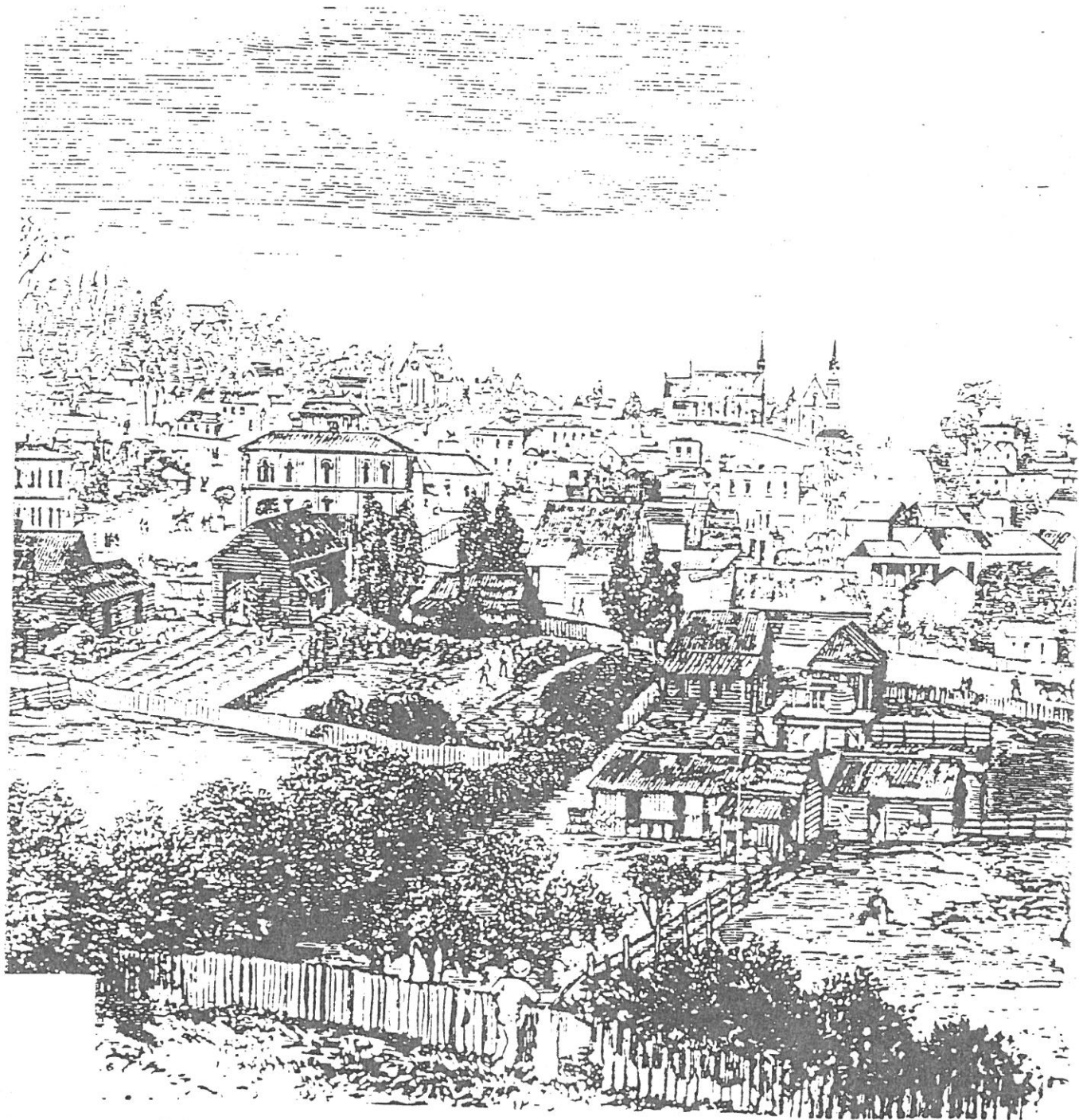


DAYLESFORD AND
HEPBURN SPRINGS
CONSERVATION STUDY
1985



SHIRE OF DAYLESFORD AND GLENLYON

DAYLESFORD AND HEPBURN SPRINGS
CONSERVATION STUDY

Prepared by:

PERROTT LYON MATHIESON PTY. LTD.,
Architects, Town Planners and Urban Designers,
18-20 Fitzroy Street
St. Kilda, VIC 3182

in association with:

ANDREW WARD,
Architectural Historian,
109 Wattletree Road,
Armadale, Vic. 3143.

DECEMBER 1985.

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SUMMARY OF RECOMMENDATIONS

This Conservation Study, which was conducted during 1984 for the Shire of Daylesford and Glenlyon, covers the urban areas of Daylesford, and Hepburn Springs.

It has resulted in the listing of a total of 230 buildings as being items of importance to the heritage of the survey area and makes recommendations concerning their future care which is seen to be a co-operative endeavour between Council and the community in sections 4 and 5 of this report.

Set down below is a list of the most urgent recommendations, which are complemented by the others noted above, and which it is proposed Council address as a matter of priority.

1. That Council approve the inclusion of a total of 82 buildings, designated in this study as being of statewide and regional importance, in its forthcoming planning scheme by means of the provisions of clause 8 of the third schedule to the Town and Country Planning Act of 1981.
2. That Council approve the designation of eight historic precincts as "Areas of Special Significance" in its forthcoming planning scheme, by means of the provisions of clause 8A and 8B of the third schedule to the Town and Country Planning Act of 1981, those areas being described in this report as follows:
 - the Railway precinct
 - the Vincent Street commercial precinct
 - the Churches precinct
 - the Albert Street precinct
 - the Mining precinct
 - the Wombat Hill Gardens precinct
 - the Wills Square precinct
 - the Hepburn Mineral Springs precinct
3. That Council have prepared a "Streetscape Strategy" outlining the nature of works to be encouraged within the Vincent Street Commercial precinct with a view to enhancing historic character and amenity and forming a document outlining Council policy and being complementary to the forthcoming planning scheme. This document will constitute a positive guide to property owners and serve as a basis upon which planning applications to alter buildings shall be assessed by Council.
4. That Council assist with the restoration of the former Victoria Hotel verandah by offering appropriate technical support and by supporting applications to register this building on the register of the National Estate and the State Historic Buildings register. It is also recommended that Council explore other available avenues for funding these works.

5. That Council negotiate with the Victoria Police Department to render the former Police Magistrate's residence habitable, with a view to bringing it into use, again, as a house.
6. That Council re-erect the former Wombat Hill gardens rotunda in its original location within the gardens. It is recommended as a part of this proposal, that appropriate technical advice be provided within the funding arrangement, to ensure that re-instatement is properly achieved.
7. That Council take steps to achieve the restoration of the fire damaged cottage in Grant Street, by discussion with its owner, and by recognition of its possible future role as a visitors' centre for the mining precinct.
8. That Council seek to refurbish the Queen Victoria fountain as part of an overall plan to improve the amenity of Wills Square.
9. That Council seek expert advice, when appropriate, with regard to the assessment of planning applications within designated "areas of special significance" in its planning scheme.
10. That Council seek funding for a heritage advisory service with the support of the Ministry for Planning and Environment.

1. INTRODUCTION

In December 1983, the Shire of Daylesford and Glenlyon appointed Perrott Lyon Mathieson Pty. Ltd. in association with Andrew Ward to prepare a Conservation Study of the township areas of Daylesford and Hepburn Springs (figure 1.1). The study was funded equally by a National Estate grant from the Australian Heritage Commission and by the Shire of Daylesford and Glenlyon.

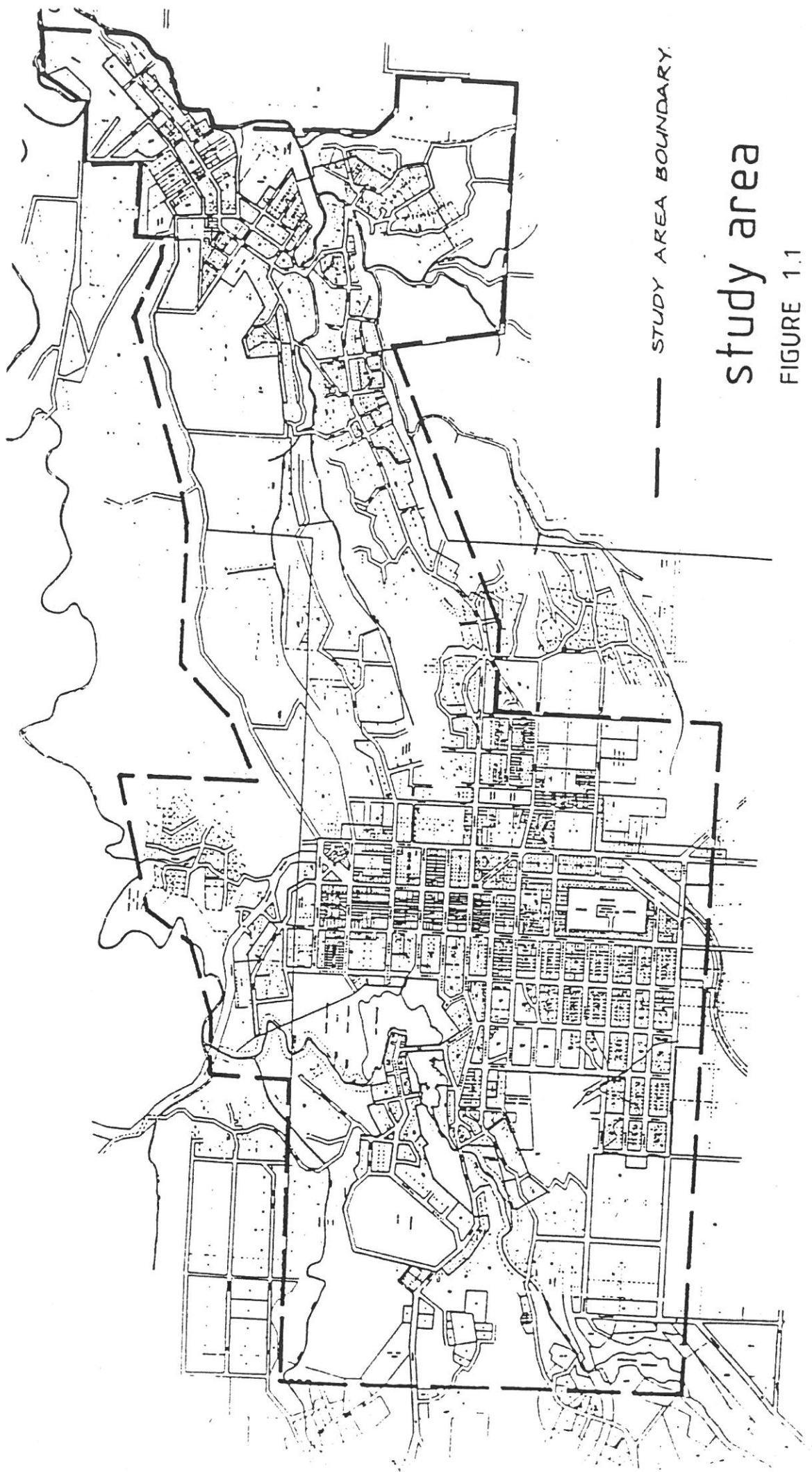
This conservation study has been prepared concurrently with a strategy plan for Daylesford and Hepburn Springs, and both of these studies precede the preparation of a town planning scheme. The conservation study is particularly significant to the proposed town planning scheme which will assist in the provision of appropriate mechanisms to ensure the maintenance and enhancement of the buildings and areas that contribute to the historic character of Daylesford and Hepburn Springs.

The basic philosophy underlying a conservation study such as this is to identify the things that should be kept in order to retain the essence of what gives various parts of Australia their uniqueness and individuality. This individuality is composed of aspects of the man-made environment - both built and cultural - as well as the natural environment.

Daylesford and Hepburn Springs' individuality and significance today hinges upon its built heritage, which reflects its history as one of Victoria's major gold towns of the mid to late 1800's.

This study is mainly concerned about identifying a range of buildings, items and precincts that are unique to Daylesford and Hepburn Springs. It has resulted in the identification of 230 buildings, described in the heritage inventory, eight historic precincts and a further seven significant groups of historic features.

The survey has specifically excluded detailed field work in the Forest Commission reserves and mineral springs generally. Similarly, it presents the results of an overview of historic mining sites and landscape features within the survey area. Further studies of these aspects are recommended as a necessary complement to this survey.



— STUDY AREA BOUNDARY

study area

FIGURE 1.1

1.2

SURVEY OBJECTIVES

The three principal objectives of the survey were:

- (i) to identify those buildings, groups of buildings, streetscapes and precincts which could be considered suitable for inclusion on the Historic Buildings and National Estate registers;
- (ii) to identify those buildings, groups of buildings, streetscapes and precincts which should receive special consideration for conservation and enhancement by the Shire of Daylesford and Glenlyon in development control procedures to be included in the forthcoming preparation of a statutory town planning scheme; and
- (iii) to make any other recommendations for the Council as was deemed appropriate with regard to the conservation and enhancement of items or areas in the Daylesford and Hepburn Springs township area.

1.3

SURVEY METHODOLOGY

The initial phase in the preparation of the study report involved a field survey of the area indicated on figure 1.1. Each building or feature was assessed in terms of the following criteria, prior to inclusion in a draft listing of heritage items.

1.3.1

Architectural Character

Items were assessed in terms of the extent to which they were representative and expressive of known architectural styles and periods of development. Examples of locally developed building and design practices were also identified and evaluated in terms of their contribution to overall character.

1.3.2

Associations

Where known, an item's associations with the social and economic development of the survey area were taken into account prior to inclusion on the draft listing. Examples encountered ranged from buildings situated in former centres of economic importance to others which were representative of important people in the development of the townships within the area under study. Religious, industrial and ethnic associations were also taken into account.

1.3.3 Condition

The physical condition of items surveyed also influenced the process of assessment, buildings in poor condition being included in the draft listing only if there were no other similar examples available within the survey area, or if they stood apart from other similar examples for specific reasons.

1.3.4 Integrity

The extent to which the initial architectural character of an item had been altered over time was assessed and allowed to influence selection. In some instances, alteration had served to enhance buildings, whereas in others, and more commonly, they had actually downgraded the quality of individual items.

Upon the completion of the inventory, an overall assessment of the relative importance of individual items was undertaken. It was complemented by a process of research, designed in the first instance to enable the importance of buildings to be determined in the light of the history of the townships concerned, and in the second, to enable a better understanding of a building's individual history to be obtained.

This research involved using a wide range of source material both in Daylesford and Hepburn Springs, and elsewhere. Local sources are noted in the Heritage Inventory and included:

- . Council rate books
- . the Daylesford and District Historical Society collection
- . early newspapers, including the "Daylesford Advocate" and the "Daylesford Mercury and Express".

Sources used in Melbourne included:

- . the Latrobe and State Library Collections
- . the Royal Historical Society Library
- . the Public Record Office Collection
- . the Prahran Mechanic's Institute Library
- . the Commonwealth Archives

Information was also obtained from private collections, published material and through interview.

The completed inventory permitted the process of identifying and evaluating areas of historic importance to commence.

A total of eight precincts were designated as follows:

- . Vincent Street commercial precinct
- . Churches precinct
- . Albert Street precinct
- . Railway precinct
- . Wombat Hill Gardens precinct
- . Mining precinct
- . Hepburn Mineral Springs precinct
- . Wills Square precinct

These are complemented by a number of significant building groups, described in Section 4.10, and have been presented for consideration by Council in terms of their historical development and significance and recommended actions for future management. Indeed, it is the Consultant's belief that a conservation study such as this would be of little use to anyone unless it outlined a management strategy for the townships' heritage of buildings and places growing out of the pressures of education noted above and also reflecting the concern for their heritage expressed by many individuals encountered during the survey.

Section 4, therefore, presents individual actions which could be undertaken at precinct level, whilst Section 5 outlines a management strategy having general applicability. It is specifically addressed to Council members, community organisations, as well as to the owners and occupiers of historic and other properties affected by the study recommendations.