

# Latrobe City Heritage Study 2005

## PLACES OF POTENTIAL STATE SIGNIFICANCE

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<b>Place</b>	<b>Street</b>	<b>Locality</b>	<b>Page No.</b>
Binishell	Northways Road	Churchill	1
Milking shed and stable	40 Walsh and Gibsons Roads	Driffield	4
Staplegrove Meatworks	Birkleys Road	Flynns Creek	6
Speechley & Ingram Organ	Latrobe Road	Morwell	9
Dunedin	Main Road	Tyers	11
The Bluff Causeway Bridge	Traralgon-Tyers Road	Tyers	13
Kooringal	Mac Farlane's Lane	Yinnar	17



In 1973, Dr Dante Bini was invited by the NSW Government to introduce the binishell concept to Australia. Until 1975 he acted as Special Consultant to the Minister of Public Works to develop and supervise the design, documentations and construction of a number of Binishell projects for the Department of Education. Up to ten Binishell complexes were erected at schools including Peakhurst, Randwick and North Narrabreen. In 1976 he promoted and 'Bini Consultants Australia and licensed Jenning Industries Ltd to use the Bini systems for the Australian market and until 1981 he was involved in the design and construction of a number of Binishell complexes across Australia. [5]

#### SOURCES

[1] <http://www.gippsland.monash.edu.au/history.shtml> (accessed 20 March 2005) - History of the Monash Gippsland Campus compiled by Dr. Meredith Fletcher.

[2] *ibid*

[3] <http://www.binisystems.com/> (accessed 20 March 2005)

[4] 'Future - The Architect of Now Dante Bini addresses our immediate and timely need -- movable, self-erecting shelter' – article in San Francisco Chronicle, 20 February 2005

[5] <http://www.binisystems.com/> (accessed 20 March 2005)

**Creation Date** 1979

**Change Dates**

**Associations**

**Local Themes**

Dante Bini

8. Governing and administering  
8.3 Education

#### STATEMENT OF SIGNIFICANCE

What is Significant?

The Binishell, designed by Dr Dante N Bini and constructed in 1979, at Monash University Gippsland.

How is it Significant?

The Binishell is of local historic, social and technical significance to Latrobe City. It is also of potential technical significance to the State of Victoria.

Why is it Significant?

Historically, it is significant for its associations with the development of the former Gippsland Institute of Advanced Education, now Monash University Gippsland. It is also significant as an example of the work of noted architect, Dr Dante Bini, and illustrates the development of new building technologies in the post-War period. (RNE criteria A.4, C.2, D.2 & H.1)

Socially, it is significant as an iconic building, which has strong associations with current and former students and staff, particularly as the place where graduation ceremonies have been held since 1979. (RNE criterion G.1)

Technically, it is significant as an example of the innovative form of construction developed by Dr. Dante Bini and is thought to be the only example in Victoria, and one of a small number in Australia. (RNE criteria B.2 & F.1)

#### LEVEL

State significance

#### RECOMMENDATIONS

##### Heritage Register Listings

Register	Reference	Zoning	Status
Victorian Heritage Register	H		Recommended

**Extent** The whole of the property as defined by the Title boundaries.

##### Heritage Schedule

External Paint Controls:	On VHR:	VHR Ref No:
Internal Alteration Controls:	Prohibited Uses:	

Tree Controls: Aboriginal Heritage Place:  
Outbuildings or Fences: Incorporated Plan: Incorporated Plan Details  
Description:

### **Conservation Management**

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future development or management of the property:

1. Conserve the fabric of the buildings, which is identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the place and/or provide evidence of changing architectural styles or techniques.
  2. Discourage the demolition of significant or contributory buildings unless the demolition is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
    - The fabric to be removed is not significant, or
    - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
    - It will assist in the long term conservation of the place, or
    - In the case of an industrial heritage place, it will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.
- Note: The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the heritage place has deliberately been allowed to deteriorate.
3. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings.
  4. Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property.
  5. Ensure that the siting and design of new development does not overwhelm the historic setting of the building and the site as a whole by becoming a dominant element or by interfering with key views to and from the site.
  6. Encourage any new development on the property to relate and be complementary in form, scale and materials to the significant buildings and other elements, but be clearly contemporary in design.
  7. Retain views of significant building(s) and plantings from the street.
  8. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

#### **NOTE:**

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It is therefore desirable that the information contained in this citation should be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

### **Extra Research**

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**BIBLIOGRAPHY** Context Pty Ltd, (2004), Latrobe City Heritage Study, Latrobe City Council, Traralgon

# MILKING SHED AND STABLE

Place No. 259

<b>ADDRESS</b>	40 Walsh and Gibsons Roads Driffield	<b>Last Update</b>
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<b>DESCRIPTION</b>	<p>This former milking shed and stable complex comprises a large shed - 7 bays wide. The roof is a combination of gabled hip, broken hip, steep pitch with half-gable ends (?) There are corrugated iron vents in gable, and mortice and tenon joints in timber railings dividing milking stalls. The milking stalls were once more centrally located before being moved to the south wall of building when electric milk pumps were introduced. The floor consists of 9" square brick "tiles" and other brick paving on floor. Other features include hand split paling timbers, hand-worked pole rafters, split pole battens, hand-worked shingles in the south-east corner, and remains of "Eclipse Milker" machine c.1936 and mains electric (February 1937). There is some pressed metal ceiling in milk room (from original house which was later used as a kitchen).</p> <p>Used to be another lean-to on south side with feedboxes. Changes to the original fabric include colourbond to part of the roof, recent treated pine poles, eaves height lifted, new stairs, laserlite roof sheets over the loft.</p>			
	<b>Condition</b>	Good	<b>Integrity</b>	Altered
	<b>Threats</b>		<b>Key elements</b>	Buildings
	<b>Designer</b>			

<b>HISTORY</b>	<p>Associated with the Walsh and Lawless families, early selectors in this area. Thought to have been constructed c.1890 (or possibly earlier) with a 1936 addition.</p>			
	<b>Creation Date</b>	c.1890s	<b>Change Dates</b>	1936
	<b>Associations</b>		<b>Local Themes</b>	
		Walsh & Lawless families		2 Settling the land: Layers of settlement 2.2 Selection

<b>STATEMENT OF SIGNIFICANCE</b>	<p>What is Significant? The milking shed and stable, constructed c.1890 and extended in 1936, at 40 Walsh &amp; Gibsons Road, Driffield.</p> <p>How is it Significant? The milking shed and stable at 40 Walsh &amp; Gibsons Road, Driffield. is of local historic, aesthetic, and technical significance to Latrobe City. It is of potential technical significance to the State of Victoria.</p> <p>Why is it Significant? Historically, it is significant as a now very rare example of a selector's milking shed dating from the nineteenth century. It provides important evidence of the types of farm buildings that were erected during the first phase of settlement in the study area. (RNE criteria A.4, B.2, and D.2)</p> <p>Aesthetically, it is significant as a representative example of a vernacular farm building. (RNE criterion E.1)</p> <p>Technically, it is significant as a relatively intact example of an early vernacular farm building, which provides important evidence of rural construction techniques in the nineteenth century. It has important research potential as a building that may provide additional information about how early settlers created structures using local materials. (RNE criterion F.1)</p>
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**LEVEL** State significance

## RECOMMENDATIONS

Heritage Register Listings			
Register	Reference	Zoning	Status
Victorian Heritage Register	H		Recommended

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**Extent** The whole of the property as defined by the Title boundaries.

### **Heritage Schedule**

External Paint Controls:	On VHR:	VHR Ref No:
Internal Alteration Controls:	Prohibited Uses:	
Tree Controls:	Aboriginal Heritage Place:	
Outbuildings or Fences:	Incorporated Plan:	Incorporated Plan Details
Description:		

### **Conservation Management**

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future development or management of the property:

1. Conserve the fabric of the buildings, which is identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the place and/or provide evidence of changing architectural styles or techniques.
  2. Discourage the demolition of significant or contributory buildings unless the demolition is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
    - The fabric to be removed is not significant, or
    - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
    - It will assist in the long term conservation of the place, or
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- Note: The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the heritage place has deliberately been allowed to deteriorate.
3. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings.
  4. Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property.
  5. Ensure that the siting and design of new development does not overwhelm the historic setting of the building and the site as a whole by becoming a dominant element or by interfering with key views to and from the site.
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### **Extra Research**

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**BIBLIOGRAPHY** Context Pty Ltd, (2005), Latrobe City Heritage Study, Latrobe City, Traralgon

# STAPLEGROVE MEATWORKS

Place No. 236

**ADDRESS** Berkleys Road  
Flynns Creek

**Last Update** 3/02/2005

**DESCRIPTION** The meatworks at 'Staplegrove' is a very large bark-clad, gabled roof building, with the bark now covered by corrugated, iron and weatherboards. The weatherboards on the gabled end are split (not sawn), and are quite thin, demonstrating the skill that has gone into all aspects of the construction of this building.

The building has been modified by the addition of corrugated iron and weatherboard cladding, iron ties have also been added to help maintain stability, and a modern shed has been built on the windward side for protection The well remains today.

(Note: This description is based on the 1991 Study. Access to the property was not possible during the surveys for the 2005 Study and so further investigation is required)

There is also a mature avenue of Stone Pines (*Pinus pinea*) that lines both sides of the main drive leading to this property.

**Condition** Integrity Intact

**Threats** Key elements Building  
Tree/s

**Designer**

## HISTORY

The meat works at 'Staplegrove' were probably first built as a barn or other farm building in the 1870s and adapted as a commercial slaughterhouse in 1888 (1). James White Hagan selected the land in 1869 and built a small cottage in 1870. At this time the Gippsland railway line was being constructed and it is believed he was slaughtering and selling meat to the men working on the line (2).

'Staplegrove' meatworks was operated as a commercial abattoir by N. Birdey who was granted a slaughtering licence in 1888. A water supply was essential, and a huge well was constructed in 1888, 30ft. in diameter and 15ft deep, holding 65,000 gallons of water. Prior to it being filled, a dance was held in the well! (2)

The process of killing the beast was simple; the slaughterman, standing on a platform high above the animal would drop a pith to pierce and sever the spinal cord just behind the ears. The pith was a heavy cast iron rod, pointed at one end. Conversion of this building to an abattoir apparently involved laying a brick floor in one section of the building, adding timber partitions and constructing a slaughterman's platform.

The meatworks is a very large bark-clad, gabled roof building, with the bark now covered by corrugated, iron and weatherboards. The weatherboards on the gabled end are split (not sawn), and are quite thin, demonstrating the skill that has gone into all aspects of the construction of this building.

The building has been modified by the addition of corrugated iron and weatherboard cladding, iron ties have also been added to help maintain stability, and a modern shed has been built on the windward side for protection The well remains today.

## SOURCES

Chris Johnston (1991), Latrobe Valley Heritage Study, p.14. This study cites:

(1) 'West and South Gippsland Agricultural Committee for Victoria 150th Anniversary Celebrations.

(2) Valma Plant, personal communication

'East Gippsland Regional Planning Committee (Town and Country Planning Board) 'Sites and Features of Historical Significance in the East Gippsland Region', 1990' and 'West and South Gippsland Agricultural Committee for Victoria 150th Anniversary Celebrations.

**Creation Date** c.1870s

**Change Dates** 1888

**Associations**

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**Local Themes**

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- 2 Settling the land: Layers of settlement
- 2.2 Selection
- 3. Utilising natural resources
- 3.1 Grazing

**STATEMENT OF SIGNIFICANCE**

What is Significant?

The former meatworks at 'Staplegrave', constructed c.1870 and modified c.1888, at Berkely's Road, Flynn's Creek,

How is it Significant?

The former meatworks at 'Staplegrave' is of local historic, aesthetic, and technical significance to Latrobe City.

Why is it Significant?

Historically, it is significant as a very rare example of a nineteenth century farm building associated with the first phase of selection in the study area. It is also significant as a building adapted to become a commercial abattoir, thus illustrating the development of rural industry. It has associations with JN Birkley who operated the abattoir. (RNE criteria A.4, B.2, and D.2, H.1)

Aesthetically, it is significant as a representative example of a vernacular farm building. (RNE criterion E.1)

Technically, it is significant as perhaps the largest surviving bark-clad building in Australia (and perhaps in the World as this building type is virtually unknown elsewhere) and demonstrates construction techniques requiring considerable skill in their application. The internal fittings of the building demonstrate the commercial application of a long since replaced method of slaughtering. (RNE criterion F.1)

Scientifically, it is of horticultural significance as (RNE criteria A.3, E.1)

**LEVEL**

State significance

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**RECOMMENDATIONS**

**Heritage Register Listings**

Register	Reference	Zoning	Status
Victorian Heritage Register	H		Recommended

**Extent** The whole of the property as defined by the Title boundaries.

**Heritage Schedule**

External Paint Controls:	On VHR:	VHR Ref No:
Internal Alteration Controls:	Prohibited Uses:	
Tree Controls:	Aboriginal Heritage Place:	
Outbuildings or Fences:	Incorporated Plan:	Incorporated Plan Details
Description:		

**Conservation Management**

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#### **Extra Research**

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**BIBLIOGRAPHY** Context Pty Ltd, (2005), Latrobe City Heritage Study, Latrobe City, Traralgon

# SPEECHLEY & INGRAM ORGAN

St Andrew's Presbyterian Church

Place No. 373

**ADDRESS** Latrobe Road  
Morwell

**Last Update** 21/03/2005

**DESCRIPTION** This is a two manual organ of 12 speaking stops, which has been installed in St Andrew's Uniting Church in Latrobe Road, Morwell. It retains its original action, console, pipework and case, although the decoration of the façade pipes has been subsequently painted over.

The National Trust of Australia (Victoria) believe that this is the only example of its builders' work in Australia to remain largely intact and is tonally a particularly fine example of English organbuilding of the period.

## SOURCES

National Trust of Australia (Victoria) File No. B7028

**Condition** Mixed **Integrity** Minor Modifications

**Threats** None apparent **Key elements** Other (see description)

## Designer

## HISTORY

This two manual organ of 12 speaking stops was built in 1872 by Speechley and Ingram of Camden Town, London for a private client in Melbourne and was successively located in the Melbourne Athenaeum Hall, St Andrew's schoolroom, Brighton, St Thomas' Anglican Church, Essendon and the Methodist Church, Thornbury. In 1995-97 it was restored and relocated to its present position at St Andrew's Presbyterian Church in Morwell.

## SOURCES

National Trust of Australia (Victoria) File No. B7028

**Creation Date** 1872 **Change Dates** 1995-97

## Associations

Speechley & Ingram

## Local Themes

9. Developing cultural institutions and wa  
9.1 Religion

## STATEMENT OF SIGNIFICANCE

What is significant?

The Speechley & Ingram organ was originally created in 1872 for a private client in Melbourne and was successively located in the Melbourne Athenaeum Hall, St Andrew's schoolroom, Brighton, St Thomas' Anglican Church, Essendon and the Methodist Church, Thornbury. In 1995-97 it was restored and relocated to its present position at St Andrew's Presbyterian Church in Morwell.

How is it significant?

The Speechley & Ingram organ is of local historic and technical significance to Latrobe City.

Why is it significant?

The Speechley & Ingram organ is of historic significance as rare working example of its type and is believed to be the only example in the Gippsland region. (RNE criteria A.4, B.2)

The Speechley & Ingram organ is of technical significance as perhaps the only example of its builders' work in Australia to remain largely intact and is tonally a particularly fine example of English organbuilding of the period. (RNE criterion F.1)

## LEVEL

State significance

## RECOMMENDATIONS

### Heritage Register Listings

#### Register

#### Reference

#### Zoning

#### Status

Latrobe Planning Scheme	HO	Recommended
Victorian Heritage Register	H	Recommended

**Extent** The whole of the property as defined by the Title boundaries. The heritage place is the Speechley & Ingram Organ within the church.

### **Heritage Schedule**

External Paint Controls:	On VHR:	VHR Ref No:
Internal Alteration Controls:	Prohibited Uses:	
Tree Controls:	Aboriginal Heritage Place:	
Outbuildings or Fences:	Incorporated Plan:	Incorporated Plan Details
Description:		

### **Conservation Management**

### **Extra Research**

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**BIBLIOGRAPHY** Context Pty Ltd, (2005), Latrobe City Heritage Study, Latrobe City Council, Traralgon

# DUNEDIN

Place No. 341

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<b>ADDRESS</b>	Main Road Tyers	<b>Last Update</b>
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<b>DESCRIPTION</b>	The property was viewed from the road, however, entry was denied by owners who advised that they intend to demolish a shed and have already substantially modified house. The garden, although somewhat overgrown, appears to be intact.	
<b>Condition</b>	<b>Integrity</b>	
<b>Threats</b>	<b>Key elements</b> Buildings Garden	
<b>Designer</b>	Jean Galbraith (garden)	

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**HISTORY** This garden was developed by Jean Galbraith, a well known gardener.

Jean Galbraith's 'Garden in a Valley' was first published in 1939, at a time when war was threatening. The book was a compilation of articles she had written for 'The Garden Lover' about the garden she and her parents had been developing at their Tyers' home, 'Dunedin', since 1914. By the time the book was republished in 1985, Galbraith was a renowned botanist who had written field guides to Australian wildflowers and contributed significantly to nature conservation, as well as being a regular garden writer in *The Age*.

Living most of her life at 'Dunedin', Jean Galbraith's garden writing has inspired people throughout Australia. Although her readers may not have visited Tyers, they knew her garden intimately. The rustic gate that led into her magical 'garden in a valley' still stands on the road into Tyers.

### SOURCES

Dr Meredith Fletcher, 'Latrobe City Thematic Environmental History', 2005

**Creation Date** c.1920-

**Change Dates**

**Associations**

**Local Themes**

Jean Galbraith

2 Settling the land: Layers of settlement  
9. Developing cultural institutions and wa  
9.5 Writers and artists

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**STATEMENT OF SIGNIFICANCE** What is Significant?  
The house, constructed c., at Road Street,

How is it Significant  
The house at Road Street is of local historic, social, aesthetic, technical and scientific (horticultural) significance to Latrobe City.

Why is it Significant?  
Historically, it is significant (RNE criteria A.4, C.2, D.2, H.1)

Socially, it is significant (RNE criterion G.1)

Aesthetically, it is significant as a representative example of (RNE criterion E.1)

Technically, it is significant as (RNE criterion F.1)

Scientifically, it is of horticultural significance as (RNE criteria A.3, E.1)

**LEVEL** State significance

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### RECOMMENDATIONS

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## Heritage Register Listings

Register	Reference	Zoning	Status
Victorian Heritage Register	H		Recommended

**Extent** The whole of the property as defined by the Title boundaries.

### Heritage Schedule

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Tree Controls:	Aboriginal Heritage Place:	
Outbuildings or Fences:	Incorporated Plan:	Incorporated Plan Details
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### Conservation Management

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### Extra Research

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**BIBLIOGRAPHY** Context Pty Ltd, (2005), Latrobe City Heritage Study, Latrobe City Council, Traralgon

# THE BLUFF CAUSEWAY BRIDGE

Tyers Road Causeway Bridge

Place No. 245

**ADDRESS** Traralgon-Tyers Road  
Tyers

**Last Update** 22/03/2005

**DESCRIPTION** The Tyers Road (Bluff) Causeway Bridge is a low-level all-timber bridge of twenty-five spans, with a total length of 166 metres. According to the National Trust of Australia (Victoria):

'It retains pre-motor-era features such as squared timber stringers, lack of corbels, transverse-timber decking without running planks, and hand-hewn timber gravel beams. The absence of corbels is unique among Victoria's surviving CRB-approved and funded bridges. The bridge as a whole is unique among Victoria's old timber road bridges in having been built as a 'causeway' approach across a river floodplain, ancillary to a main river-crossing bridge.'

The Tyers Road Causeway Bridge is ... Victoria's longest surviving all-timber road bridge, and the State's second-longest transverse-timber-decked road bridge. It is the second-oldest surviving Victorian timber bridge known to have been built under Country Roads Board supervision, and the oldest known surviving C.R.B. Developmental Road bridge. It is markedly different from any other surviving Developmental road bridge, and there is no other surviving Victorian road bridge with which this unusually long and low causeway structure might justifiably be compared.' [1]

## SOURCES

[1] National Trust of Australia (Victoria) File No. B6954

<b>Condition</b>	Fair	<b>Integrity</b>	Intact
<b>Threats</b>	Neglect Redevelopment	<b>Key elements</b>	Building

## Designer

## HISTORY

A bridge has been on the site since before 1889, when tenders were invited in February of that year to tar, paint and 'screw up' the Bluff bridge. There were continuing problems among selectors wishing to gain access to Traralgon, and maintenance of the bridge was a recurring local issue. In June 1892 there were letters of protest to the Traralgon Record about the bad state of repairs to the wooden approach on the ridge's southern side. In 1903 tenders were called to re-deck the bridge, and in 1907, again after protests, tenders were called for forming, gravelling and the creation of culverts on the Tyers Road. In 1909 the bridge was again lengthened and repaired.

The present bridge was constructed in 1920-21 under Country Roads Board supervision, as part of the C.R.B. Developmental Road program. According to the The National Trust of Australia (Victoria):

'This is the second-oldest surviving Victorian timber bridge known to have been built under Country Roads Board supervision, and the oldest known surviving C.R.B. Developmental Road bridge. It is markedly different from any other surviving Developmental road bridge, and there is no other surviving Victorian road bridge with which this unusually long and low causeway structure might justifiably be compared.' [2]

Certainly, there are no other timber bridges of this age within the study area, although a number of timber bridges have been identified in neighbouring Wellington Shire.

## SOURCES

[1] Jean Court, Tyers and District, its People. Traralgon and District Historical Society, p.11.

[2] National Trust of Australia (Victoria), File No. B6954

**Creation Date** 1920-21

**Change Dates**

**Associations**

**Local Themes**

Country Roads Board

5. Transport and communications  
5.2 Bridges

**STATEMENT OF SIGNIFICANCE** What is significant?  
 The the now-unused Tyers Road Causeway Bridge is is a low-level all-timber bridge of twenty-five spans, with a total length of 166 metres, which was built in 1920-21 under the supervision of he Country Roads Board in accordance with its Developmental Roads program.

How is it significant?

The Bluff Causeway Bridge is of local historic and technical significance to Latrobe City. It is also of potential State significance.

Why is it significant?

The Bluff Causeway Bridge is of local historic significance for its associations with the early activities of the Country Roads Board in improving rural roads in Victoria. It is the second-oldest surviving Victorian timber bridge known to have been built under Country Roads Board supervision, and the oldest known surviving C.R.B. Developmental Road bridge. (RNE criteria A.4, B.2, D.2, H.1)

The Bluff Causeway Bridge is of technical significance as Victoria's longest surviving all-timber road bridge, and the State's second-longest transverse-timber-decked road bridge. This bridge retains pre-motor-era features such as squared timber stringers, lack of corbels, transverse-timber decking without running planks, and hand-hewn timber gravel beams. The absence of corbels is unique among Victoria's surviving CRB-approved and funded bridges. The bridge as a whole is unique among Victoria's old timber road bridges in having been built as a 'causeway' approach across a river floodplain, ancillary to a main river-crossing bridge. (RNE criterion F.1)

**LEVEL** State significance

**RECOMMENDATIONS**

**Heritage Register Listings**

<b>Register</b>	<b>Reference</b>	<b>Zoning</b>	<b>Status</b>
Latrobe Planning Scheme	HO		Recommended
Victorian Heritage Register	H		Recommended

**Extent** To the extent of the whole of the bridge and adjoining land to a minimum extent of 2m.

**Heritage Schedule**

External Paint Controls:	On VHR:	VHR Ref No:
Internal Alteration Controls:	Prohibited Uses:	
Tree Controls:	Aboriginal Heritage Place:	
Outbuildings or Fences:	Incorporated Plan:	Incorporated Plan Details
Description:		

**Conservation Management**

In order to conserve the heritage significance of this place, it is recommended that the following objectives, as appropriate, be given priority in the future development or management of the place:

1. Conserve the fabric of the bridge, which is identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the place and/or provide evidence of changing architectural styles or techniques.
2. Discourage the demolition of significant or contributory buildings unless the demolition is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
  - The fabric to be removed is not significant, or
  - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
  - It will assist in the long term conservation of the place, or
  - In the case of an industrial heritage place, it will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.

Note: The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the heritage place has deliberately been allowed to deteriorate.

3. Ensure that the siting and design of new development does not overwhelm the historic setting of the building and the site as a whole by becoming a dominant element or by interfering with key views to and from the site.
4. Encourage any new development near the bridge to relate and be complementary in form, scale and materials to the significant buildings and other elements, but be clearly contemporary in design.
5. Retain views of the bridge from surrounding areas.
6. In the case of subdivision of the property, encourage the retention of the significant buildings, trees and related elements on one lot.

It would be desirable to interpret the history of the bridge using signage.

**NOTE:**

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

It is therefore desirable that the information contained in this citation should be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place should be carried out by Council's Heritage Adviser or an appropriately qualified professional.

**Extra Research**

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**BIBLIOGRAPHY** Context Pty Ltd, (2005), Latrobe City Heritage Study, Latrobe City Council, Traralgon

# KOORINGAL

Place No. 256

**ADDRESS** Mac Farlane's Lane  
Yinnar

**Last Update** 8/02/2005

**DESCRIPTION** The homestead at 'Kooringal' is an asymmetrical concrete block Edwardian farmhouse with a hipped corrugated iron roof. There are concrete block chimneys and a (later?) brick chimney at rear. The concrete blocks have dimensions of 29x16cm with decorative quoins at corners and around windows and a soldier course at top of wall. The windows are double hung timber framed sash with solid concrete sills. The bullnose return verandah has been built-in at a later date. Coloured glass in front door. There is a skillion addition at rear and an internal concrete meat (cool) room.

There is a small garden with some mature trees including a Peppercorn and remnant Cypress hedge and fruit trees all in poor condition. There are no early outbuildings except an outhouse of indeterminant age.

**Condition** **Integrity** Altered

**Threats** **Key elements** Building

**Designer**

**HISTORY** This concrete block house at Kooringal was reputedly constructed c.1909 (1). Further research is required to confirm this date.

The use of materials other than timber for rural dwellings is rare not only within this municipality, but throughout the Gippsland region. If the date of construction for the homestead at 'Kooringal' can be confirmed, this would make it significant as a very early example of concrete block construction not only within the Gippsland region, but also in a State and National context. Miles Lewis (2) explains how 'concrete blocks were far more widespread than reinforced concrete houses, but the technology was entirely imported. While some British machines were available, most of them probably came from America'. Machines were advertised in Australia as early as 1908.

Lewis notes that despite the 'apparently wide acceptance of block-making machinery, references to concrete block structures are somewhat scanty'. Early examples cited by Lewis include a building in Terang from 1906, Flemington in 1908, and another in about 1912 in Black Rock. One of the first examples in New South Wales at Kurrambede, near Gunnedah, was built in 1907-08.

The advantage of concrete block machines is that they provided a relatively cheap and easy method of construction provided that a source of suitable material for making the blocks could be found nearby. Concrete blocks were also a more durable and fire-resistant form of construction when compared to wood. Bricks on the other hand required more specialist knowledge as well as the construction of a suitable kiln for firing them.

## SOURCES

(1) Latrobe City Council

(2) Miles Lewis (1988) '200 Years of Concrete in Australia' pp. 25-27

**Creation Date** c.1909

**Change Dates**

**Associations**

**Local Themes**

2 Settling the land: Layers of settlement

2.2 Selection

**STATEMENT OF SIGNIFICANCE** What is Significant?  
'Kooringal', comprising the concrete block house constructed c.1909, at Mac Farlane's Lane, Yinnar.

How is it Significant

'Kooringal' is of local historic and technical significance to Latrobe City. It is of potential

technical significance to the State of Victoria.

**Why is it Significant?**

Historically, it is significant as a representative example of a selector's house and illustrates the more substantial residences that were erected in the early part of the twentieth century as farms were made more profitable. (RNE criteria A.4, and D.2)

Historically and technically, it is significant as a very early example of a house constructed from concrete blocks and is thought to be the earliest example of this type of construction in Latrobe City, and one of the earliest in Victoria. It provides important evidence of how people in rural areas experimented with new forms of technology to overcome problems of transporting building materials to remote locations. (RNE criterion F.1)

**LEVEL** State significance

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**RECOMMENDATIONS**

**Heritage Register Listings**

<b>Register</b>	<b>Reference</b>	<b>Zoning</b>	<b>Status</b>
Victorian Heritage Register	H		Recommended

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**Extent** The whole of the property as defined by the Title boundaries.

**Heritage Schedule**

External Paint Controls:	On VHR:	VHR Ref No:
Internal Alteration Controls:	Prohibited Uses:	
Tree Controls:	Aboriginal Heritage Place:	
Outbuildings or Fences:	Incorporated Plan:	Incorporated Plan Details
Description:		

**Conservation Management**

In order to conserve the heritage significance of this place, it is recommended that the following objectives be given priority in the future development or management of the property:

1. Conserve the fabric of the buildings, which is identified as contributing to the significance of the place. This includes the original fabric as well as fabric that may demonstrate important successive stages in the historic development of the place and/or provide evidence of changing architectural styles or techniques.
2. Discourage the demolition of significant or contributory buildings unless the demolition is only of part of the building and it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
  - The fabric to be removed is not significant, or
  - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place, or
  - It will assist in the long term conservation of the place, or
  - In the case of an industrial heritage place, it will facilitate the historic use of the place and will not result in the loss of fabric considered to be primary significance.Note: The poor condition or low integrity of a heritage place should not be used as justification for its demolition, particularly if it appears the condition of the heritage place has deliberately been allowed to deteriorate.
3. Conserve significant outbuildings and maintain a visual relationship between the outbuildings and the main house in order to demonstrate the historical use of these buildings.
4. Conserve significant plantings on the property, and maintain a visual relationship between the plantings and the significant buildings on the property.
5. Ensure that the siting and design of new development does not overwhelm the historic setting of the building and the site as a whole by becoming a dominant element or by interfering with key views to and from the site.
6. Encourage any new development on the property to relate and be complementary in form, scale and materials to the significant buildings and other elements, but be clearly contemporary in design.
7. Retain views of significant building(s) and plantings from the street.
8. In the case of subdivision of the property, encourage the retention of the significant buildings, trees

and related elements on one lot.

**NOTE:**

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**Extra Research**

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