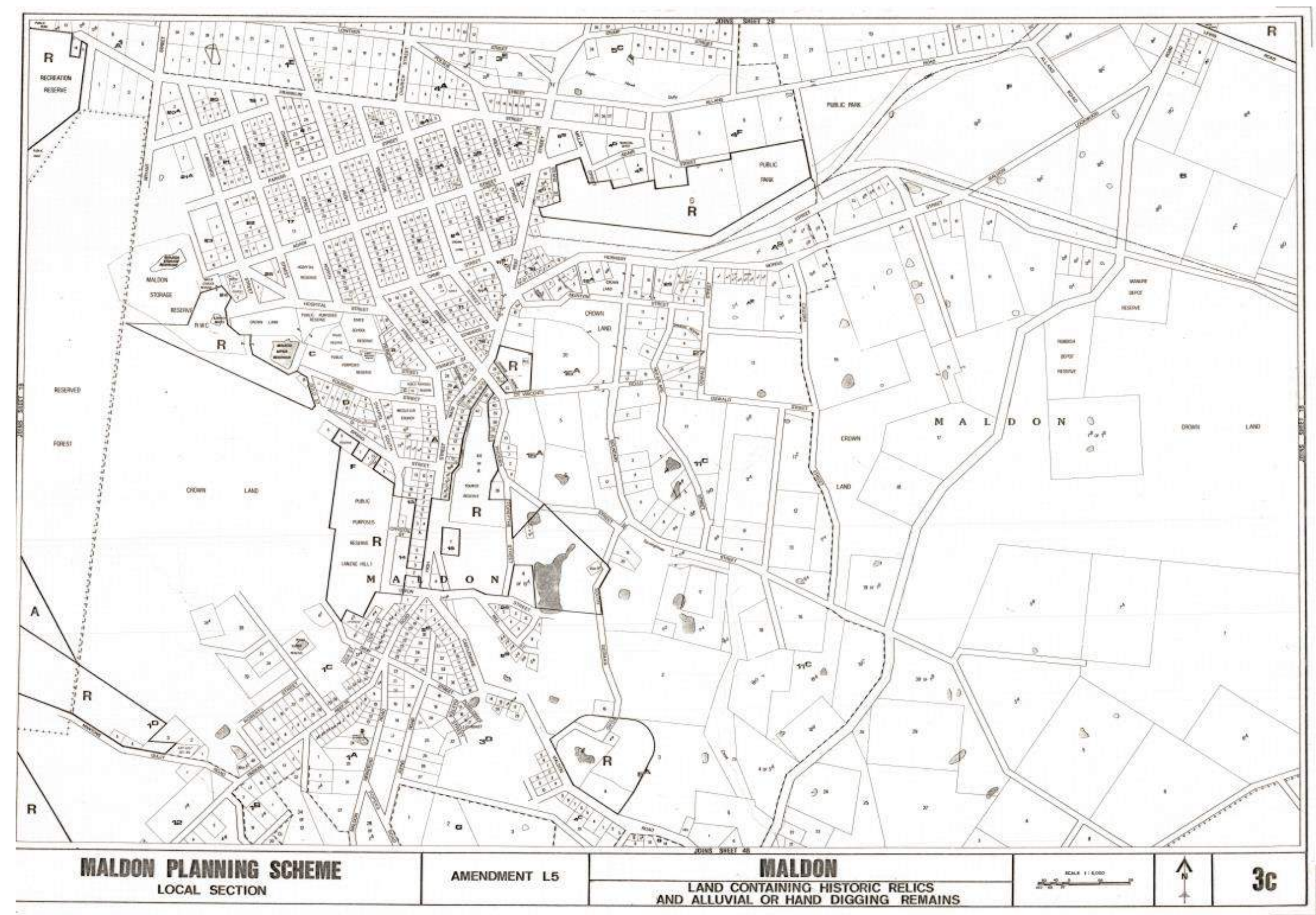


Map area 3A: Historic items and areas and stone gutters



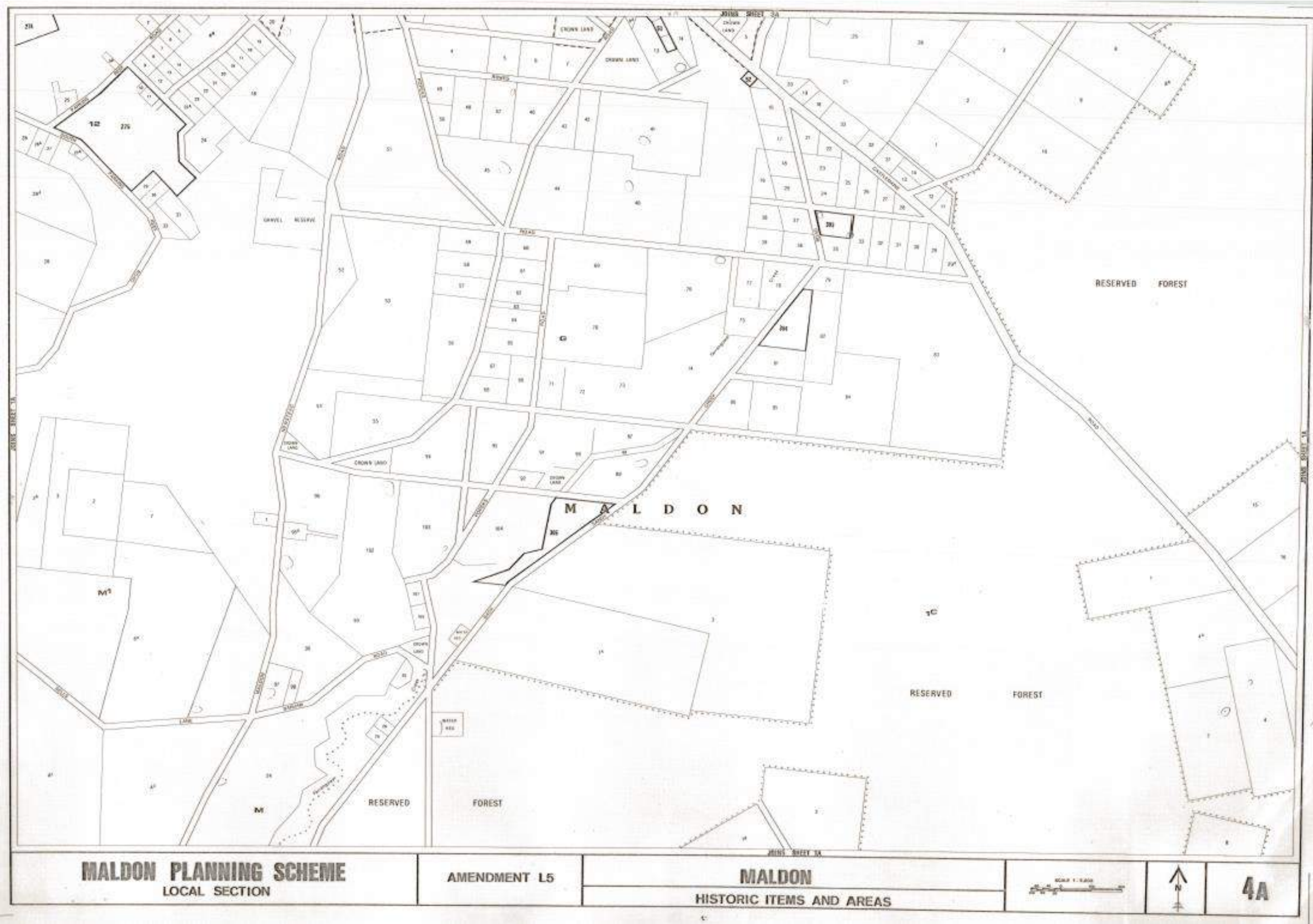


Map area 3C: Land containing historic relics and alluvial or hand diggings remains



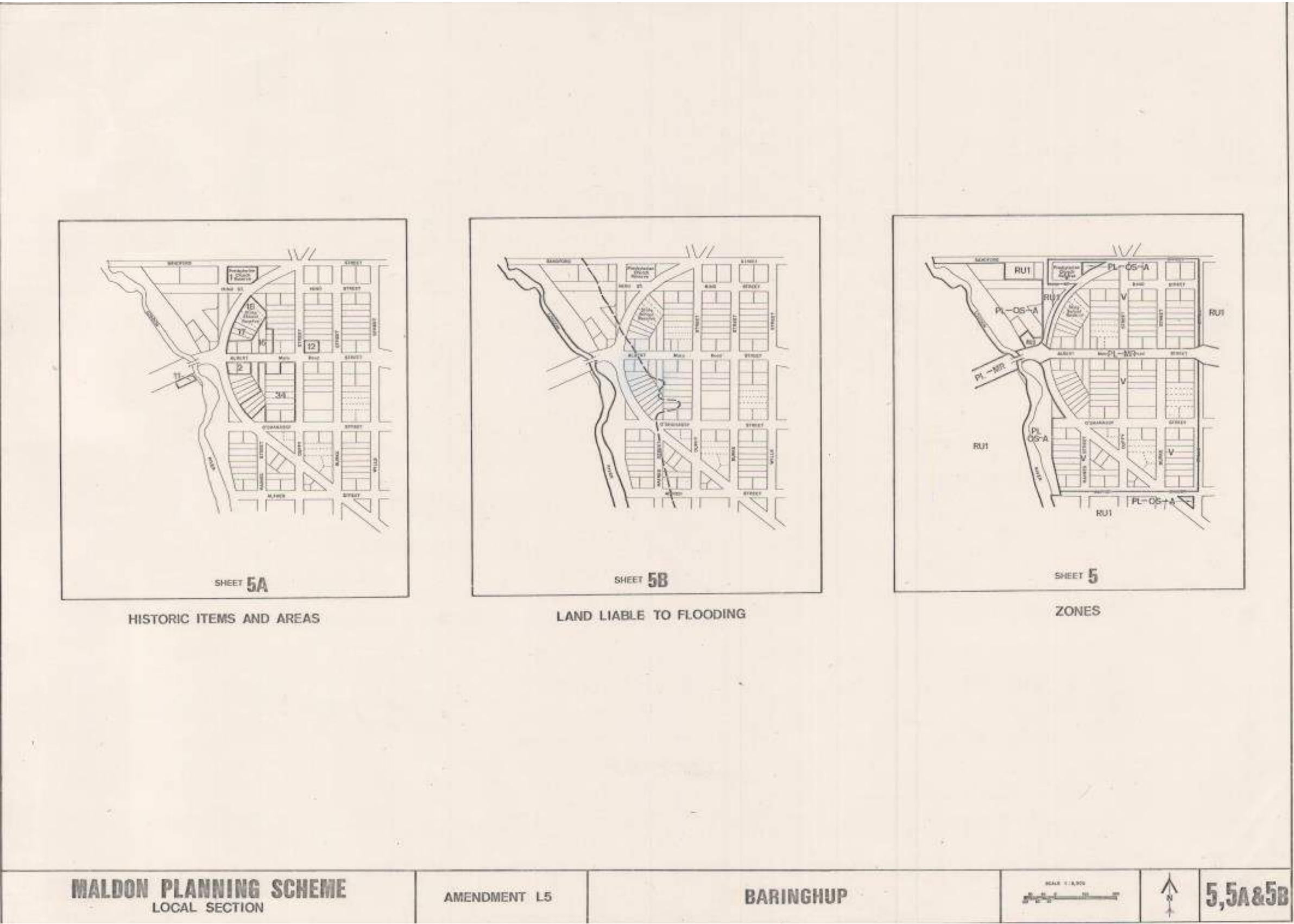


Map area 4A: Historic items and areas and stone gutters



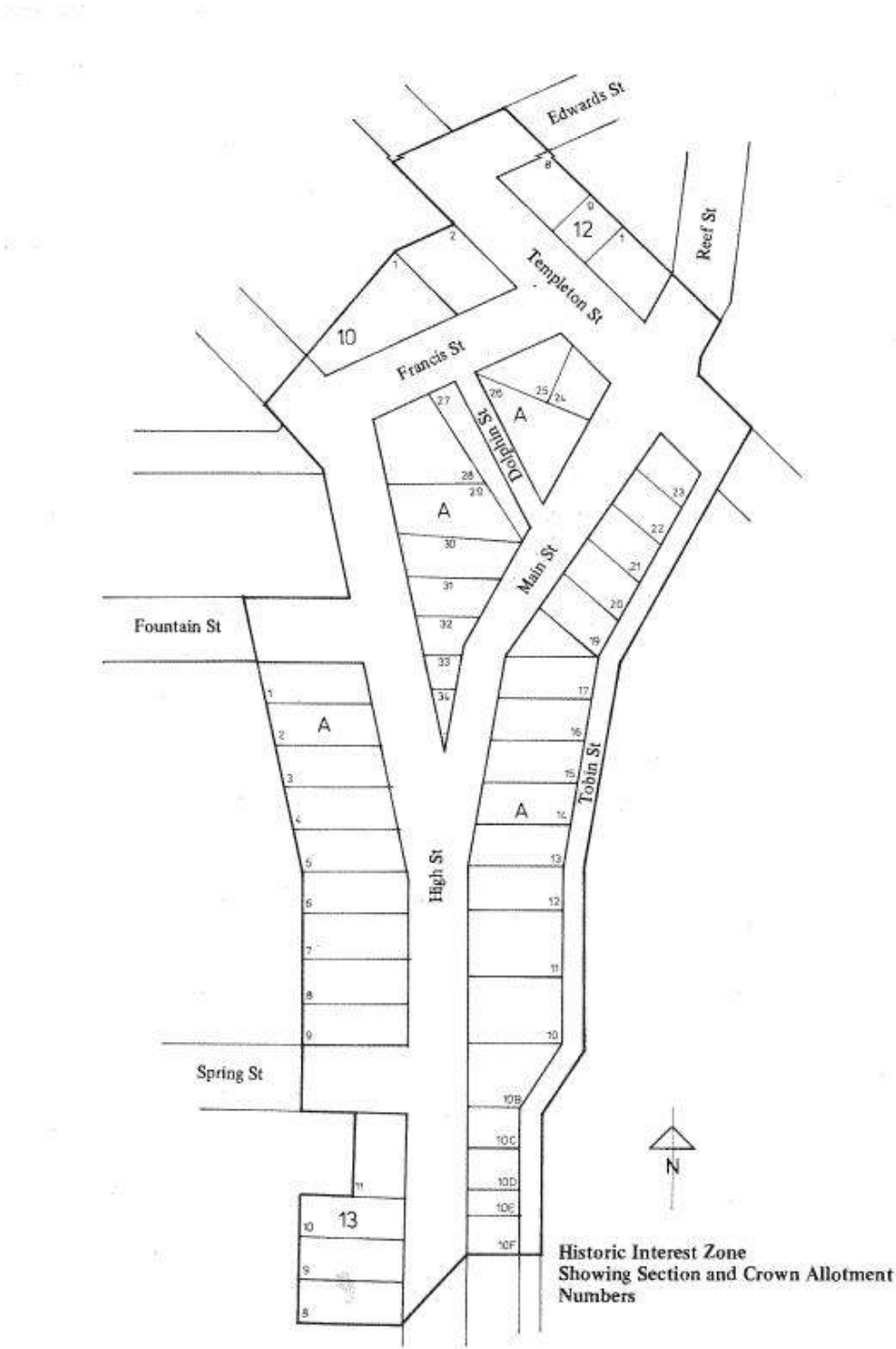


Map area 5 (Zones), 5A (Historic items and areas and stone gutters), 5B (Land liable to flooding) – Baringhup:



Maldon Conservation Study: Maps showing section and lot numbers

Map 1: Historic interest zone



Map 2: Town area

