



Latrobe City Heritage Study

Volume 2:

Key Findings & Recommendations

Amendment C14

July 2010

CONTEXT

**Prepared for
Latrobe City**

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Report Register

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Airlie Bank, Morwell

Source: Context, 2005



St Andrew's Presbyterian Church, Moe

Source: Graeme Cornell, 2010



Traralgon Water Trust Weir, Latrobe River

Source: Context, 2005



Staplegrove, Flynn

Source: Context, 2005

ACKNOWLEDGEMENTS

This report, which forms part of the *Latrobe City Heritage Study 2010* (the 2010 Review) provides a review and update of the key findings and recommendations of the *Latrobe City Heritage Study 2005* (the 2005 Study).

The 2010 Review was funded by a \$10,000 grant from Victoria's Heritage Grants Program, supporting the State heritage strategy: *Victoria's Heritage: Strengthening our communities*. Additional funding for the assessment of places of potential heritage significance was provided by Latrobe City.

The contributions of the following people and organisations to the completion of the 2005 Study and the 2010 Review are gratefully acknowledged.

- The project manager, Nathan Misiurka, Senior Strategic Planner, and Jason Pullman Coordinator Strategic Planning of Latrobe City.
- Graeme and Monika Cornell who produced up-to-date photos of all the heritage places assessed by the 2010 Review.
- Members of local historical societies and other interested individuals who participated in the community workshop held during the 2005 Study and provided information to the 2010 Review. Particular thanks are extended to Bruce McMaster of the Morwell Historical Society.
- Linda Barraclough, Team Leader, Cataloguing for information about Old Gipps town (Former Gippsland Heritage Park).
- The project managers for the 2005 Study: Elaine Wood, Manager, Strategic Land Use & Development, Claire Cullen, Project Officer, Strategic Land Use & Development, and Darryl Fitzgerald, Manager Environment & Land Use - Latrobe City Council
- Steering Committee community representatives for the 2005 Study - Sheila Moody, Jim Hood (President of the Traralgon and District Historical Society), Robyn Heckenberg, Phillip Williams (Yinnar District Historical Society)
- Councillors who participated in the 2005 Study - Cr Bruce Loughheed (then Mayor, Tanjil Ward), Cr Darrell White (Firmin Ward), Cr Lisa Price (Farley Ward), and Cr Graeme Middlemiss (Rintoull Ward)
- Cathy Philo – Heritage Victoria
- The owners, managers and custodians of heritage places in Latrobe City for their interest, support and co-operation throughout the preparation of the 2005 Study and the 2010 Review.

PREFACE

This *Key Findings and Recommendations* report comprises Volume 2 of the *Latrobe City Heritage Study 2010* (the 2010 Review). The purpose of the 2010 Review is to update the 2005 Study. The purpose of the 2005 Study was to identify, assess and document places of post-contact cultural significance within Latrobe City (the study area) and to make recommendations for their future conservation.

As described in the following chapters, this report provides an explanation of the key findings of the 2010 Review including an updated list of heritage places and precincts of local significance as well as a series of recommended actions and strategies that form the basis of a Heritage Strategy for Latrobe City. It should be read in conjunction with the other volumes of the 2010 Review, which are:

- *Volume 1: Latrobe City Thematic Environmental History 2010*. This volume provides an explanation of the themes and activities that have been important in shaping the study area so as to provide a context to assist with the identification of heritage places that illustrate its rich cultural history. It has been amended and updated on the basis of the additional detailed research carried out for the 2010 Review.
- *Volume 3: Latrobe Heritage Place & Precinct Citations 2010*. This volume contains the citations for heritage places and precincts of local significance throughout Latrobe City that illustrate the themes set out in the thematic environmental history.

The terms used throughout this report are consistent with the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter). A glossary of these terms and their meanings is provided at the end of this report.

This updated edition of the Study was prepared in July 2010 following the conclusion of the Amendment C14 Independent Panel Hearing. It includes minor changes including amending the date of the study from 2008 to 2010, and the inclusion of 3 additional sites of potential heritage significance (2 in Toongabbie and one HCV precinct in Morwell) that were identified during the Amendment C14 exhibition and consultation process.

It is important to note that the key findings and recommendations, originally made in 2008 Study, have not been changed. Accordingly, the list of places recommended for inclusion in the Heritage Overlay, for example, includes a small number of places that have not been included in the approved version of Amendment C14. These include places that were either demolished (e.g., Hazelwood homestead site and the Binishell) or not supported by the Independent Panel (e.g., Gordon Street Heritage Precinct). The recommended changes to the LPPF also did not proceed because of subsequent changes to the form and structure of the Latrobe Municipal Strategic Statement as part of a separate planning scheme amendment.

EXECUTIVE SUMMARY

Introduction

While a number of heritage studies have been undertaken in the Latrobe Valley region in previous years none of these studies has provided a comprehensive understanding of the heritage throughout the whole of Latrobe City as it presently exists today.

Accordingly, Context Pty Ltd was appointed in June 2004 to undertake the *Latrobe City Heritage Study*, which was completed in May 2005 (hereafter referred to as the 2005 Study). The overall objective of the 2005 Study was to complete the identification, assessment and documentation of places of post-contact cultural significance for the whole municipality. This included the preparation of a *Thematic Environmental History* for Latrobe City and a review of the *Traralgon Heritage Study 1992*. The 2005 Study comprised four volumes, which are listed in Appendix E.

In 2007, Context was appointed to undertake a review of the 2005 Study as part of a project to implement key recommendations via an amendment to the Latrobe Planning Scheme. The key tasks included confirming the significance of the places assessed by the 2005 Study, undertaking assessment of additional places of potential significance, reviewing the thematic history, and preparing documentation to support an amendment to the Latrobe Planning Scheme.

The outcome is the *Latrobe City Heritage Study 2010* (the 2010 Review). The 2010 Review comprises this report, which is Volume 2 providing an explanation of the key findings and recommendations, and:

- An updated *Latrobe City Thematic Environmental History*, which comprises Volume 1.
- Citations for places assessed to be of local or State significance, which comprises Volume 3. The citations are contained within the Latrobe Heritage Database (LHD), which is an electronic database developed by the Study consultants that is now held by Latrobe City Council. The LHD also contains brief records for
 - places of potential local heritage significance that are recommended for future assessment, which includes all the information known about the place.
 - places that are not significant, which provides a brief explanation of the reasons why.

The 2010 Review now provides a more detailed and comprehensive understanding of the extent and significance of cultural heritage places throughout the City. Importantly, the *Traralgon Heritage Study 1992* is now fully integrated into the 2010 Review. This will enable Council to make informed decisions in consultation with the community and other key stakeholders about how the heritage of Latrobe City is to be conserved and managed for future generations.

Key outcomes and findings

The key outcomes of the 2010 Review are:

- The *Traralgon Heritage Study 1992* has been fully integrated into the Study and all places of potential significance have been reviewed and/or assessed in detail, which has increased the level of certainty about the status of places – As shown in Table 1.1 the majority of places have now been assessed to be of local significance, or to be not significant and therefore requiring no further action.

Accordingly, the number of places of potential significance that require detailed assessment in the future has been significantly reduced. This is discussed further in Section 3.2.

- The *Latrobe City Thematic Environmental History* has been amended and updated on the basis of the additional detailed research carried out for the 2010 Review. It now provides a more comprehensive overview of the key historic themes that have shaped the development of Latrobe City. This is discussed further in Section 3.4.
- On the basis of the additional research a new heritage strategy has been prepared, which is included in Appendix B. This is discussed further in Section 3.5.
- The format of the planning scheme amendment proposed in the 2005 Study has been amended to reflect recent changes in the approach to heritage controls and policy and also to be consistent with the proposed changes to the Latrobe Municipal Strategic Statement. This is discussed in Section 3.5.

The specific findings of the 2010 Review may be summarised as:

Status	2005	2010	Comments
Local significance - individual places	108	152	Listed in Tables A.1.1 and A.1.2 in Appendix A.1.
Local significance - Heritage precincts	9	14	Listed in Table A.1.2 in Appendix A.1.
State significance	7	6*	Listed in Table A.1.1 in Appendix A.1.1 and are highlighted in bold text.
Potential significance	191	38	Listed in Table A.2.1 in Appendix A.2.
Places associated with electricity generation	5	9	Listed in Table A.2.2 in Appendix A.2.
Not significant	29	89	Listed in the table in Appendix A.3.
Demolished	5	16**	Listed in the Table in Appendix A.4
TOTAL	349	324	The numbers are not the same as more individual places have been included within precincts in the 2010 Review.

*Includes *Staplegrave*, which has already been added to the VHR. One place has been demolished.

**Includes 5 places demolished by 2005 plus 11 demolished between 2005-08

Recommendations

The 2010 Review makes the following key recommendations arising from the revised heritage strategy for the municipality. They are:

Latrobe City Heritage Study 2010

That Latrobe City Council adopts the *Latrobe City Heritage Study 2010*, which comprises:

- Volume 1 – *Latrobe City Thematic Environmental History*.
- Volume 2 – *Key Findings and Recommendations* (This report).
- Volume 3 – *Heritage Place & Precinct Citations*.

Planning Scheme Amendment

That Latrobe City Council prepares and exhibits a planning scheme amendment to implement key findings of the 2010 Review. The preferred option would:

- Include the *Latrobe City Heritage Study 2010* as a Reference Document.
- Include the *Latrobe City Heritage Study 2010 Volume 3: Heritage Place & Precinct Citations* and the *Latrobe City HO Permit Exemptions Incorporated Plan* as Incorporated Documents.
- Change the Latrobe Municipal Strategic Statement (Clause 21) to reflect the key findings and recommendations of the 2010 Review.

- Include a new local heritage policy as Clause 22.08.
- Replace the existing Schedule to the Heritage Overlay in the Latrobe Planning Scheme with a new Schedule, which includes:
 - The existing heritage places listed in the Schedule.
 - The heritage places and precincts of local significance identified by the 2010 Review as listed in Appendix A.1.
- Amend the relevant Heritage Overlay maps, and add new maps as required, which will include the places and precincts listed in the new HO Schedule as described above.

Victorian Heritage Register nominations

That Latrobe City Council nominates the following places for inclusion on the Victorian Heritage Register (VHR):

- Dunedin (Jean Galbraith garden), Main Road, Tyers
- The Bluff Causeway Bridge, Traralgon-Tyers Road, Tyers
- Latrobe River Railway Trestle Bridges, (off) Traralgon-Maffra Road, Traralgon

That Latrobe City Council supports the nomination by Old Gipps town of the following places for inclusion on the VHR:

- Narracan Mechanics' Institute and Library collection
- Yallourn House and the collection of Dr James Moore Andrew, who was GP at Yallourn from 1926 until his death in 1972.

Victorian electricity supply heritage study

That Latrobe City Council writes to Heritage Victoria seeking assistance in the preparation of a heritage study of electricity generation in Victoria. This study would be similar to the recent state-wide studies commissioned by Heritage Victoria for places associated with the provision of water supply and for coal mining and may include:

- A thematic/contextual history of electricity generation in Victoria.
- A list of places of potential heritage significance – Appendix A.2.2 provides a list of some of the key places identified by this Study.
- Identification of places with high priority for detailed assessment.

Further heritage studies

That Latrobe City Council undertakes the following heritage studies in order to complete the assessment of places of potential heritage significance:

- Assessment of the 38 places and precincts of potential local significance identified by this Study as listed in Appendix A.2.1 plus any other places identified by the community or through further investigation.
- Assessment of pre and post-contact Aboriginal heritage places.
- Assessment of archaeological sites.
- Assessment of cultural landscapes¹.

¹ Heritage Victoria defines cultural landscape as 'a geographical area that reflects the interaction between humans and the natural environment'. For further information see <http://www.heritage.vic.gov.au/pages/pdfs/hvLandscape.pdf>

Other actions

That Latrobe City Council:

- Appoints a Heritage Advisor on regular part time basis. As well as providing comments on planning applications for heritage places, the advisor could also play an important on-going role in raising awareness about heritage and training staff in the management of heritage places.
- Closely monitor development and building permit applications to develop or demolish places of potential significance listed in Appendix A.2. Any application that proposes to significantly alter or demolish part or all of a building should be referred for advice to Council's heritage advisor or the author of this Study to determine whether it would be appropriate to seek an interim demolition order, prior to undertaking a full assessment of the place to determine whether it should be added to the Heritage Overlay via a site-specific planning scheme amendment.
- Seeks Heritage Victoria assistance in transferring the LHD to the Hermes database. The Hermes database is the database that was originally developed by HV to manage places of state significance. It has now been customised for use by local government to manage places of local significance as well. All new heritage studies in Victoria are being entered directly into Hermes and HV has an on-going program to transfer all existing studies into Hermes so that eventually there will be a single heritage database for the whole of Victoria.
- Ensures that the early Council records of the former municipalities (Rate records, building records, Council minutes, Water Board Records etc.) are professionally catalogued and stored in accordance with best practice to prevent deterioration and ensure their conservation. Consideration should be given to transferring some of the early rate records onto microfiche or CDs to enable them to be made accessible to the public – this has been done by the City of Casey for the former Berwick and Cranbourne Shire rate books up to 1940.

1 INTRODUCTION

1.1 Purpose

Context Pty Ltd was appointed in 2007 to prepare a revised edition of the Latrobe City Heritage Study 2005 (the 2005 Study) in order to support an amendment to the Latrobe Planning Scheme. This new study is known as the *Latrobe City Heritage Study 2010* (the 2010 Review). The key tasks are:

- To review the status of places, precincts or individual buildings assessed by the 2005 Study as being of cultural heritage significance;
- To incorporate those places of cultural heritage significance originally assessed by the *Traralgon Heritage Study* that were listed separately by the 2005 Study;
- Where appropriate, to incorporate any other available cultural heritage information, directions or decisions identified since 2005 (including consideration of assessments and/or historical references provided by local historical societies);
- To undertake detailed assessment of a selection of places and precincts identified by the 2005 Study as being of potential significance.
- To create a single reference database of identified places, precincts or individual buildings identified as being of cultural heritage significance.
- To prepare appropriate Planning Scheme amendment documentation, mapping information and provide recommendations for the exhibition and notification of an amendment to the Heritage Overlay within the Latrobe Planning Scheme.

The 2010 Review was funded by a \$10,000 grant from Victoria's Heritage Grants Program, supporting the State heritage strategy: *Victoria's Heritage: Strengthening our communities*. Additional funding for the assessment of heritage places of potential significance was provided by Latrobe City.

The 2010 Review was carried out by David Helms, Senior Consultant, of Context. Assistance with the assessment of heritage places was provided by Louise Honman of Context, and Anne Napier, architect.

1.2 The 2005 Study

Background

The brief for the 2005 Study noted that 'while a number of heritage studies were undertaken in the Latrobe Valley region in previous years none of these studies provided a comprehensive understanding of the heritage throughout the whole of Latrobe City as it presently exists today'. The previous studies were:

- The *Latrobe Valley Heritage Study* was prepared in 1990 by Chris Johnston for the Latrobe Regional Commission. It included a thematic history of the Latrobe Valley region, and identified over 100 places of potential heritage significance. Only a few of these places were assessed in detail by that study.
- The *Traralgon Heritage Study* was prepared in 1992 by Context for the City of Traralgon, and was reviewed in 2001 by Latrobe City. It includes a history for Traralgon, and citations for approximately 140 individual places and 4 heritage precincts of local heritage significance in the former City of Traralgon only.

Purpose and key tasks

The purpose of the 2005 Study was to complete the identification, assessment and documentation of places of post-contact cultural significance for the whole municipality. On this basis the 2005 Study brief set out the following key tasks:

- Review the *Traralgon Heritage Study* (1992), paying particular attention to the proposed heritage precincts.
- Identify, evaluate and document post-contact places of cultural heritage significance in Latrobe City.
- Prepare a *Thematic Environmental History* for Latrobe City.
- Make recommendations for the conservation and management of identified places of cultural heritage significance.

However, not all sites of potential cultural heritage significance could be assessed due to the limited budget for the 2005 Study. Places that were specifically excluded from the 2005 Study included:

- Pre and post-contact indigenous heritage places.
- The assessment of archaeological sites and cultural landscapes.

It was understood that these places would form part of a separate and future study.

1.3 Outcomes of the 2010 Review

A key outcome of the 2010 Review is that the *Traralgon Heritage Study 1992* has been fully integrated into the Latrobe City Heritage Study. The Study now comprises this report, which is Volume 2, providing an explanation of the key findings and recommendations of the Study. The key findings include:

- A list of the places of local or State heritage significance, which are recommended for inclusion in the Heritage Overlay or the Victorian Heritage Register.
- A list of places of potential local heritage significance that require further assessment.
- A list of the places found to be not significant. For most of these sites there no further action is required, but interpretation (by signage or other means of recording) of some public sites may be desirable.

On this basis, this report includes a series of recommended actions and strategies to *protect* and *manage* heritage places, to *inform* and *educate* the community and key stakeholders about heritage places in the city, and to *assist* owners and custodians of heritage places to care for and manage their places. This forms the basis for a new Heritage Strategy for Latrobe City.

The other key outcomes of the 2010 Review are:

- An updated version of the *Latrobe City Thematic Environmental History*, which is Volume 1 of the Study.
- Citations for places of local or State significance, which is Volume 3.

The citations are contained within the Latrobe Heritage Database (LHD), which is an electronic database developed by the Study consultants that is now held by Latrobe City Council. The LHD also contains basic records for places of potential local heritage significance that are recommended for future assessment, and for places that are not significant, which provides a brief explanation of the reasons why.

Accordingly, the 2010 Review now provides a more detailed and comprehensive understanding of the extent and significance of cultural heritage places throughout the City. This will enable Council to make informed decisions in consultation with the community and other key stakeholders about how the heritage of Latrobe City is to be conserved and managed for future generations.



Bluff Causeway Bridge

Source: Context, 2005



Boolarra Primary School

Source: Context, 2005



Yinnar Railway Station Goods Shed

Source: Context, 2005



Etheldale, Traralgon

Source: Context, 2005

2 APPROACH & METHODOLOGY

2.1 Introduction

Both the 2005 Study and the 2010 Review followed the guidelines for heritage studies set out in the standard Heritage Victoria brief, as follows.

- The studies were prepared using The Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines.
- Places of cultural heritage significance were identified and assessed using the Register of the National Estate (RNE) criteria. The RNE criteria are listed in Appendix D.
- The thresholds applied in the application of significance include State significance and local significance. Local significance ‘includes those places that are important to a particular community or locality’. Further discussion about establishing thresholds is provided in section 2.4.
- The *Australian Historic Themes* developed by the former Australian Heritage Commission were used and reference was made to the *Guidelines for Thematic Environmental Histories*.

2.2 2005 Study

A detailed description of the methodology of the 2005 Study is provided in Appendix E. The following comments provide a summary.

The study methodology was based upon the series of tasks set out in the 2005 Study brief. It included the following key stages:

- Preparation of a Project Management Plan
- Identification, assessment and documentation of places of local heritage significance
- Preparation of the *Latrobe City Thematic Environmental History*
- Review of the *Traralgon Heritage Study 1992*
- Conservation Strategy & Final Report

The 2005 Study was prepared by Context Pty Ltd with the assistance of the following people:

- Dr. Meredith Fletcher, Director, Centre for Gippsland Studies, Monash University
- Fiona Gruber, Historian
- Anne Napier, Architect

It was guided by a Steering Committee comprising the following people:

- The project managers for the Study: Elaine Wood, Manager, Strategic Land Use & Development - Latrobe City Council, and Claire Cullen, Project Officer, Strategic Land Use & Development - Latrobe City Council
- Community representatives - Sheila Moody, Jim Hood (President of the Traralgon and District Historical Society), Robyn Heckenberg, and Phillip Williams (Yinnar District Historical Society)
- Cathy Philo – Heritage Victoria

- Cr Bruce Lougheed (Mayor, Tanjil Ward), Cr Darrell White (Firmin Ward), Cr Lisa Price (Farley Ward), and Cr Graeme Middlemiss (Rintoull Ward)

The 2005 Study was funded by Latrobe City. Technical assistance and advice was provided by Heritage Victoria.

2.3 2010 Review

The Project Management Plan identified the following key tasks in accordance with the Brief for the project:

- Review places and precincts of local significance assessed by the 2005 Study and recommended for inclusion in the HO.
- Review places and precincts of potential significance identified by (but not assessed by) the 2005 Study. Assess additional places and precincts as allowed for by the project budget.
- Update the Latrobe Heritage Database (LHD) in accordance with the first two tasks.
- Review and update the Thematic Environmental History.
- Review and update the Heritage Strategy and statutory recommendations.

On this basis, the plan set out the detailed budget and timetable for the Study.

Places of local significance

The purpose of this task was to review and confirm the significance of the 108 individual places and 11 precincts of local significance assessed by the 2005 Study. This included 36 individual places and 4 heritage precincts in Traralgon. This required:

- A review and update of the place records in the LHD to check details are still accurate, confirm addresses and add any additional information about the place that has become available since the 2005 Study was completed - e.g. as provided by historical societies.
- Taking new photographs of places – this task was undertaken by Latrobe City Council. The photos were inspected by Context to confirm that the condition or integrity of a place had not changed or note any changes that had occurred. If the present condition or integrity was unclear from the photograph or it was apparent that major changes had occurred then the place was re-visited.

For the places that were originally assessed by the Traralgon Heritage Study an additional task was to review and update the statement of significance into the Heritage Victoria format under the headings of *What is significant?*, *How is it significant?*, and *Why is it significant?*

Places of potential significance

The purpose of this task was to review the places/precincts of potential significance that were identified by the 2005 Study, but were not assessed because of budget constraints. The places included:

- 100 places from the *Traralgon Heritage Study 1992*. This included four precincts.
- 96 places identified by community consultation, research and fieldwork carried out for the 2005 Study.

Specifically, this required:

- Identifying places/precincts of High priority that could be assessed within the budget for this project. The budget allowed for approximately 30 individual places and up to three precincts to be assessed.
- Identifying places/precincts of Medium priority for future assessment.
- Identifying places/precincts that are not significant and require no further investigation.

The process of prioritisation included two key steps:

- An initial ‘desktop’ review of available information gathered by the 2005 Study including photographs, and available historical information. On this basis, a preliminary list of High and Medium priority places/precincts was prepared, as well as list of places/precincts of no significance. This was undertaken by David Helms.
- As a second step an inspection was made of all properties to confirm that the description of the place is still accurate and to note any changes to condition or integrity. On this basis, the preliminary lists were reviewed and a final list of High priority places and precincts for assessment was prepared. This majority of inspections were undertaken by David Helms. Louise Honman inspected 4 places in Moe and two in Morwell. Anne Napier inspected one place in Glengarry and one in Tyers.

For the High priority places/precincts assessed by this Study, the research included, as appropriate:

- For Traralgon places a review of the sources (if any) cited in the 1992 Study.
- An examination of additional primary and secondary sources such as municipal rate records, and other available Council records, Public Records Office Victoria (PROV) records, newspaper articles, maps collections and other archival material held by the State Library, land and property information held by Land Victoria, local histories, and historic research undertaken by other organisations such as Heritage Victoria and the National Trust of Australia (Victoria).
- Discussions with historical societies, property owners and others.

Latrobe Heritage Database

Once the 2010 Review assessments were completed, the findings were entered into the LHD.

For places of local significance, citations were prepared for inclusion in the LHD, as appropriate, for each place in a manner that is sufficient to form a sound basis for protection in the Latrobe Planning Scheme. Each place assessment included:

- A history (which included applying the themes identified by the *Latrobe City Thematic Environmental History*), description of significant fabric and assessment of condition and integrity using the definitions set out in Appendix F. The research for places and precincts was undertaken by David Helms.
- Colour photographs and, where required, a layout plan showing contributory elements.
- A Statement of Significance, which describes *What* is Significant about the heritage place or precinct, *How* it is Significant, and *Why* it is Significant. This assessment is made having regard to the relevant RNE criteria.
- Conservation management objectives.

- Recommendations for statutory protection.

For precincts, a map was prepared that shows *Significant*, *Contributory* and *Non-contributory* places using the following definitions, which are based upon those contained within *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (2007) prepared by the Heritage Council:

- A *Significant* place is a single heritage place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a precinct. Significant places will usually have a separate citation and statement of significance.
- *Contributory* places are those that contribute to the significance of a heritage precinct, but would not be significant on their own.
- *Non-contributory* places do not contribute to the significance of a heritage precinct. In some instances, a *Significant* place may be considered *Non-contributory* within a precinct. For example, an important Modernist house within a Victorian era precinct.

For Medium priority places of potential significance to be assessed in the future, any additional information gathered about the place was added to the place record.

For places found to be not significant, the LHD was updated to include the reasons why it did not meet the threshold for local significance.

Hermes database

The 2005 Study used the LHD developed by the study consultants. Since the completion of the 2005 Study Heritage Victoria has made available the Hermes database for use by local government with the objective of creating a single accessible heritage database for Victoria. All new heritage studies are now to use Hermes for the collection and storage of data on heritage places and Heritage Victoria is providing assistance to Councils who have other databases or hard-copy studies to transfer them into Hermes.

For the 2010 Review it was decided to continue to use the LHD as it contained all the records created for the 2005 Study, including basic records for the Traralgon heritage places. At the end of the project (or perhaps after the planning scheme amendment) consideration should be given to transferring the completed database to the Hermes database (See Recommendations).

Thematic environmental history

The purpose of this stage of the Study was to review the *Latrobe City Thematic Environmental History*. As noted by Heritage Victoria:

The Thematic Environmental History should not be regarded as a static document. The Thematic Environmental History should be reviewed during the course of the study. It should be reviewed once the field work is complete. It is also important to review the document during and towards the completion of Stage 2 of the heritage study (the assessment and documentation of places of importance). It is quite likely that fieldwork and research will place themes in a different light. For example, fieldwork and research may suggest that there is little or no evidence of themes that may have been historically important in the development of the study area. Alternatively, other themes may emerge following fieldwork and research that were not regarded as important during the writing of the Thematic Environmental History.

The tasks included:

- Providing additional contextual information gathered as a result of the detailed investigations carried out for individual places.
- Adding maps and photographs to assist with understanding and interpreting the history.
- Reviewing the structure of themes and sub-themes, particularly in relation to the theme of building towns and settlements having regard to the additional research that was undertaken for places and precincts, especially for Traralgon, Morwell and Moe.

Heritage strategy and statutory recommendations

The purpose of this task was to review and update the heritage strategy (referred to as the 'conservation strategy') prepared by the 2005 Study, which included recommendations for changes to the Latrobe Planning Scheme. This review considered:

- The additional detailed research and investigation undertaken for the 2010 Review.
- Changes to the Victoria Planning Provisions and the Latrobe Planning Scheme since the 2005 Study.
- Comments made by Heritage Victoria in a letter to Latrobe City dated 25 January 2010.
- The findings of relevant independent panel and advisory committee reports since the 2005 Study and, in particular, the recommendations of the *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report* (August 2007).
- The review of the Latrobe Planning Scheme Local Planning Policy Framework being undertaken by Latrobe City Council during 2010.

Study constraints

As previously noted, the budget for the 2010 Review allowed for 40 individual places and three precincts to be assessed in detail (See Key Findings in Chapter 3). Accordingly, not all of the places of potential significance were able to be assessed and some will require assessment at a future time (See Recommendations in Chapter 4).

As is usual for studies of this kind, the majority of places were inspected externally and only a small number of internal inspections were made, usually of public buildings.

Availability of records

The rate records for the former Shire of Narracan (which includes places in and around Moe) are incomplete, with no records before c.1930 (they were apparently destroyed in a fire). The nineteenth century rate records for Morwell Shire have limited information and it is difficult to establish when buildings were erected as they are not often specified in the rate records. Some nineteenth century rate books for Traralgon and Morwell are missing (or at least not stored in the same location).

Community consultation

Extensive community consultation was undertaken as part of the 2005 Study. For the 2010 Review copies of the 2005 Study were provided to local historical societies who were requested to provide feedback. No other consultation was undertaken as part of the 2010 Review, however, an extended consultation period will form part of the proposed planning scheme amendment. This is discussed further in section 4.3.

2.4 Thresholds for local significance

As part of the 2010 Review the appropriate thresholds for local significance were reviewed. As previously noted, places were assessed using the AHC criteria adopting a threshold of local significance. The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality. For the 2005 Study the AHC *Criteria for the Register of the National Estate: Application Guidelines* were used and a series of local 'tests' were developed. For the purposes of the 2010 Review, the 'tests' were developed further as follows to determine whether a place met the threshold of local significance:

- The place is associated with a key theme identified in the thematic environmental history. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A.4).
- The place may be rare within the municipality or to a township or locality. It may be a very early place, or one that is under-represented within Latrobe City (Criterion B.2).
- If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example. If a precinct, it will usually have a high degree of integrity (i.e. 70% or more of the places will be considered to be contributory) (Criterion D.2).
- The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of integrity when compared to other places (Criterion F.1).
- The place has strong social or historic associations (Criterion G.1 or H.1) to a township or locality and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

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

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

3 KEY FINDINGS

3.1 Introduction

This chapter provides a description of the key findings of the 2010 Review and compares this to the 2005 Study. It includes:

- A summary of the revised list of places and precincts considered to be of local significance, potential significance, or not significant.
- The outcomes of the review of the thematic history.
- The outcomes of the review of the heritage strategy and in particular the changes to the format of the proposed planning scheme amendment.

3.2 Heritage places

Introduction

As previously noted, heritage places are assessed using the threshold of local significance (Applying the tests described in section 2.4), while some places of local significance may also be of potential State significance. The places of potential State significance will require further assessment – this would be carried out by Heritage Victoria following the nomination of these places as set out below. Similarly, some of the places of local significance may also be important at a regional level (e.g. the wider Gippsland region), but this would require further research to establish.

It is important to note that:

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

Places where the evidence is inconclusive or no assessment was carried out at this time are noted as being of potential significance.

For the purposes of the 2005 Study, an additional category of ‘local interest’ was used for places that did not meet the threshold for local significance but had some heritage values. However, this term sometimes indicated that the place may have been worthy of further assessment in the future, or simply required more detailed assessment. To avoid confusion the 2010 Review now simply refers to places that do not meet the threshold of local significance as ‘not significant’.

State significance

There are 5 places of potential State significance that should be nominated to the Victorian Heritage Register. This includes:

- Three places identified by the 2005 Study that have not yet been nominated to Heritage Victoria:
 - The Bluff Causeway Bridge, Traralgon-Tyers Road, Tyers
 - Dunedin (Jean Galbraith garden), Main Road, Tyers

- Three additional places identified by the 2010 Review:
 - The timber trestle bridges over the Latrobe River on the former Traralgon-Stratford railway.
 - The Narracan Mechanics' Institute and Library collection, which is now held at Old Gipps town, Moe.
 - The Yallourn House and the collection of Dr James Moore Andrew, who was GP at Yallourn from 1926 until his death in 1972, now held at Old Gipps town.

Linda Barraclough, Team Leader, Cataloguing at Old Gipps town has advised that they are currently engaged in fully cataloguing Dr Andrew's collection and they have had preliminary discussions with Heritage Victoria about nominating the collection to the Victorian Heritage Register, as well as the Narracan Mechanics' Institute and Library collection.

Since the 2005 Study was completed two places have been added to the Victorian Heritage Register (VHR). One of these, the Staplegrove Meatworks (H1666) was identified by the 2005 Study. The other place was not identified by the 2005 Study and was added to the VHR following an independent assessment by Heritage Victoria. This is the Azarole Hawthorn Tree originally situated at 51-57 Post Office Place, and since relocated to Victory Park, Traralgon (H2135).

Finally, one place has been demolished (Binishell) and three places identified by the 2005 Study were subsequently assessed by Heritage Victoria and found not to be of State significance, but are considered to be of local significance and worthy of inclusion in the HO. They are:

- Koorinal, 180 MacFarlane's Lane, Yinnar
- Milking shed and stable, 40 Walsh and Gibsons Roads, Driffield
- Speechley & Ingram Organ, St Andrew's Church, 11 James Street, Morwell

Local significance

There are 152 heritage places that are considered to meet the threshold for local significance, which are listed in Appendix A.1. These include the 130 places listed in Table A.1.1 and the 22 places within precincts listed in Table A.1.2.

The review of the 108 places of local significance assessed by the 2005 Study found that:

- Three places had been demolished (11 and 129 Seymour Street, and 16 Roseneath Street, all in Traralgon)
- One place had been altered to the extent that it was no longer considered to be of local significance (69 Breed Street, Traralgon)
- One place, the former SEC Superintendents House at 340 Henderson's Road, Toongabbie, was found to just outside the municipal boundary.
- 6 houses (Three houses in Langford Street, Moe, and three houses in Thomas Street, Traralgon) should be included within precincts rather than being listed separately as individual places.

Accordingly, the total of 152 places includes 97 places from the 2005 Study and 55 places assessed by the 2010 Review.

Potential significance

There are at least 47 places and precincts of potential local significance where further assessment is required. This includes:

- 38 individual places and two precincts, which are listed in Appendix A.2.1. All have been inspected and a preliminary assessment of the condition and integrity of the place/precinct confirms that it is worthy of further research.
- Nine places associated with electricity generation or brown coal production, which are listed in Appendix A.2.2. These places have been set aside as they are all large industrial complexes or features associated with a single key theme. They require assessment in a broader state-wide thematic context rather than as part of a study limited to one municipal area. The size of the complexes and the nature of the activities carried out also mean that specialist assistance may be required in the assessment of significance.

Not significant or demolished

There are 89 places that are not significant, which are listed in Appendix A.3 and 11 places that have been demolished since 2005, which are listed in Appendix A.4. The majority of these places were originally assessed by the Traralgon Heritage Study 1992. Typically, the non-significant places are:

- Very altered buildings of which better examples exist in the municipality. This does not necessarily mean buildings in poor condition, but rather buildings where the original fabric has been changed to the extent that little evidence exists to demonstrate the historic values of the site.
- Buildings or structures that have been demolished or where no evidence of historic fabric was found.
- Places for which little historic significance or associations could be found or were not strongly demonstrated.
- Places that are typical rather than good or outstanding examples of a style or type of building, particularly when compared to other examples.

As detailed in the following chapter, these places are not recommended for inclusion in the Heritage Overlay of the Latrobe Planning Scheme; however, signage or other forms of interpretation may be appropriate to mark the existence some public sites (For example, former school sites).

3.3 Heritage precincts

Introduction

The 2005 Study noted that heritage precincts within Latrobe City generally possess one or more of the following characteristics:

- They contain heritage places that individually or as a group illustrate important themes as described in the Thematic Environmental History.
- They have largely intact or visually cohesive streetscapes that create precincts of aesthetic or historic integrity.
- They contain a high proportion of substantially intact contributory heritage places.

For the purposes of the 2010 study heritage precincts include both an area containing a number of Significant or Contributory buildings or elements, as well as a single site or place containing a number of Significant or Contributory buildings or elements. An example of the latter type is Old Gippstown in Moe.

Summary of findings

The findings of the 2010 Review are:

- There are 14 precincts of local significance. These are listed in Table A.1.2 in Appendix A.1. These include:
 - 11 precincts assessed by the 2005 Study
 - 3 precincts assessed by the 2010 Review
- There are two newly identified precincts of potential significance, which are listed in Table A.2.1 in Appendix A.2.
- There are 4 precincts that are not significant. These are listed in Appendix A.3.

Volume 3 contains precinct maps showing Significant, Contributory and Non-contributory places within the precinct.

Table 3.1 provides a comparison of the findings for the 2005 Study and 2010 Review.

Table 3.1 – Heritage precinct findings

Precinct	2005 Study	2010 Review	Comments
Glengarry township	Local	Local	No change
Moe, Moore Street	Local	Local	No change
Moe, Langford Street	Not significant	Local	Further research has confirmed significance of precinct in demonstrating development of Moe during an important period of growth in the inter-war and post war era.
Morwell, APM staff houses	N/A	Potential	NEW - Identified during fieldwork in 2010. Further assessment required.
Newborough East SEC Estate	Not significant	Not significant	No change
Newborough North SEC Estate	Local-	Not significant	Integrity of estate has been diminished by demolitions and alterations to buildings.
Newborough Commercial precinct (Rutherglen Road)	N/A	Potential	NEW - Identified during fieldwork in 2010. Further assessment required.
Toongabbie Township	N/A	Local	NEW - Identified during fieldwork in 2010. Significance of precinct confirmed by fieldwork, research and comparative analysis.
Traralgon, Allard & Thomas streets	Potential	Local	Boundary of precinct defined as Thomas Street only – Allard Street has low integrity.

Precinct	2005 Study	2010 Review	Comments
Traralgon, Anderson Street	N/A	Local	NEW - Identified by community nomination in 2007. Significance of precinct confirmed by fieldwork, research and comparative analysis.
Traralgon, APM Senior Staff Houses (Kay Street & Grey Street)	Local	Local	No change
Traralgon, Argyle Street	Potential	Not significant	Significant buildings have been demolished.
Traralgon, Bridges Avenue	Local	Local	No change
Traralgon, Franklin Street commercial	Not significant	Not significant	No change
Traralgon, Gordon Crescent	N/A	Local	NEW- Identified during fieldwork in 2010 Significance of precinct confirmed by fieldwork, research and comparative analysis.
Traralgon, Henry Street	Local	Local	No change
Traralgon, Moore Street	Potential	Local	Significance of precinct confirmed by fieldwork, research and comparative analysis.
Traralgon, Railway Residential	Local	Local	Minor changes to boundaries to exclude non-contributory properties
Yinnar township	Local	Local	No change

3.4 Review of thematic history

As a result of the review of the thematic history and the more detailed research undertaken for the 2010 Review the following changes have been made:

- Addition of historic plans and photograph, a reorganisation of chapters to provide a more logical sequence of themes, new/revised chapter and sub-chapter headings, and an updated list of places at the end of each chapter that illustrates the theme.
- Editing of all chapters.
- Additional information about the Traralgon-Stratford railway (not included in the 2005 History) in Chapter 4.
- Additional information about the development of forestry industries and water supply for domestic and industrial purposes in Chapters 3 and 6.
- A new structure for Chapter 7, Developing settlements and towns, and additional contextual information, especially in relation to key towns of Traralgon, Morwell and Moe.

Finally the review also found that while the majority of places identified by the Study will be associated with a theme, not all places will and there may be some that are individually significant for reasons that are independent of the themes in the environmental history.

3.5 Review of heritage strategy

Introduction

The heritage strategy in the 2005 Study set out the statutory and non-statutory measures that are recommended to implement the heritage study. The statutory measures in the 2005 Study were based on the following observations in relation to the statutory heritage controls and policies in the Latrobe Planning Scheme:

- The existing Latrobe Municipal Strategic Statement provides a basic overview of the importance of heritage to the Latrobe region. Additional objectives, strategies and actions need to be included to implement the key findings and recommendations of the Study.
- The Latrobe Planning Scheme currently has no local policy for heritage and so it may be desirable to include a local policy, depending on what approach to implementing the Study is taken. This is discussed further in Section 4.3.
- Latrobe City currently has no local guidelines to assist owners of heritage places when undertaking works to conserve, alter or extend their buildings.
- Latrobe City does not currently have a heritage advisor to give advice and assistance to owners and custodians of heritage places about how to best look after their property.

Changes to controls and policy

There has been no substantive change to heritage controls and policy since 2005 and the above comments remain relevant². Changes to Latrobe Planning Scheme provisions that are relevant include:

- The introduction by Amendment C27 Part 1 in December 2004 of the *Urban Residential Land Development Policy* (Clause 22.06). This occurred just prior to the submission of the final 2005 Study reports, but after the heritage strategy had been completed, so it was not considered when the original planning scheme amendments were drafted.
- The introduction by Amendment VC40 in August 2006 of new permit exemptions in Cl. 32.01-3 of the Residential 1 zone for minor works such as the construction of decks, open sided pergolas and verandahs, outbuildings, and pools and spas, and Cl. 34.01-4 of the Business 1 zone for automatic teller machines, minor alterations to facades and construction of an awning.

Heritage Victoria advice

In January 2010 Heritage Victoria (HV) provided comments on the local planning policy framework as it exists currently. HV also noted the lack of a local heritage planning policy in Clause 22 and commented:

.. certain strategies and actions in the MSS (see Clause 21.04-3) might, more appropriately be reconsidered for a local policy.

² However, it is noted that Council is undertaking a major review of its Municipal Strategic Statement, which was being carried out at the same time as the 2010 Review. The findings of the MSS review when it is completed may require the recommendations of this study in relation to the LPPF to be reviewed and amended, as required.

Given the paucity of places currently included in the HO, a heritage policy is probably not critical. However, this would need to be reconsidered when Council implements HO protection for places identified in its various heritage studies and especially for management of any heritage areas/precincts.

HV went on to provide detailed comments on the existing Clause 21.04-3 in the MSS, which provides strategic objectives, strategies and implementation for heritage in the municipality. Key issues that were raised included:

- Whether some of the provisions met the test of being a 'key strategic planning land use and development objective for the municipality' and may be better expressed in another Council document rather than the MSS.
- Whether some statements in fact reflect policy intent that would better be re-written and included in a local planning policy in Clause 22 rather than the MSS.

Advisory Committee report

The *Review of Heritage Provisions in Planning Schemes. Advisory Committee Report* was completed in August 2007. The purpose of this report was to review the manner in which heritage places are managed through planning schemes and to make recommendations concerning (amongst other things) 'improvements to the Heritage Overlay and other heritage related provisions in the Victoria Planning Provisions and related guideline documents'.

The report was released for public comment in December 2007 and its recommendations are currently under consideration by Heritage Victoria. Preliminary advice from HV is that it may be some time before the recommendations are acted upon and it is possible that not all recommendations will be accepted or may only be accepted in part. Nonetheless the report includes some useful findings, which include³:

- As planning scheme reviews and amendments allow summary statements of significance should be included in planning schemes as an incorporated document or included in Hermes – Heritage Victoria's central database. (p.xxix)
- The identification of developments suitable for exemption from permission in heritage places must be guided by the basis of significance for the particular places and whether the development might proceed without affecting that significance (p.xxxii).
- The Heritage Victoria guidelines should be 'reviewed and promoted as one tool to assist decision-making in relation to heritage matters'. They are 'particularly useful in those municipalities where no local guidelines have been developed'. (p.xxxvi)

Summary of changes

The proposed heritage strategy has been amended in light of the detailed comments by HV and the Advisory Committee report and having regard to the changes being made by the LPPF review. The key changes may be summarised as:

- The proposed new replacement text in Clause 21.04-3 has been significantly reduced to include only objectives, strategies and actions that meet the test of 'key strategic planning land use and development objective for the municipality'. These are listed

³ Included in the 'Preface and Summary' chapter of the report

under two headings of 'Protecting and conserving heritage places' and 'Managing heritage places'.

- Other desirable objectives, strategies and actions (as well as those listed in Clause 21.04-3) are now contained in the heritage strategy, which now forms part of this report (Appendix B).
- Statements of policy intent currently in Clause 21.04-3 have been moved to the new local planning policy Clause 22.08.
- The inclusion of the whole of the 2010 Review (Vols.1-3) as a Reference Document in the Planning Scheme, and for Volume 3 (which contains the statements of significance for heritage places) to become an Incorporated Document as suggested by the Advisory Panel.
- The inclusion of a new incorporated document, which provides permit exemptions for heritage precincts and individual places in residential and rural areas. These have been drafted having regard to the heritage significance of heritage places and precincts and have differing levels of controls for Significant or Contributory places within precincts. Specific exemptions are included that are consistent with those in Cl. 32.01-3 and Cl. 34.01-4.

Similar incorporated documents were recently used as part of Amendment C26 to the Wellington Planning Scheme and were successful in reducing the level of objection to the introduction of the HO to a large number of heritage places and precincts within Sale.

- A single heritage policy (Clause 22.08). Instead of having individual heritage policies for each precinct, it is proposed to make reference to *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007), which provide appropriate guidelines for new development within heritage precincts. This is also consistent with the changes made to the LPPF.
- Minor amendments to Clause 22.06 to include new policy objectives and provisions to protect and conserve heritage places in urban growth areas identified by the local structure plans for the towns of Churchill, Moe, Morwell and Traralgon.

4 RECOMMENDATIONS

4.1 Introduction

On the basis of the key findings in this report, an updated heritage strategy has been prepared as shown in Appendix B. The purpose of this heritage strategy is to identify how Latrobe City Council will ensure that the cultural heritage of the municipality is conserved for future generations. It provides objectives, and strategies and actions for implementation of the 2010 Review under four key headings of *Protecting*, *Managing*, *Communicating* and *Knowing*.

This section provides the key recommendations arising from the heritage strategy. They are:

- The adoption of the *Latrobe City Heritage Study 2010* by Latrobe City.
- A planning scheme amendment to implement key findings of the Study.
- Nominations to the Victorian Heritage Register (VHR)
- Victorian electricity supply heritage study.
- Further heritage studies.
- Other actions

As noted in the Preface these recommendations, originally made in 2008 Study, have not been changed. Accordingly, the list of places recommended for inclusion in the Heritage Overlay, for example, includes a small number of places that have not been included in the approved version of Amendment C14. These include places that were either demolished (e.g., Hazelwood homestead site and the Binishell) or not supported by the Independent Panel (e.g., Gordon Street Heritage Precinct). The recommended changes to the LPPF also did not proceed because of subsequent changes to the form and structure of the Latrobe Municipal Strategic Statement as part of a separate planning scheme amendment.

4.2 Latrobe City Heritage Study 2010

On the basis of the key findings in this report, it is recommended that Latrobe City Council adopt the *Latrobe City Heritage Study 2010*, which comprises:

- Volume 1 – *Latrobe City Thematic Environmental History*
- Volume 2 – *Key Findings and Recommendations* (This report)
- Volume 3 – *Heritage Place & Precinct Citations*

4.3 Planning Scheme Amendment

It is recommended that Latrobe City prepare and exhibit an amendment to the Latrobe Planning Scheme to implement the findings of the *Latrobe City Heritage Study 2010*. This amendment will:

Incorporated & Reference Documents

- Include the whole of the 2010 Review (Vols. 1-3) as a Reference Document to the Latrobe Planning Scheme, and include Volume 3 (containing the heritage place and precinct citations) as an Incorporated Document listed in Clause 81.
- Add an incorporated document, which sets out permit exemptions for heritage places and precincts in residential and rural areas and on specific sites. This is shown in Appendix C.2.

An Incorporated Document forming part of the planning scheme must be considered or given the same 'weight' as other parts of the scheme. This would require the citations to be considered by Council, applicants and the Victorian Civil and Administrative Tribunal when deciding an application that affects a heritage place or precinct. It should be noted that as an incorporated document forms part of the planning scheme, an amendment to the Planning Scheme would be required if Council wish to change any part of Volume 3 of the 2010 Review or the Permit Exemptions document.

Whilst this is the preferred approach, the option of including Volume 3 as a reference document only should be considered if Heritage Victoria provides written advice supporting that approach.

Local Planning Policy Framework

- Update references to heritage in the Latrobe Municipal Strategic Statement to reflect the key findings and recommendations of the Study. As shown in Appendix C.1, this will include:
 - New sub-clause 10 in Clause 21.02 – Key Influences specifically for heritage.
 - New Clause 21.04-03 Heritage, which includes objectives, strategies and actions under three key themes: Protecting, Managing, and Knowing. These are derived from the Conservation Strategy in Appendix B.
- Make minor amendments to Clause 22.06 to include new policy objectives and provisions to protect and conserve heritage places in urban growth areas identified by the local structure plans for the towns of Churchill, Moe, Morwell and Traralgon.
- Include a new Heritage policy at Clause 22.08. This will enable Council to give specific local expression to the wide discretion provided by the HO. It will provide guidance about how the discretion in the Heritage Overlay will be exercised by describing how a proposal will be considered and what will influence decision making.

Heritage Overlay Schedule & Maps

- Replace the existing Schedule to the Heritage Overlay in the Latrobe Planning Scheme with a new Schedule, which includes:
 - The existing heritage places listed in the Schedule.
 - The heritage places and precincts of local significance identified by the Study as listed in Appendix A.1.

The new HO Schedule will be consistent with the VPP Practice Note *Applying the Heritage Overlay*. Places will be listed in alphabetical order by locality and street address.

- Amend the relevant Latrobe Planning Scheme Heritage Overlay maps and add new maps as required.

This will amend the HO maps in accordance with the recommendations of the Study to include the heritage places and precincts listed in Appendix A.1.

Exhibition and public consultation

It is recommended that the amendment include an extended period of exhibition of at least two months. Consultation with affected property owners and occupiers should include:

- An information pack sent to each affected property owner/occupier/manager that includes the required statutory amendment notice, a frequently asked question (FAQ) sheet, and an invitation to attend a one-on-one consultation session.
- The opportunity for one-on-one meetings with Council staff and the heritage consultant.

A specific consultation strategy is to be developed at the time of preparing the amendment having regard to Council's consultation policy.

4.4 VHR recommendations

It is recommended that Latrobe City Council nominate the following places for inclusion on the Victorian Heritage Register:

- The Bluff Causeway Bridge, Traralgon-Tyers Road, Tyers
- Dunedin (Jean Galbraith garden), Main Road, Tyers
- Latrobe River Railway trestle bridges (Former Traralgon-Stratford Railway)

It is recommended that Latrobe City Council support the nomination by Old Gipps town of the following places for inclusion on the VHR:

- Narracan Mechanics' Institute and Library collection
- Yallourn House and the collection of Dr James Moore Andrew, who was GP at Yallourn from 1926 until his death in 1972.

4.5 Victorian electricity supply heritage study

It is recommended that Latrobe City Council seek the assistance of Heritage Victoria in the preparation of a heritage study of electricity generation in Victoria. This study would be similar to the recent state-wide study commissioned by Heritage Victoria for places associated with the provision of water supply, and the recently launched Coal Mining Heritage Study and may include:

- A thematic history of electricity generation in Victoria.
- A list of places of potential heritage significance.
- Identification of places with high priority for detailed assessment.

4.6 Further heritage studies

It is recommended that the following further work be undertaken to complete the assessment of places of potential significance:

- Assessment of the places and precincts listed in Appendix A.2.1, plus any additional places identified by community consultation or further investigation.
- Assessment of pre and post-contact Aboriginal heritage places.
- Assessment of archaeological sites.

- Assessment of cultural landscapes.

4.7 Other actions

It is recommended that:

- Latrobe City appoints a Heritage Advisor on a regular part time basis to assist in the assessment of planning applications for heritage places, and to provide advice and assistance to owners and occupiers of heritage places. While there are only 7 places in the HO at present, the potential addition of over 140 places and precincts will result in an increase in planning applications that raise heritage issues.

Part funding for this position may be obtained from Heritage Victoria.

- Until such time as the places of potential significance listed in Appendix A.2 can be assessed Latrobe City should continue to closely monitor development and building permit applications to develop or demolish these places. Any application that proposes to significantly alter or demolish part or all of a building should be referred for advice to Council's heritage advisor or the author of this Study to determine whether it would be appropriate to seek an interim demolition order, prior to undertaking a full assessment of the place to determine whether it should be added to the Heritage Overlay via a site-specific planning scheme amendment.
- Latrobe City seeks the assistance of Heritage Victoria in transferring the LHD to the Hermes database system managed by Heritage Victoria. This is an on-line database and will enable the Study to be updated by Council as required. It will also facilitate access to the Study by the wider community – Once the database is loaded and the study is adopted by Council, it can be made available for public inspection via the existing portal in the Heritage Victoria website – this can be linked to Council's own website.

Another specific benefit is that the on-going management and maintenance of the database system will be the responsibility of Heritage Victoria – i.e. Council will not have to invest in managing or updating the system, apart from updating its own Study records as required. It will also ensure that the Study is consistent with other studies throughout Victoria that are being transferred to this system.

- Latrobe City ensures that the early Council records of the former municipalities (Rate records, building records, Council minutes, Water Board Records etc.) are professionally catalogued and stored in accordance with best practice to prevent deterioration and ensure their conservation. Consideration should be given to transferring some of the early rate records onto microfiche or CDs to enable them to be made accessible to the public – this has been done by the City of Casey for the former Berwick and Cranbourne Shire rate books up to 1940.

The majority of early records are stored in the strongroom at the Moe Service Centre. It is understood that some records may also be stored at Traralgon. The rate books stored at Moe were used during this Study and it was noted that some nineteenth century rate books for Traralgon and Morwell Shires appeared to be missing from the collection held at Moe - perhaps these are stored separately? – As previously noted, all of the early Moe records were lost in a fire that destroyed the council offices in the 1930s. It appears that there is no record of what is actually stored at Moe (although there may be somewhere in Council), one surprise for the consultant was discovering late in the Study process that building registers dating back to the 1950s for Morwell and Moe dating are stored there – previous enquiries to Council had resulted in definite responses that no building records exists before the 1970s.

REFERENCES

Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) (1999)

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GLOSSARY

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

APPENDIX A – PLACES ASSESSED BY STUDY

A.1 Local Significance

The following individual heritage places and heritage precincts, assessed to be of local significance, are recommended for inclusion in the Heritage Overlay of the Latrobe Planning Scheme.

The places shown in *italics* in Table A.1.1 are within one of the heritage precincts listed in Table A.1.2. However, as they trigger one of the specific controls in the HO Schedule (e.g., tree controls) they are recommended to be listed separately in the schedule.

The places shown in **bold** are of potential State significance and are recommended for nomination to the Victorian Heritage Register.

A.1.1 Individual places

	Place	Street	Locality	ID
1.	Selector's Arms Hotel (former)	2 to 4 Austin Street	Boolarra	362
2.	Boolarra Soldiers' Memorial Park	Park Road	Boolarra	349
3.	House	17 Tarwin Street	Boolarra	347
4.	Christ Church Boolarra	19 to 21 Tarwin Street	Boolarra	296
5.	St Francis De Sales Catholic Church	27 Tarwin Street	Boolarra	295
6.	Boolarra State School No. 2617 and residence (former)	31 to 33 Tarwin Street	Boolarra	350
7.	O'Halloran & Hare farmhouse site	Mackeys Road	Churchill	282
8.	Churchill Cigar	Monash Way	Churchill	354
9.	Pine trees (Eel Hole Creek State School site)	Monash Way	Churchill	231
10.	Milking shed & stable	40 Walsh & Gibsons Road	Driffield	259
11.	Flynnstead State School No. 2944 (former)	Flynns Creek Road	Flynns Creek	239
12.	<i>Glengarry Mechanics' Institute & Free Library</i>	<i>1 Railway Avenue (corner Cairnbrook Road)</i>	<i>Glengarry</i>	324
13.	<i>St John's Church of England</i>	<i>3-5 Railway Avenue</i>	<i>Glengarry</i>	261
14.	House trees & outbuildings	1115 Traralgon-Maffra Road	Glengarry North	336
15.	Scarne (Christensen family homestead)	70 Christensen's Road	Glengarry West	397
16.	Glengarry West State School No. 4426 (former)	305 Glengarry West Road	Glengarry West	264
17.	Hazelwood homestead (Site)	Brodribb Road	Hazelwood	230

	Place	Street	Locality	ID
18.	Hazelwood Cemetery & Memorial Gates	Brodrigg Road & Yinnar Road	Hazelwood	223
19.	Morwell (Billy's Creek) Water Supply System	Braniff's Road	Jeeralang Junction	414
20.	Moe State School No. 2142	40-42 Albert Street	Moe	202
21.	Moe World War I Memorial	63-67 Albert Street	Moe	401
22.	Bofors anti-aircraft gun	Anzac Road (Between Albert and Haigh streets)	Moe	211
23.	St Andrew's Presbyterian Church	34 Fowler Street	Moe	444
24.	Moe Masonic Lodge No. 210 (former)	4 High Street	Moe	209
25.	House	9 High Street	Moe	293
26.	House	21 High Street	Moe	294
27.	Moe Uniting Church (former)	42-44 Langford Street	Moe	204
28.	Railway Station Oak tree	Lloyd Street	Moe	450
29.	Railway substation	Lloyd Street	Moe	449
30.	E.S.&A. Bank (former)	37 Lloyd Street	Moe	431
31.	Moe Magistrates Court	59 Lloyd Street	Moe	445
32.	<i>Tyrone (former)</i>	<i>064 Moore Street</i>	<i>Moe</i>	13
33.	<i>Stanleigh</i>	<i>074 Moore Street</i>	<i>Moe</i>	148
34.	Bailluel	121 Moore Street	Moe	1
35.	House	9 Railway Crescent	Moe	302
36.	House	26 Railway Crescent	Moe	304
37.	House	30 Ann Street	Morwell	75
38.	St Mary's Church of England (former)	Chapel Street	Morwell	357
39.	La Mode factory & garden (Former)	73-83 Church Street	Morwell	182
40.	Railway substation	Commercial Road	Morwell	451
41.	Commercial Road Primary School No. 2136	Commercial Road & Chapel Street	Morwell	187
42.	Colonial Bank of Australasia (former)	154 Commercial Road	Morwell	184
43.	New buildings	168 to 178 Commercial Road	Morwell	143
44.	Commonwealth Bank	200 Commercial Road	Morwell	428
45.	Morwell World War I memorial	Cnr. Elgin and Tarwin Streets	Morwell	387
46.	Presbyterian Manse (former)	42 Elgin Street	Morwell	74

	Place	Street	Locality	ID
47.	Our Lady of Dormition Greek Orthodox Church	42-44 Elgin Street	Morwell	195
48.	Morwell Masonic Temple	12 Hazelwood Road	Morwell	194
49.	House & former surgery	26 Hazelwood Road	Morwell	358
50.	House	28 Hazelwood Road	Morwell	77
51.	The Ascending Christ	8 Latrobe Road	Morwell	386
52.	Speechley & Ingram Organ	11 James Street	Morwell	373
53.	Jack Dwyers house	620 Maryvale (Alexanders) Road	Morwell	199
54.	Club Astoria	Maryvale Crescent	Morwell	190
55.	House	21 Maryvale Crescent	Morwell	76
56.	Washingtonia Palms	(off) Princes Drive	Morwell	323
57.	House & garden	103 Princes Drive	Morwell	17
58.	Morwell Post Office	209 Princes Drive	Morwell	432
59.	Shops	8-16 Tarwin Street	Morwell	420
60.	Airlie Bank	33 The Boulevard	Morwell	206
61.	Annis & George Bills' horse trough	Toner's Lane	Morwell	144
62.	Oak row	Toner's Lane	Morwell	319
63.	Canary Island Palm row	Travers Street	Morwell	320
64.	Newborough Public Hall	18 Balfour Street	Newborough	216
65.	Ukrainian Hall	20 Balfour Street	Newborough	218
66.	Mingara	175 Old Walhalla Road	Toongabbie	284
67.	St David's Church of England	10 Victoria Street	Toongabbie	325
68.	Traralgon Railway Station signal box (former)	Argyle Street	Traralgon	28
69.	House	17 Breed Street	Traralgon	33
70.	Traralgon Old Cemetery	Cemetery Lane	Traralgon	247
71.	St Michael's Church	57 Church Street	Traralgon	46
72.	House	104 Church Street	Traralgon	49
73.	Farmhouse	134 Dunbar Road	Traralgon	53
74.	Rodger's Buildings	13-17 Franklin Street	Traralgon	57
75.	Layton Bros. Store (former)	24-36 Franklin Street	Traralgon	58
76.	Butcher Shop	50 Franklin Street	Traralgon	59
77.	Chemist (former)	92-6 Franklin Street	Traralgon	82
78.	SEC Offices (former)	116 Franklin Street	Traralgon	84
79.	Ostlers House and Traralgon	171 Franklin Street	Traralgon	87

	Place	Street	Locality	ID
	(Ryans) Hotel			
80.	House	203 Franklin Street	Traralgon	88
81.	Grey Street Primary School No.3854	30-44. Grey Street	Traralgon	94
82.	House	62 Grey Street	Traralgon	96
83.	House	76 Grey Street	Traralgon	97
84.	Traralgon Park (former)	21 Hedges Avenue & 5 Windsor Court	Traralgon	32
85.	House	2 Henry Street	Traralgon	100
86.	House	19 Henry Street	Traralgon	106
87.	Thus Kaner	34 Henry Street	Traralgon	107
88.	Water tower	40A Henry Street	Traralgon	99
89.	Taversham	17 Hickox Street	Traralgon	113
90.	Lilitree	59 Hickox Street	Traralgon	114
91.	Roland Hill Building	76-84 Hotham Street	Traralgon	115
92.	Cottage	10 Janette Street	Traralgon	117
93.	Cottage	11-13 Janette Street	Traralgon	118
94.	Elm Memorial Avenue & War Memorial	Kay Street	Traralgon	119
95.	Hillcrest	93 Kay Street	Traralgon	125
96.	House	9 Mabel Street	Traralgon	133
97.	George Bolton Eagle Grave	Marshall's Road	Traralgon	238
98.	House & shop	18 Moore Street	Traralgon	136
99.	Cumnock	46 Moore Street	Traralgon	138
100.	House	70 Moore Street	Traralgon	142
101.	House	7 Munro Street	Traralgon	149
102.	House	19 Munro Street	Traralgon	150
103.	Star Hotel	Peterkin Street	Traralgon	417
104.	Infant Smythe burial site	9-13 Princes Street	Traralgon	152
105.	House	96 Princes Street	Traralgon	155
106.	Strzelecki Memorial	495 (opp.) Princes Highway	Traralgon	234
107.	Traralgon Railway Station complex	14-16 Queens Parade	Traralgon	156
108.	Drill Hall (Former)	40-50 Queens Parade	Traralgon	159
109.	House	14 Roseneath Street	Traralgon	163
110.	Danora (former)	135 Seymour Street	Traralgon	168

Place	Street	Locality	ID
111. Hazel-lyn	5 Shakespeare Street	Traralgon	169
112. Latrobe River Railway Bridge	(off) Traralgon-Maffra Road	Traralgon	427
113. The Sandbank Picnic Reserve	Traralgon-Tyers Road	Traralgon	240
114. The Bluff Causeway Bridge	Traralgon-Tyers Road	Traralgon	245
115. Tyers Community Hall	3 Mount Hope Road	Tyers	67
116. H.J. Saunders Sawmill Social Hall (former)	3 Mount Hope Road	Tyers	68
117. Traralgon Water Supply System	Off Traralgon-Tyers Road	Tyers	70
118. Yallourn Cemetery	Haunted Hills Road	Yallourn	438
119. Yallourn North Kindergarten	39 Carmel Street	Yallourn North	446
120. Yallourn North Camp Recreation Hall (former)	Cnr. Old Brown Coal Mine Road & School Avenue	Yallourn North	280
121. St James' Anglican Church	2 Reserve Road	Yallourn North	329
122. St Brigid's Catholic Church	11 Reserve Road	Yallourn North	433
123. Burn Brae	Hazelwood Estate Road	Yinnar	370
124. Yinnar War Memorial & Scouts Oak	Main Street	Yinnar	253
125. Yinnar Methodist Church (former)	22 to 24 Main Street	Yinnar	252
126. <i>Our Lady of Good Counsel Catholic Church</i>	<i>74 Main Street</i>	<i>Yinnar</i>	258
127. Koorngal	180 Macfarlane Road	Yinnar	256
128. Middle Creek Church of England	320 Middle Creek Road	Yinnar South	297
129. Horseshoe Vale	67 Miss Bond's Road	Yinnar	221
130. Scrubby Forest	13 Scrubby Forest Road	Yinnar	255

A.1.2 Heritage precincts

The places shown in *italics* are of individual local significance, however, as they do not trigger any of the additional controls in the HO schedule they should be included in HO as part of the precinct of which they form a part.

They should be added to the HO as individual places only if the HO for the precinct is not implemented.

	Place	Street	Locality	ID
1.	Precinct - Glengarry township	Cairnbrook Road, Main Street and Railway Avenue	Glengarry	314
	<i>Glengarry Avenue of Honour</i>	<i>Cairnbrook Road</i>	<i>Glengarry</i>	367
	<i>Glengarry Recreation Reserve Memorial Gates and trees</i>	<i>Cairnbrook Road</i>	<i>Glengarry</i>	368
	<i>House</i>	<i>40 Cairnbrook Road</i>	<i>Glengarry</i>	365
	<i>Glengarry Primary School No. 2888</i>	<i>41-45 Cairnbrook Road</i>	<i>Glengarry</i>	263
	<i>Glengarry Uniting Church</i>	<i>47 Cairnbrook Road</i>	<i>Glengarry</i>	366
	<i>St Columbkille's Catholic Church</i>	<i>50-54 Cairnbrook Road</i>	<i>Glengarry</i>	324
2.	Precinct – Old Gipps town (Gippsland Heritage Park)	211 Lloyd Street	Moe	448
	<i>Bushy Park</i>	<i>As above</i>	<i>Moe</i>	242
	<i>Meeniyan National Bank (Former)</i>	<i>As above</i>	<i>Moe</i>	270
	<i>Narracan Mechanic's Institute</i>	<i>As above</i>	<i>Moe</i>	269
	<i>Yallourn House (Doctor's residence)</i>	<i>As above</i>	<i>Moe</i>	272
3.	Precinct - Langford Street	7-29 Langford Street	Moe	311
	<i>House</i>	<i>19 Langford Street</i>	<i>Moe</i>	200
4.	Precinct - Moore Street (Moe)	35-55 & 64-78 Moore Street	Moe	20
	<i>Moe Bush Nursing Hospital (former)</i>	<i>070 Moore Street</i>	<i>Moe</i>	200
5.	Precinct – Toongabbie township	Cowen, King & Main streets and Stringer Road	Toongabbie	447
6.	Precinct – Anderson Street	4-20 & 7-19 Anderson Street & 88-94 Breed St	Traralgon	457
7.	Precinct - Bridges Avenue	3-21 & 4-16 Bridges Avenue	Traralgon	379
	<i>House</i>	<i>13 Bridges Avenue</i>	<i>Traralgon</i>	42
	<i>House</i>	<i>21 Bridges Avenue</i>	<i>Traralgon</i>	43
8.	Precinct – Gordon Crescent	85, 87, 90 & 93 Church Street and 20-28 & 23-25 Gordon Crescent	Traralgon	458

	Place	Street	Locality	ID
9.	Precinct - Henry Street	8-14 Henry Street	Traralgon	378
10.	Precinct – Traralgon Railway Residential	Queens Parade, Coates, Collins, Curran, Meredith, Morrison and Shakespeare streets	Traralgon	383
	<i>Etheldale</i>	<i>39 Queens Parade</i>	<i>Traralgon</i>	51
	<i>Ewington</i>	<i>35 Shakespeare Street</i>	<i>Traralgon</i>	170
	<i>House</i>	<i>50 Shakespeare Street</i>	<i>Traralgon</i>	174
11.	Precinct - APM Senior Staff Houses	93-99 Grey Street, and 76 & 78 Kay Street	Traralgon	380
	<i>House</i>	<i>93 Grey Street</i>	<i>Traralgon</i>	98
	<i>House</i>	<i>76 Kay Street</i>	<i>Traralgon</i>	123
	<i>House</i>	<i>78 Kay Street</i>	<i>Traralgon</i>	124
12.	Precinct – Moore Street	47-61 & 48-60 Moore Street	Traralgon	381
13.	Precinct – Thomas Street	1-7 & 2-6 Thomas Street and 63 Queens Parade	Traralgon	382
14.	Precinct - Yinnar township	32-78 Main Street	Yinnar	19
	<i>Yinnar Railway Station</i>	<i>Main Street</i>	<i>Yinnar</i>	257
	<i>Yinnar & District Butter Factory</i>	<i>Main Street</i>	<i>Yinnar</i>	254

A.2 Potential Local Significance

A.2.1 Individual places and precincts

	Place	Street	Locality	ID
1.	Shops	1-5 Austin & 16 Duke St	Boolarra	364
2.	Club Hotel (former)	20A Duke Street	Boolarra	348
3.	Trees at site of Hazelwood South State School	Monash Way & 3 Caroola Crescent	Churchill	429
4.	Riversdale	45 Black Tank Road	Glengarry	
5.	Soldier Settler farm complex	1032 Hazelwood Estate Road	Hazelwood	398
6.	Hackford House	Traralgon Creek Road	Koornalla	246
7.	APM complex	Maryvale Road	Maryvale	267
8.	Precinct- APM Staff houses	1-17 & 2-18 Botany Street, 2-18 Booth Street, 2-12 & 11-31 Fairfield Street, 297-309 Princes Street, 21-47 & 22-28 Spry Street, 1-15 & 12-32 Vincent Street	Morwell	317
9.	Precinct – HCV Estate	20-30 Collins St, 69 Church St, 11-17 & 12-18 Fleming St & 1-15 & 2-16 New Street	Morwell	
10.	Conlan's Club Hotel (Former)	192 Commercial Road	Morwell	183
11.	Lionel Rose centre	7-13 Buckley Street	Morwell	405
12.	Morwell Water Tower	Cnr. Savige Street and Vincent Road	Morwell	147
13.	Houses	38 & 40 Hazelwood Road	Morwell	390 391
14.	Morwell Reservoir (Billy's Creek System)	Ridge Road	Morwell	454
15.	Sir John Monash Memorial	Ridge Road	Morwell	
16.	House	59 Tarwin Street	Morwell	
17.	House	13 Wallace Street	Morwell	422
18.	Precinct - Newborough commercial	Rutherglen Road	Newborough	455
19.	William Moore house	145 Humphrey Road	Toongabbie	
20.	Houses	57 & 61 Main St	Toongabbie	
21.	House	19-21 Stringer Road	Toongabbie	456
22.	Toongabbie Cemetery	Traralgon-Maffra Road	Toongabbie	64
23.	Victory & Newman Parks	Argyle Street	Traralgon	

	Place	Street	Locality	ID
24.	Motor Garage	1 Church Street	Traralgon	
25.	Farmhouse & outbuildings	Clarke's Road	Traralgon	
26.	House	59 Henry Street	Traralgon	
27.	Burnet Park	Hickox Street	Traralgon	111
28.	Houses	61, 63 & 69 Loch Park Road	Traralgon	
29.	Hollydale trees	Princes Highway	Traralgon	
30.	Shearing shed at 'The Homestead'	Traralgon Creek Road?	Traralgon	
31.	Houses & outbuildings	116 Traralgon Creek Road	Traralgon	
32.	Tyers Lime Kiln ruins	(end) W.3 Forest Track	Tyers	283
33.	House	19-21 Stringer Road	Toongabbie	456
34.	Holy Trinity Free Serbian Orthodox	183 North Road	Yallourn North	250
35.	House (Wicks family)	Creamery Road	Yinnar	313
36.	Concrete silo	Hazelwood Estate Road	Yinnar	290
37.	Yinnar South Primary School	30 Brewster's Road	Yinnar South	452
38.	Riverdale & Drumrossie	Middle Creek Road	Yinnar South	425

A.2.2 Power generation and brown coal places

These places should be considered in the context of a state-wide heritage study of electricity generation.

	Place	Street	Locality	ID
1.	Hazelwood Power Station complex	Brodribb Road	Morwell	275
2.	Hazelwood Pondage	Brodribb Road	Morwell	415
3.	Morwell Briquette Factory & Power Station (Energy Brix Australia)	Commercial Road	Morwell	274
4.	Australian Char Company	Monash Way	Morwell	273
5.	Lurgi Coal Gasification Plant		Morwell	
6.	Loy Yang Power Station complex		Traralgon South	339
7.	Lake Narracan (Yallourn Storage Dam)	South Shore Road	Yallourn Nth	330
8.	Yallourn Weir	Latrobe River Road	Yallourn Nth	413
9.	Brown Coal Mine Power Generator		Yallourn	453

NOTE: The above list includes key places associated with power generation. It does not include other related infrastructure such as railway lines, roads and objects such as the former coal dredger and coal trucks now on display near Powerworks, Morwell.

A.3 Not significant

These places and precincts have been assessed and found not to meet the threshold for local significance. No further action required.

	Place	Street	Locality	ID
1.	Churchill Town Layout		Churchill	355
2.	Glenfarm homestead	100 Cairnbrook Road	Glengarry	372
3.	Oakenshaw homestead	175 Chappels Road	Glengarry North	
4.	Lynchville Homestead	105 Riggalls Road	Glengarry North	
5.	House	40 Homestead Road	Hazelwood	265
6.	House	15 High Street	Moe	5
7.	House	20 High Street	Moe	208
8.	House	38 High Street	Moe	6
9.	House	42 High Street	Moe	7
10.	House	44 High Street	Moe	
11.	House	6 Linton Avenue	Moe	12
12.	Moe Hotel	41 Lloyd Street	Moe	207
13.	House, fence & garden	155 Lloyd Street	Moe	18
14.	Moe Reformed Church	Luke Street	Moe	217
15.	Moe District Girl Guides Hall	Moore Street	Moe	310
16.	House	2 Railway Crescent	Moe	332
17.	House	7 Railway Crescent	Moe	303
18.	Houses	16-20 Railway Crescent	Moe	305
19.	House	14 Reservoir Road	Moe	9
20.	Bindarring	Saviges Road	Moe	15
21.	House	1 Somerville Court	Moe	309
22.	Morwell Bridge		Morwell	376
23.	Houses	9 & 11 Ann Street	Morwell	388 389
24.	Sugar Gum Row	Catherine Street	Morwell	343
25.	Morwell Town Common	Chapel Street	Morwell	198
26.	House	114 Commercial Road	Morwell	71
27.	House	120 Commercial Road	Morwell	72
28.	House	124 Commercial Road	Morwell	73
29.	Houses	15 & 16 Elgin Street	Morwell	395 396

	Place	Street	Locality	ID
30.	House	14 Hazelwood Road	Morwell	393
31.	House	46 Hazelwood Road	Morwell	392
32.	Pin Oak Row	Helen Street	Morwell	
33.	House	153 Helen Street	Morwell	79
34.	Keegan Street Oval	Keegan Street	Morwell	145
35.	House	56 Latrobe Road	Morwell	345
36.	House	101 Princes Drive	Morwell	394
37.	Recreation Reserve	Traver's Lane	Morwell	191
38.	Precinct - SEC Newborough East Housing Estate	Eastern Avenue, Western Avenue, Old Sale Road	Newborough	219
39.	Precinct - SEC Newborough North Housing Estate	Northern Avenue, Southwell Road, Old Sale Road	Newborough	220
40.	Hostel/Flats	1 Law Street	Newborough	439
41.	Lemon Scented Gum	Cowan Street	Toongabbie	334
42.	House	27 Albert Street	Traralgon	
43.	Precinct – Allard Street	1, 7, 15 & 23 Allard Street	Traralgon	
44.	House	3 Amy Street	Traralgon	
45.	House	19 Breed Street	Traralgon	
46.	House	63 Breed Street	Traralgon	
47.	House	105 Breed Street	Traralgon	
48.	House	1 Byron Street	Traralgon	
49.	House	34 Campbell Street	Traralgon	
50.	House	99 Church Street	Traralgon	
51.	House	5 Ethel Street	Traralgon	
52.	House	13 Ethel Street	Traralgon	
53.	Precinct - Franklin & Kay Street	Franklin Street and Kay Street	Traralgon	384
54.	Shops	47-49 Franklin Street	Traralgon	
55.	Traralgon Newsagent (former Coles Store)	51-53 Franklin Street	Traralgon	
56.	Chenhall Shops (former)	56-58 Franklin Street	Traralgon	
57.	Crown Hotel	66-72 Franklin Street	Traralgon	
58.	Shop	101 Franklin Street	Traralgon	
59.	Gippsland Trading Co. (former)	136 to 144 Franklin Street	Traralgon	85
60.	House	9 George Street	Traralgon	
61.	House	20 Gordon Street	Traralgon	

	Place	Street	Locality	ID
62.	Valley Picture Theatre (former)	29 Grey Street	Traralgon	
63.	Blundell Hall (former)	151 Grey Street	Traralgon	
64.	House	43 Henry Street	Traralgon	
65.	Littlewood	45 Henry Street	Traralgon	
66.	House	9 Hyde Park Road	Traralgon	
67.	Police Station	17 Kay Street	Traralgon	
68.	House	105 Kay Street	Traralgon	
69.	House	2 Loch Park Road	Traralgon	128
70.	House	18 Loch Park Road	Traralgon	
71.	House	49 Mabel Street	Traralgon	418
72.	House	6 Moore Street	Traralgon	
73.	House	20 Moore Street	Traralgon	
74.	House	69 Moore Street	Traralgon	
75.	House	23 Munro Street	Traralgon	
76.	Traralgon Methodist Church (former)	51-57 Post Office Place	Traralgon	30
77.	House	47-9 Princes Street	Traralgon	
78.	Royal Exchange Hotel	64 Princes Street	Traralgon	
79.	House	6 Roseneath Street	Traralgon	
80.	House	13 Seymour Street	Traralgon	
81.	House	6 Tennyson Street	Traralgon	
82.	Petersen Lookout (Also known as Tyers River Gorge)		Tyers	281
83.	Tyers Primary School		Tyers	
84.	House	65 Archbolds Lane	Tyers	441
85.	House	135 Archbolds Lane	Tyers	440
86.	Sportsmans Arms Hotel (Site)	Traralgon-Tyers Road	Tyers	233
87.	Shed	770 (opp.) Brown Coal Mine Road	Tyers	328
88.	House	846 Brown Coal Mine Road	Tyers	
89.	Aberdare	685 Brown Coal Mine Road	Yallourn North	326

A.4 Demolished or removed

These are places where the buildings or features have been demolished or removed since the completion of the 2005 Study. No further action required.

	Place	Street	Locality	ID
1.	Binishell	Northways Road	Churchill	
2.	APM Staff Hostel (former)	237 Princes Drive	Morwell	2
3.	Slab Dairy at Fernhill		Traralgon	248
4.	House	52 Argyle Street	Traralgon	
5.	Cottage	72 Breed Street	Traralgon	71
6.	House	15 Henry Street	Traralgon	
7.	Ikin Garage	1-3 Post Office Place	Traralgon	29
8.	Bunya Bunya Pine	51-7 Post Office Place	Traralgon	426
9.	House	16 Roseneath Street	Traralgon	
10.	House	11 Seymour Street	Traralgon	165
11.	House	129 Seymour Street	Traralgon	167

APPENDIX B – CONSERVATION STRATEGY

Overview

Latrobe City has a rich and diverse cultural heritage that illustrates the occupation and settlement of the land by Aboriginal and European communities. This unique and diverse history is reflected in the heritage places that have been identified by the *Latrobe City Heritage Study 2010*, which incorporates the findings of two previous studies; *Traralgon Heritage Study 1992* and the *Latrobe Heritage Study 1991*.

The cultural heritage of Latrobe City is highly valued by the local community and there is support for the protection and conservation of heritage places and precincts. While attention has traditionally been focussed upon nineteenth or early twentieth century heritage places, there is also recognition and awareness of the value and significance of more recent places such as post-war industrial sites in demonstrating important phases in the historical development of the municipality.

The heritage places include archaeological sites, township precincts, buildings, memorials, gardens, factories and trees. They have one thing in common:

*These are places that are worth keeping, because they enrich our lives – by helping us to understand the past; by contributing to the richness of the present environment; and because we expect them to be of value to future generations.*⁴

Purpose

The purpose of this conservation strategy is to identify how Latrobe City Council will ensure that the cultural heritage of the municipality is conserved for future generations. It provides objectives, and strategies and actions for implementation under four key headings:

- Protecting
- Managing
- Communicating
- Knowing

Element 1 – Protecting

Objective

- To ensure that the heritage of Latrobe City is protected by statutory controls and other practical means.

Strategies and actions for implementation

Council will protect the heritage places in Latrobe City by:

⁴ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.

- Ensuring that all heritage places and precincts of local significance receive appropriate statutory protection in accordance with the relevant provisions of the Latrobe Planning Scheme.
- Nominating heritage places or precincts of potential State significance to Heritage Victoria for inclusion on the Victorian Heritage Register.
- Advising Heritage Victoria of sites that have potential archaeological significance.
- Advising Aboriginal Affairs Victoria and the appropriate indigenous communities or custodians of newly identified sites that have potential indigenous cultural heritage significance.
- Promoting the conservation of elements that contribute to the significance of a heritage place or precinct in accordance with the principles and procedures recommended by the *Australia ICOMOS Charter for Places of Cultural Significance* (the *Burra Charter*).
- Promoting new development that is compatible with heritage places, and will not have an adverse impact upon their significance.
- Ensuring that new development does not distort the evidence provided by the historic fabric by simply copying or reproducing historic styles or detailing.

Element 2 - Managing

Objective

- To ensure that management of heritage places will conserve or reveal rather diminish the significance of the place.
- To lead by example in the management of Council's own heritage assets.

Strategies and actions for implementation

Council will assist and support the owners and custodians of heritage places in the conservation and management of these places by:

- Engaging a Heritage Adviser on an 'as-needs' basis to assist in the assessment of planning applications for heritage places, and to provide limited advice and assistance to owners and occupiers of heritage places.
- Investigating opportunities for Council to provide limited financial assistance to owners and custodians of privately owned heritage places.
- Assisting the owner or custodian of a heritage place of local, State or National significance to seek funding for conservation actions through appropriate sources such as the *Public Heritage Program* administered by Heritage Victoria.
- Assisting indigenous communities and custodians to protect, conserve and manage indigenous cultural heritage places.
- Sponsoring 'Heritage Awards' to recognize outstanding contributions by individuals or organizations to the conservation of heritage in the municipality.
- Assisting owners to prepare Conservation Management Plans.

- Providing up-to-date information and advice to owners and occupiers about how to care for their heritage place
- Continuing to monitor and assess the effectiveness of heritage planning controls and policy.

Council will lead by example in the management of its own heritage places by:

- Undertaking regular maintenance to prevent deterioration.
- Undertaking works to conserve, restore or reconstruct significant fabric, as appropriate.
- Preparing Conservation Management Plans for Council owned or managed properties, where this is identified as a desirable action by the *Latrobe City Heritage Study 2010*.

Element 3 - Communicating

Objective

- To improve the understanding and appreciation of heritage throughout the municipality by Council, the community and other key stakeholders.
- To promote community awareness of the importance and value of the cultural heritage of Latrobe City.

Strategies and actions for implementation

Council will continue to improve community understanding and appreciation of heritage, throughout the municipality by:

- Making copies of the *Latrobe City Heritage Study 2010* available for purchase or viewing at local libraries and via the internet on Council's website.
- Seeking the assistance of Heritage Victoria to transfer the Latrobe Heritage Database to the HERMES system.
- Supporting the important role of the local historical societies and museums.
- Including references to cultural heritage as appropriate in tourism and other promotions of the city.
- Identifying and facilitating opportunities for interpretation of cultural heritage as appropriate.
- Encourage continuing historical research of heritage places and precincts and promoting their physical link with that history.
- Supporting and assisting education programs about heritage in local schools.
- Preparing a guide to promote the heritage of the municipality to local residents and tourists alike.
- Continuing to provide community access to a heritage adviser and make historical information readily available to the community.
- Establishing partnerships with historical societies to promote and research local history including indigenous heritage.

- Seeking advice from indigenous communities and custodians in conjunction with relevant authorities such as Aboriginal Affairs Victoria about the most appropriate ways to increase understanding, awareness and interpretation of their history and culture.
- Facilitating discussions between historical societies to determine current and future needs, long term sustainability and links with the broader community.
- Continuing the role of the libraries in the provision of local history services.
- Encouraging research, documentation and promotion of local community histories.
- Ensuring that Council's material history is professionally catalogued and photographed and that each item is annotated according to its heritage significance.
- Supporting and participating in the *Victorian Heritage Festival*, and using local festivals and events to increase community awareness of heritage in Latrobe City.
- Applying for funding for the publication of promotional material to increase awareness of heritage within the community.

Element 4 - Knowing

Objective

- To continuously improve the knowledge and understanding of the cultural heritage of Latrobe City.

Strategies and actions for implementation

Council will continuously improve the knowledge and understanding of the cultural heritage of Latrobe City by:

- Adopting the *Latrobe City Heritage Study 2010* as the key policy reference for the protection, conservation and management of post-contact cultural heritage places in Latrobe City.
- Reviewing and updating the *Latrobe City Heritage Study 2010* on a regular basis by:
 - Adding additional places of potential heritage significance to the Latrobe Heritage Database and assessing them as the need arises.
 - Undertaking further research about heritage places on an 'as needs' basis – for example, if an appeal is lodged that raises heritage issues.
 - Undertaking more strategic reviews at the same time as other major planning scheme reviews by Council – For example, at the time of the MSS review every 3 years.
- Seeking the assistance of Heritage Victoria in undertaking a heritage study of electricity generation in Victoria. This would include a thematic history and identify places of potential heritage significance.
- Undertaking further studies to identify, assess or document:
 - Places of potential local significance that were not assessed by the *Latrobe City Heritage Study 2010*, and any other places identified by the local community or others.

- Places of potential archaeological significance.
- Places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians, and relevant authorities such as Aboriginal Affairs Victoria.
- Cultural Landscapes.
- Continuing to communicate with community groups, residents and other individuals and organizations such as the National Trust of Australia (Victoria) about heritage places within the municipality.

APPENDIX C – PLANNING SCHEME AMENDMENT

C.1 LPPF changes

Municipal Strategic Statement

Clause 21.01-6 Heritage

- Replace text with following new text

Latrobe City has a rich and diverse cultural heritage that illustrates the how the landscape has been changed by indigenous and non-indigenous peoples. Gipps Land (now Gippsland) was the name given by the Colonial Government to the place, which was occupied by the Kurnai peoples for many thousands of years prior to European exploration and settlement.

The first non-indigenous people to visit Gippsland were explorers, such as Paul de Strzelecki. Pastoralists followed, occupying vast cattle runs, which were later broken up and sold as the land was opened up for selection. This in turn led to the development of agricultural industries such as grazing and dairying. Transport improvements such as the 1865 coach road and the Gippsland Railway in 1879 connected the region to markets and established the pattern of settlements around railway stations that was to endure well into the twentieth century. But the greatest change to the cultural landscape was to come in the twentieth century with the exploitation of the vast brown coal reserves that lay beneath the surface, which led to the creation of the industrial empire of the State Electricity Commission and the rise of major industries such as the Australian Paper Mills. In the space of 30 years – less than a generation - whole towns were born, while some disappeared, and others were changed forever.

Clause 21.02 Key Influences

- Add the following new sub-clause:

21.02-10 Heritage

The following key issues are relevant in relation to the conservation and management of heritage places:

- *The adverse impact upon the integrity and significance of heritage places by:*
 - *The incremental loss of heritage places throughout the municipality, which have no statutory protection.*
 - *Inappropriately designed new infill development, and poorly designed additions and alterations to heritage places that are unrelated in terms of its design, scale, materials, and form.*
 - *Deterioration due to neglect or poor management.*
- *Improving community awareness and understanding of the significance of twentieth century heritage, particularly industrial sites.*
- *Recognising that the significance of some heritage places such as industrial complexes is derived from their use and that change to significant fabric may be required to ensure this use remains viable.*

- *The cost of maintaining heritage places with particular management issues such as early timber or farm buildings.*
- *Former purpose-built industrial or farm buildings that are now redundant and are difficult to adapt or re-use.*

Clause 21.03 Vision - Strategic Framework

- In Clause 21.03-3 Strategic land use framework plan rename 'Environmental strategies' as 'Heritage & Environment strategies'.

Clause 21.04-3 Heritage

Replace the existing text with the following new text

Overview

Latrobe City has a rich and diverse cultural heritage that illustrates the occupation and settlement of the land by Aboriginal and European communities. This unique and diverse history is reflected in the heritage places that have been identified by the *Latrobe City Heritage Study 2010*, which incorporates the findings of two previous studies; *Traralgon Heritage Study 1992* and the *Latrobe Heritage Study 1991*.

The cultural heritage of Latrobe City is highly valued by the local community and there is support for the protection and conservation of heritage places and precincts. While attention has traditionally been focussed upon nineteenth or early twentieth century heritage places, there is also recognition and awareness of the value and significance of more recent places such as post-war industrial sites in demonstrating important phases in the historical development of the municipality.

The heritage places include archaeological sites, township precincts, buildings, memorials, gardens, factories and trees. They have one thing in common:

*These are places that are worth keeping, because they enrich our lives – by helping us to understand the past; by contributing to the richness of the present environment; and because we expect them to be of value to future generations.*⁵

Element 1 – Protecting and conserving heritage places

Objective

- To ensure that the heritage of Latrobe City is protected by statutory controls and other practical means.

Strategies and actions for implementation

Council will protect and conserve the heritage places in Latrobe City by:

- Ensuring that all heritage places and precincts of local or State significance receive appropriate statutory protection in accordance with the relevant provisions of the Latrobe Planning Scheme.
- Undertaking further studies to identify, assess and document:

⁵ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.*

- Places of potential local significance that were identified but not assessed in detail by the *Latrobe City Heritage Study 2010*, and any other places identified by the local community or others.
- Places of potential archaeological significance throughout the municipality.
- Places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians, and relevant authorities such as Aboriginal Affairs Victoria.
- Cultural Landscapes.

Planning Scheme response

- Applying the Heritage Overlay to heritage places and precincts of local significance identified by the *Latrobe City Heritage Study 2010*, by Heritage Victoria or other relevant studies.
- Using the following, as appropriate, when considering an application to use or develop land within the Heritage Overlay:
 - The Heritage Policy at Clause 22.08, which provides guidance about how the discretion in the Heritage Overlay will be exercised by describing how a proposal will be considered and what will influence decision making.
 - The *Latrobe City Heritage Study 2010*, which provides an explanation of what is significant about a place and how and why it is significant.
 - *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007), which provides detailed guidelines for development and use of heritage places.

References

- *Latrobe City Heritage Study 2010*, which incorporates:
 - *Latrobe City Thematic Environmental History 2010*
 - *Latrobe City Heritage Study 2005*
 - *Traralgon Heritage Study 1992*
 - *Latrobe Heritage Study 1991*
- *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007)
- *Australia ICOMOS Charter for Places of Cultural Heritage Significance 1999* (the *Burra Charter*)

Local planning policies

Amendments to Clause 22.06 Urban Residential Land Development Policy

In Clause 22.06 Urban Residential Land Development Policy:

- Modify the third objective by adding new text as shown in italics:

To identify environmental features, *heritage places*, land uses and constraints which need to be considered in the development of land for urban purposes.

- Insert a new policy after the policies for Environment:

Heritage

Heritage places are to be conserved wherever possible. Consideration should be given to:

- Ensuring that the place retains sufficient land to provide a buffer from surrounding development.
- Ensuring that significant features (buildings, trees etc.) are retained on one lot.
- Ensuring that front elevations of key buildings such as dwellings face toward the street frontage of newly created lots and will be clearly visible from the street frontage.

- Add the following to Policy References:

Latrobe City Heritage Study 2010

New Clause 22.08 Heritage Policy

22.08 HERITAGE POLICY

This policy applies to all land included within the Heritage Overlay.

Policy basis

This policy:

- implements the recommendations of the *Latrobe City Heritage Study 2010*.
- applies the SPPF provisions relating to heritage in clause 15.11 to local circumstances; and
- builds on the MSS objectives and strategies identified in clause 21.04-3, which identifies this local policy as one of the key tools to ensure that the cultural heritage of Latrobe City is protected, conserved and managed appropriately.

Objectives

- To conserve the distinctive and often unique historic characteristics that contributes to the individual identity of communities within Latrobe City and to the identity of the municipality as a whole.
- To ensure that the cultural significance of heritage places is not diminished by:
 - The loss of any fabric, which contributes to the significance of the heritage place or precinct.
 - Inappropriate new development.
- To promote the conservation of heritage places in accordance with the principles and procedures recommended by the *Burra Charter*.⁶
- To encourage a 'best practice' and more consistent approach to the conservation of heritage places that is based upon a clear understanding of the reasons for their significance.
- To ensure that new development is of the highest quality contemporary design that becomes a valued addition.

Policy

Definitions

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

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

⁶ The 'Burra Charter' is the short title given to the *Australia ICOMOS Charter for Places of Cultural Significance*, which has been widely accepted and adopted as the standard for heritage conservation practice in Australia.

group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or cultural heritage significance and its associated land.

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

Exercising discretion

It is policy to:

- Conserve significant and contributory heritage places and in particular to, as appropriate:
 - support the maintenance and preservation of heritage places.
 - support the restoration or reconstruction of fabric where opportunities arise.
- Discourage the total demolition of Significant or Contributory heritage places unless it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
 - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building, and
 - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.

Demolition of part of a Significant or Contributory place may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:

- It will assist in the long term conservation or maintenance of the place, or
 - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building, or
 - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.
- Give preference to new development that, as appropriate, maintains and, where possible, enhances the setting of heritage places and the visual relationship between heritage places. This includes views of, and vistas to a heritage place from public places.
 - Encourage the removal of non-significant alterations or additions, particularly where this would assist in revealing the significance of the place.
 - Give preference to new development including alterations or additions to existing heritage places that:
 - Creatively interprets and responds positively to the historic context provided by the heritage place.
 - Is visually recessive and compatible in terms of its scale, siting, design, form and materials with the historic character and significance of the heritage place (including any associated building, trees or other significant elements).

- Does not distort the historic evidence provided by heritage places by simply copying or reproducing historic styles or detailing.
- Responds positively to special features such as views, vistas, mature vegetation and landmarks.
- Includes landscaping that will enhance the historic cultural landscape character of a heritage place.
- Support the replacement of non-contributory buildings with new development that responds more positively to the historic context provided by any nearby heritage place.
- Conserve historic public realm features such as basalt gutters, unmade roadside verges and mature street trees.
- Give preference to subdivision that is:
 - compatible with the historic subdivision pattern found in an area, and/or
 - maintains significant fabric associated with a heritage place on a single lot.
- Give preference to advertising signs in traditional forms and locations on buildings, and that are limited in number.
- Support the maintenance and management of significant trees in a manner that ensure that they will survive in good condition according to their normally expected lifespan.
- Ensure that any future development, or changes in immediate environmental conditions, adjacent to a significant tree will not have a detrimental impact upon the integrity and condition of the tree.

Information requirements

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

- A report prepared by a suitably qualified heritage consultant, which assesses the impact of the application upon the significance of the heritage place. This report should:
 - As part of the Site Analysis, describe the significant elements of the place having regard to the relevant citation in the *Latrobe City Heritage Study 2010* and how these have been considered in the preparation of the application.
 - If the application includes demolition, an assessment of whether the fabric is significant and, if so, provides reasons why it is to be removed.
 - On the basis of the above, an assessment of how the application will affect the significance of the heritage place.

Note: It is possible that there may be significant fabric not specifically identified by the *Latrobe City Heritage Study 2010*. Any additional fabric identified should be noted and assessed as part of the report.

- A Conservation Management Plan prepared in accordance with the *Burra Charter* for large or complex sites, or for major alteration or additions to places that are individually cited in the *Latrobe City Heritage Study 2010*, or for any other application that the responsible authority considers to raise significant heritage issues.
- A report prepared by a suitably qualified consultant that assesses the structural condition of a heritage place and whether or not any defects can be repaired or mitigated.

- An archaeological survey and assessment prepared by a suitably qualified consultant, which assesses the impact of an application upon potential archaeological deposits on the site.
- A report prepared by a suitably qualified consultant, which assesses the impact of an application upon any significant trees.
- Where the trees or gardens on the site have been identified as significant, a landscaping plan prepared by a suitably qualified consultant, which demonstrates how landscaping on the site will respond to the cultural landscape character and setting of the heritage place.

Decision Guidelines

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

- The significance of the heritage place or precinct as described in the *Latrobe City Heritage Study 2010* or any other relevant study and whether the proposed buildings or works will adversely affect the cultural significance of the heritage place or precinct.
- Whether the application has responded to the relevant design suggestions in *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications*.
- Whether the proposed buildings or works will assist in the short or long term conservation of the place by:
 - maintaining, protecting, restoring, repairing or stabilizing significant fabric.
 - supporting the continued original use of the building by enabling it to be upgraded to meet present day requirements and standards, including improved energy efficiency.
 - implementing works in accordance with a Conservation Management Plan that has been prepared to the satisfaction of the responsible authority and any other relevant organization.
 - allowing an alternative use when the original use of the building is no longer viable, or in accordance with a Conservation Management Plan.
- Whether the proposed buildings or works will have an adverse effect upon a significant tree identified by the *Latrobe City Heritage Study 2010*, or any tree that contributes to the setting of a heritage place or precinct.

Policy references

- *Latrobe City Heritage Study 2010*, which incorporates:
 - *Latrobe City Thematic Environmental History 2010*
 - *Latrobe City Heritage Study 2005*
 - *Traralgon Heritage Study 1992*
 - *Latrobe Heritage Study 1991*
- *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007)
- *Australia ICOMOS Charter for Places of Cultural Heritage Significance 1999* (the *Burra Charter*)

C.2 Latrobe City HO Permit Exemptions incorporated plan

1 Application

These permit exemptions apply to places included within the Heritage Overlay as follows:

- Heritage precincts in the Residential 1 zone (Section 3.1)
- Individual heritage places in the Residential 1 or Township zone (Section 3.2)
- Individual heritage places in the Rural zone (Section 3.3)
- Old Gipps town, 211 Lloyd Street, Moe (Section 3.4)
- St Andrew's Presbyterian Church, 11 James Street, Morwell and St Mary's Church of England, 8 Latrobe Road, Morwell (Section 3.5)

2 Definitions

The following definitions apply:

Level	Significance
<i>Significant</i>	A <i>Significant</i> place is a single heritage place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a heritage precinct. <i>Significant</i> places will usually have a separate citation and statement of significance.
<i>Contributory</i>	A <i>Contributory</i> place contributes to the significance of a heritage precinct, but would not be significant on their own.
<i>Non-contributory</i>	<i>Non-contributory</i> places do not contribute to the significance of a heritage precinct. In some instances, a <i>Significant</i> place may be considered <i>Non-contributory</i> within a precinct. For example, an important Modernist house within a Victorian era precinct.
<i>Significant feature</i>	A significant feature is any feature (building, tree, structure etc.) that the <i>Latrobe City Heritage Study 2010</i> identifies as contributing to the significance of a heritage place.

Significant, *Contributory* and *Non-contributory* places within heritage precincts are shown on the precinct maps that form part of this incorporated plan.

3 No Planning Permit Required

3.1 Heritage precincts

This applies to the heritage precincts listed in Table 3.1, which are shown on the attached precinct maps.

Table 3.1 – Heritage precincts

Precinct	Locality	HO No.
Precinct - Glengarry township	Glengarry	TBA
Precinct - Langford Street	Moe	TBA

Precinct	Locality	HO No.
Precinct - Moore Street (Moe)	Moe	TBA
Precinct – Toongabbie township	Toongabbie	TBA
Precinct – Anderson Street	Traralgon	TBA
Precinct - Bridges Avenue	Traralgon	TBA
Precinct – Gordon Crescent	Traralgon	TBA
Precinct - Henry Street	Traralgon	TBA
Precinct – Traralgon Railway Residential	Traralgon	TBA
Precinct - APM Senior Staff Houses	Traralgon	TBA
Precinct – Moore Street (Traralgon)	Traralgon	TBA
Precinct – Thomas Street	Traralgon	TBA
Precinct - Yinnar township	Yinnar	TBA

Permit exemptions

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within the heritage precincts subject to the Heritage Overlay specified in Table 3.1:

- Demolition of a building or part of a building on a property shown as *Non-contributory* on the relevant precinct map.
- Routine maintenance to a building that would change the appearance of that building on a property shown as *Non-contributory* on the relevant precinct map.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property.
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard of any property.
- Construction of an extension to a building on a property shown as *Contributory* on the relevant precinct map provided that:
 - the building height¹ of the existing building is not exceeded;
 - the setback from the front wall of the building is not less than 4 metres and there is no change to the front wall or to a side wall within 4 metres from the front wall of the building; and
 - the setback from side boundaries is the same as or greater than the setback of the existing building.
- Construction of an extension to a building on a property shown as *Non contributory* on the relevant precinct map provided that:

- the building height⁷ of the existing building is not exceeded; and
- the setback from front or side boundaries is the same as or greater than the setback of the existing building.
- Construction of a front fence not more than 1.2m in height above natural ground level provided that this does not require the demolition of an existing front fence of a property shown as *Significant* on the relevant precinct map or identified as a *Significant feature* within the precinct.
- Demolition of side or rear fences on any property.
- Installation of lattice or trellis on side or rear fences on any property, provided this is not situated forward of the front wall of the building.
- Installation of domestic services normal to dwelling on any property that may be visible from a street or public park provided that the installation:
 - is not attached to the front wall of the building;
 - is not situated between the front wall of the building and the front property boundary;
 - if attached to the side wall of a building on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is setback not less than 4 metres from the front wall;
 - does not project above the highest point of the roof;
 - is not situated on that part of the roof that faces directly toward a street (including a side street); and
 - if situated on part of a roof that faces a side boundary on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is set back not less than 4 metres from the front wall of the building.
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard.

Glengarry township – tree controls

In the Glengarry Township, the permit requirement to remove, destroy or lop a tree applies only to the following significant trees:

- The Glengarry Avenue of Honour, comprises the trees situated within the road reserve along Cairnbrook Road.
- The mature trees within the grounds of the Glengarry Primary School specified in the citation for that place.
- The mature trees situated within the Glengarry Recreation Reserve.
- The mature Oak in front of the house at 40 Cairnbrook Road.
- The mature trees within the Glengarry Railway Station reserve on the east side of Main Street.

⁷ “Building height” as defined by Clause 72 General Terms in the Latrobe Planning Scheme.

3.2 Individual places in the Residential 1 Zone or Township Zone

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for individual heritage places within the Residential 1 Zone or Township Zone subject to the Heritage Overlay:

- Demolition of or alterations to a building that is not specified as a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of a property. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of a property. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction of a front fence not more than 1.2m in height above natural ground level provided that this does not require the demolition of an existing front fence that is identified as a *Significant feature*.
- Demolition of side or rear fences.
- Installation of lattice or trellis on side or rear fences, provided this is not situated forward of the front wall of the building.
- Installation of domestic services normal to dwelling that may be visible from a street or public park provided that the installation:
 - is not attached to the front wall of the building;
 - is not situated between the front wall of the building and the front property boundary;
 - if attached to the side wall of a building, it is setback not less than 4 metres from the front wall;
 - is not situated on that part of the roof that faces directly toward a street (including a side street);
 - does not project above the highest point of the roof; or
 - if situated on part of a roof that faces a side boundary, it is set back not less than 4 metres from the front wall of the building.
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

3.3 Individual places in rural zones

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for properties within the Farming Zone subject to the Heritage Overlay:

- Construction of a fence or demolition, removal or alteration of any fence.
- Demolition of or alterations to a building that is not a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Construction of a building provided that the building is no closer to a road than a *Significant feature* and is not less than 10 metres from any *Significant feature* on that property.
- Carrying out of works associated with a Section 1 use.
- Installation of plant and equipment associated with a Section 1 use. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Installation of plant or equipment associated with hot water services or central heating units provided that the equipment is not attached to a front façade of a building that is a *Significant feature*.
- Construction of equipment associated with a roof-mounted solar hot water system or satellite dish provided that the equipment is not situated on that part of the roof that faces directly toward a street or road.
- Replacement or installation of a domestic television aerial.
- Construction of a pool or associated fencing on any property. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

3.4 Old Gippstown

This applies to Old Gippstown at 211 Lloyd Street, Moe. Table 3.2 lists the *Significant* and *Contributory* places within Old Gippstown (Note: 'Loren' is included on the Victorian Heritage Register and so is not subject to this incorporated plan).

Table 3.2 – Old Gippstown Significant features

Name	Significance level
Bushy Park	Significant
Meeniyen National Bank (former)	Significant
Narracan Mechanic's Institute	Significant
Yallourn House (Doctor's residence)	Significant
Former Grey Street State School shelter shed	Contributory
Former Sunny Creek State School	Contributory
Former Moe Anglican Church	Contributory
Former Ripplebrook Slab kitchen	Contributory
Former Miner's Hut	Contributory

Name	Significance level
Coach House/Shed	Contributory
Livery Stables	Contributory
Bootmaker/Saddlery	Contributory
Former Maffra Police Station	Contributory
Former police station lockup	Contributory
Calegero	Contributory
Former Ashdale farmhouse	Contributory
Former Ashdale shearing shed	Contributory
Former Tynong Hall	Contributory
Former Narracan General Store	Contributory
Former Solicitor's office	Contributory
Former Neerim Post Office	Contributory
Former Cobb & Co Coach Inn	Contributory
Former Railway Goods Shed	Contributory

Permit exemptions

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within Old Gippsstown, 211 Lloyd Street subject to the Heritage Overlay:

- Demolition of a building or part of a building other than the *Significant* and *Contributory* buildings listed in Table 3.2.
- Routine maintenance to a building that would change the appearance of that building other than the *Significant* and *Contributory* buildings listed in Table 3.2.
- Alterations or additions to a building other than the *Significant* and *Contributory* buildings listed in Table 3.2.
- Construction of a building.
- Construction or demolition of a fence.
- Installation of plant or equipment provided it is not attached to any of the *Significant* or *Contributory* buildings listed in Table 3.2.

3.5 St Andrew's Presbyterian Church and St Mary's Church of England

This applies to St Andrew's Presbyterian Church, 11 James Street, Morwell and St Mary's Church of England, 8 Latrobe Road, Morwell. Significant features are listed in Table 3.3.

Table 3.3 – Significant features

Name	Significant feature
St Andrew's Presbyterian Church, 11 James Street, Morwell	Speechley and Ingram Organ
St Mary's Church of England, 8 Latrobe Road, Morwell	The Ascending Christ/The Ascension

Permit exemptions

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within St Andrew's Presbyterian Church, 11 James Street, Morwell and St Mary's Church of England, 8 Latrobe Road, Morwell subject to the Heritage Overlay:

- Part demolition of a building provided that it does not require or result in the removal, destruction or alteration of a *Significant feature* listed in Table 3.3.
- Internal alteration to a building, provided that it does not require or result in the removal, destruction or alteration of a *Significant feature* listed in Table 3.3.
- Routine maintenance to a building that would change the appearance of the building.
- External alterations or additions to a building.
- Construction of a building.
- Construction or demolition of a fence.
- Installation of plant or equipment.

APPENDIX D – RNE CRITERIA

Criterion A.4

Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

Criterion B.2

Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest.

Criterion C.2

Importance for information contributing to a wider understanding of the history of human occupation of Australia.

Criterion D.2

Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, custom, process, land-use, function, design or technique)

Criterion E.1

Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

Criterion F.1

Importance for its technical, creative, design or artistic excellence, innovation or achievement.

Criterion G.1

Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.

Criterion H.1

Importance for close associations with individuals whose activities have been significant within the history of the nation, State, or region.

APPENDIX E – LATROBE HERITAGE STUDY 2005

Format of study

The 2005 Study comprises the following volumes:

- *Volume 1: Latrobe City Thematic Environmental History.* This volume provides an explanation of the themes and activities that have been important in shaping the study area so as to provide a context to assist with the identification of heritage places that illustrate its rich cultural history.
- *Volume 2: Key Findings and Recommendations.* This volume provides an explanation of the key findings including a list of heritage places and precincts identified by the Study as well as a series of recommended actions and strategies that form the basis of a Heritage Strategy for Latrobe City. It should be read in conjunction with the other volumes of the Study, which are:
- *Volume 3: Latrobe Heritage Place & Precinct Citations.* This volume contains all the citations for heritage places and precincts throughout Latrobe City that illustrate the themes set out in the thematic environmental history. It is contained in an electronic database using Microsoft Access®, which was developed by the study consultants and includes citations for all the places of local significance assessed and documented by the Study. It also includes place records for other heritage places as follows:
 - Places of potential significance identified by Study, which are recommended for detailed assessment in the future.
 - Places documented by the *Traralgon Heritage Study 1992*.
 - Places documented by the *Latrobe Heritage Study 1991*.
- *Volume 4: Traralgon Heritage Study Review 2005.* This volume contains the key findings of the review of the *Traralgon Heritage Study 1992* (which are also summarised in Volume 2), as well as the citations for heritage places and precincts of local significance within the former Traralgon City area.

Methodology

Project Management Plan

As part of the first stage of the Study a Project Management Plan was prepared that was approved by the Steering Committee. For each stage, the Plan set out key tasks and responsibilities, meetings to be held and key outputs to be achieved. The approach set out in the Plan was intended to ensure that the Study would:

- Achieve a good standard of documentation and assessment, and provide sound conservation advice to guide the on-going management of heritage places in accordance with statutory planning controls and policies in the Latrobe Planning Scheme.
- Actively engage the community so as to continue developing an appreciation of the City's rich and diverse heritage.

On this basis, the plan set out the detailed budget and timetable for the Study.

Identification, assessment & documentation

The specific tasks associated with this stage of the Study included:

- The identification of a priority list of places of potential local heritage significance.
- Field surveys.
- The assessment and documentation of places of local heritage significance.

This stage also included the key phase of community consultation in the form of the community heritage workshops, which encouraged the local community to actively participate in the Study by providing information and feedback about the places of potential local significance.

This task was undertaken concurrently with the preparation of the thematic environmental history. As described in Section 2.4, an initial task was the preparation of a list of the key historic themes that shaped the development of the municipality. This provided a context for the identification of places of potential heritage significance.

Finally, the Latrobe Heritage Database (LHD) was created, which contained place records for the places already identified. This included basic information such as name and address, plus any existing information known about the place.

Identification of priority places

The purpose of this task was to identify the places that would be the subject of detailed investigation including a site inspection and further research. The places listed by Latrobe City were reviewed first by the Steering Committee who identified:

- Places that had been demolished or significantly altered (to the extent that little historic fabric remained), which were deleted.
- Places of potential significance not previously identified, which were added to the above lists, as appropriate.

The revised lists were then reviewed using a series of selection criteria (For the list of criteria, refer to the Community Consultation section 2.3.4) at one community workshop to determine a final priority list of places for investigation. On this basis, final lists were prepared as follows:

- *High priority.* This list allowed for 35 places and 10 heritage precincts to be assessed by this Study in accordance with the study brief and budget.
- *Medium priority.* This included all other places of potential local significance assessed as medium priority using the selection criteria.
- *Low Priority.* This included the demolished or much altered places of local significance identified by previous studies, and places assessed as low priority using the selection criteria.

Field surveys

The field surveys included site inspections of all the heritage places of High priority and some of the places of Medium priority. No Low priority places were visited. It is important to note that comprehensive field surveys of the entire municipality were not carried out. However, any additional places identified during the site inspections associated with visiting the places on the priority list were noted and referred to the Steering Committee for consideration. The need to undertake detailed assessment of

any places so identified was determined in consultation with the Steering Committee having regard to the selection criteria (see below).

The sites were investigated in order of priority. Initially, only the sites of High priority were inspected. However, if the site inspection of a place revealed that the extant fabric was insufficient to meet the threshold for local significance then that place was not investigated further and the next place in order of priority (from the Medium list) was added to the list for investigation. As a consequence, many of the places of Medium priority were eventually investigated as well.

Assessment & documentation

The purpose of this task was to assess the cultural heritage significance of the place and determine whether it was of State or local significance, local interest or not significant. The assessment of significance was carried out in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (1999) using the RNE criteria. This task included:

- Detailed assessments of the High priority places that the field inspection confirmed were worthy of detailed research. As detailed below, this included historical and/or architectural research, and comparative analysis sufficient to determine the relative significance of each priority place using the thresholds of local or State significance.

The research undertaken generally included, as appropriate:

- A detailed physical survey. This was undertaken by Anne Napier, Katrina Dernelley, Karen Olsen and Jeremy Ash during November 2004. Further inspections were undertaken by Anne Napier during December 2004 and January-March 2005.
- An examination of primary sources such as municipal rate records, and other available Council records, Public Records Office Victoria (PROV) records, newspaper articles, maps collections and other archival material held by the State Library, information held by the Centre for Gippsland Studies at Monash University and land and property information held by Land Victoria.
- A review of secondary sources such as local histories, and historic research undertaken by other organisations such as Heritage Victoria and the National Trust of Australia (Victoria).
- Discussions with historical societies, property owners and others.
- A brief assessment of the places that the field inspection found did not meet the threshold for local significance. This usually included a brief description of the place and an explanation of the reasons why it did not meet the threshold – e.g. low integrity, no historic fabric etc.

Once the assessments were completed, the findings were entered into the LHD.

For places of local significance, citations were prepared for inclusion in the LHD, as appropriate, for each place in a manner that is sufficient to form a sound basis for protection in the Latrobe Planning Scheme or nomination to the Victorian Heritage Register or Victorian Heritage Inventory. Each place assessment included:

- A history (which included applying the themes identified by the *Latrobe City Thematic Environmental History*), description of significant fabric and comparative analysis for the place. The research for places and precincts was undertaken by Fiona Gruber with assistance from David Helms and Dr. Meredith Fletcher.

- Colour photographs and, where required, a layout plan showing contributory elements.
- A Statement of Significance, which describes *What* is Significant about the heritage place or precinct, *How* it is Significant, and *Why* it is Significant. This assessment is made having regard to the relevant RNE criteria.
- Conservation management objectives.
- Recommendations for statutory protection – e.g. Latrobe Planning Scheme, VHR, VHI, and/or interpretation or other actions.

For places considered to be of local interest that were not assessed in detail, a brief record was added to the LHD, which included all the information known about the place and outlined the reasons why it did not meet the threshold for local significance.

Community consultation

Community consultation undertaken as part of this stage of the Study included one community workshop held at Moe in late October 2004, which was attended by the Steering Committee, historical society members and other key stakeholders. The purpose of the workshop was to:

- Consider the draft list of historic themes and refine or modify as required.
- Assist in the preparation of the final priority list as described above.

With the assistance and guidance of the study consultants and the Steering Committee, workshop participants reviewed the historic themes and were asked to nominate places for investigation using the following selection criteria:

- Is the place associated with one of the key historic themes for the municipality in the *Latrobe City Thematic Environmental History*?
- Is the place, either individually or as a type, under threat from demolition or neglect in the municipality?
- Is the place, either individually or as a type, a rare example in the municipality? For example, is it the only example of a particular style or era of building? Is it the only remaining early building in a town or locality?
- Is the heritage item (whether it is a building, tree, or other feature) in good condition?
- If the heritage item is a building or structure, is it reasonably intact?
- Is there existing information that can be used to establish the significance of the place?

On this basis, a number of additional places of potential significance were identified and added to the list to be inspected during the field surveys. The draft historic themes were also endorsed.

Latrobe City Thematic Environmental History

The purpose of this stage of the Study was to prepare the *Latrobe City Thematic Environmental History*. The environmental history provides:

- A description of the historic themes that have been important in the development of the municipality in accordance with Heritage Victoria standards and requirements.

- A context to assist with the identification of heritage places that illustrate its rich cultural history.
- Information that will assist in the assessment of these places, particularly in relation to enabling comparative analysis.

The environmental history was prepared by Dr Meredith Fletcher with the assistance of Context and the Steering Committee. The preparation of the environmental history was undertaken as follows:

- The first step required undertaking a critical review of each of the existing histories prepared as part of the previous studies (listed in Section 1.1) to identify material that was suitable for incorporation in the environmental history, and to identify where further research is required to fill ‘gaps’ and to correct errors and omissions.
- Once this was done a draft list of historic themes was prepared for the consideration of the Steering Committee at its meeting in October 2004. This essentially formed the basis of the table of contents for the environmental history and was discussed further at the community workshop held in Moe in late October 2004 (refer to Section 2.3).
- Once the feedback from the Steering Committee and the community workshop was completed and feedback considered, the list of historic themes was finalised and work on the environmental history commenced in earnest. Some typical examples of draft chapters in the environmental history were completed by November 2004 for the consideration of the Steering Committee.
- The first draft of the Environmental History was completed by January 2005 and circulated to the Steering Committee for comment and feedback.

Traralgon Heritage Study 1992 Review

Purpose

The purpose of this task was to undertake a ‘desktop’ review of individual places of local significance identified by the *Traralgon Heritage Study 1992* in order to:

- Review the significance of the individual heritage places that the 1992 study assessed as being of individual local significance to determine whether this level of significance is still appropriate.
- Prioritise the places confirmed as being of local significance for future inclusion in the Heritage Overlay of the Latrobe Planning Scheme, and make recommendations as appropriate.

In addition, the brief required a detailed re-assessment of the significance of four of the residential heritage precincts identified by the 1992 study being APM Staff Housing (Kay Street and Grey Street), Bridges Avenue, Henry Street, and the Railway Avenue, Queens Parade and Shakespeare Street precincts.

The Brief did not require a review or re-assessment of the approximately 160 places of ‘contributory’ heritage significance or the other heritage precincts identified by the 1992 study.

Methodology

The ‘desktop’ review of the individual places of local significance was carried out on the basis of the existing information in the *Traralgon Heritage Study* (1992) and, in

accordance with the Brief, no further research or site inspection was carried out. In total, 152 places were assessed having regard to the significance of the place and the completeness of the information in the existing place citation. On this basis, places fell into one of the following categories:

- Local significance
- Potential local significance
- Contributory to precinct
- Local interest
- Insufficient information

The re-assessment of the four precincts was carried out in accordance with the methodology set out in Section 2.3 of this report for places of potential local significance.

Places and precincts of *local significance* are those that have adequate documentation in terms of Heritage Victoria guidelines, and the reasons for significance are clearly expressed and justifiable. Specifically, they fulfil one or more of the following broad criteria:

- They are of primary significance in the illustration of key themes in the *Latrobe City Thematic Environmental History* (draft 2005 – as prepared by this Study). They are key places in terms of representing the theme rather than simply representative.
- They are architecturally/aesthetically significant, particularly as a good/superior/unique example of their type. They have a high degree of integrity, particularly when compared to similar places.
- In many cases, they are rare examples of their type such as very early buildings.

They may also be places that are threatened by alteration or demolition, or simply from neglect.

Places of *potential local significance* are places where the existing documentation is inadequate to justify local significance and, for the majority, the 1992 study recommended that further investigation or research be carried out. In many cases, little or no historic research has been done. In some other cases (e.g. 'Traralgon Park') a more detailed physical inspection is required. Further assessment of these places would require comparative analysis to ensure an appropriate and proportional inclusion of places that represent the historical development of the whole municipality.

Places that are *contributory to a precinct* are within one of the heritage precincts/areas or heritage interest areas identified by the 1992 study. The significance of these places should be assessed as part of the review of these precincts. Some of these places may be of *potential local significance* as individual places, but would require further research to establish this.

Places of *local interest* are places that do not meet the threshold for individual local significance and are not situated within a precinct.

Finally there are places where the 1992 study contains *insufficient information* to enable a 'desktop' review to be completed. Usually this is because there is no image (or the image does not clearly show the whole of the place) or there is no citation for the property.

Conservation Strategy & final report

The purpose of this stage was to prepare a Conservation Strategy for Latrobe City, which would include the key recommendations of the final report. This required a review of the existing *Latrobe Municipal Strategic Statement* in light of the research and investigation undertaken as part of this Study and to make recommendations for appropriate changes. The Conservation Strategy would include:

- A list of the additional heritage places or precincts recommended for inclusion on the Victorian Heritage Register, Victorian Heritage Inventory or the Heritage Overlay of the Latrobe Planning Scheme.
- Policies for conservation of significant places, including specific recommendations applicable to each place and general recommendations relevant to particular types of places or circumstances. These have been prepared in a manner that is suitable for inclusion as local policies in the Latrobe Planning Scheme.
- Recommendations for a range of statutory and non-statutory actions and strategies. As required by the brief, these measures will identify opportunities for interpretation, community education, and support for owners of heritage places amongst other initiatives. They would be prepared in a manner that enabled them to be integrated into the Latrobe Planning Scheme as part of the Municipal Strategic Statement and, if appropriate, the Corporate Plan or Strategy for Latrobe City.
- Recommendations for future work.

A meeting was held on 8 March 2005 involving the Steering Committee, relevant Council officers and to discuss the draft findings of the Study and assist in identifying key issues and recommendations for the Heritage Strategy. Feedback received from the Council was then incorporated into this Final Report, as appropriate.

A final presentation of the key findings and recommendations of the Study was made to Council on 15 March 2005.

Study constraints

The budget for the Study only allowed for 35 individual places and 10 precincts to be assessed in detail, although in the end many more places were able to be assessed. Accordingly, many places of potential significance have been identified but not assessed in detail and will require assessment at a future stage.

As is usual for studies of this kind, the majority of places were only investigated externally. The brief for the study specifically excluded the identification and assessment of archaeological sites and, although some were identified by the Study (e.g. Hazelwood homestead site, O'Halloran and O'Hare homestead site at Mathison Park), a detailed survey of all archaeological features could not be carried out.

The rate records for the former Shire of Narracan (which includes places in and around Moe) are incomplete, with no records before c.1930 (they were apparently destroyed in a fire). This made research about early houses in this area quite difficult and further research may be desirable for some places.

APPENDIX F – CONDITION AND INTEGRITY

As noted in this report in the majority of cases buildings were only inspected externally and the time available did not allow a detailed inspection of the condition of all fabric and the categories listed in Table F.1 were applied, as relevant, to built structures on the basis of available information.

Accordingly, while the categories applied to the assessment of condition and integrity of places are considered to be generally accurate, they should be confirmed by further investigation. It is also noted that the condition or integrity of places may have changed since the place was last inspected.

Table F.1 – Condition and Integrity categories

Condition level	Comment
<i>Excellent</i>	The building has been well-maintained and there is evidence of recent conservation works such as repainting or replacement/repair of fabric. There is no apparent immediate need for repairs or maintenance.
<i>Good</i>	The building has been well-maintained and requires only minor repairs or maintenance rather than replacement of fabric.
<i>Fair</i>	While the building/feature has been maintained, some fabric may require routine maintenance such as re-painting and there may be a need for limited replacement of fabric. The building will appear to be structurally sound.
<i>Poor</i>	The building has not been maintained for some time and significant repair and replacement of extensive amounts fabric may be required. Structural failure may be evident.
<i>Ruinous</i>	The building will have deteriorated due to lack of maintenance or catastrophe and/or structural failure/collapse will have occurred. Not all fabric may survive.
Integrity level	Comment
<i>High</i>	<p>Main elevations (front and side) will be very intact, with only minor modifications that are reversible or that are consistent with the original detailing. Minor modifications may have been made to rear or secondary elevations. Most original features will remain intact and where changes have been made, they will generally be readily reversible and will require relatively minor reconstruction or restoration of missing fabric.</p> <p>This category may apply to some places where carefully considered additions have been made to a place and those additions have been assessed to contribute to the significance of the place. For example, the additions made to the Boolarra Primary School were in a sympathetic style.</p>
<i>Medium</i>	While the basic form and detailing of the building will remain a higher level of change will have occurred. Some original features will have been removed or changed. Some changes, while reversible, may require the complete reconstruction of fabric that has been removed. Some limited changes, which are not readily reversible (e.g. complete removal of chimney/s or replacement of windows with larger openings) may have occurred.

Integrity level	Comment
<i>Low</i>	The changes to the fabric are so substantial as to change the form and detailing of the building to the extent that it is difficult to understand and interpret the original appearance of the building. Most of the original fabric will have been removed or modified and very little of the external fabric has remained intact. Changes will not be readily reversible.