

4. PRECINCTS

4.1 INTRODUCTION

In this study, the term precinct is used to describe areas within which significant numbers of historic features are situated. Precincts may be situated in close proximity to each other, or scattered amongst other surveyed items, but in sufficient numbers to establish the character of the particular area.

The importance of the precincts arises from the fact that the human eye rarely perceives a particular structure in isolation, but rather within the context of its surroundings, which usually include the immediate street environment and adjoining properties. As a consequence, it is important that this context be sympathetic towards the structure in question. Indeed, where a number of historic features are concerned, the immediate surroundings merge to establish the precinct's character over a wide area. Thus a precinct may typically consist of a number of historic buildings, described individually in the Inventory, and be complemented by other manmade elements and natural elements which combine to form its overall character. Within the survey area, the relationship between these components varies with each precinct.

At varying levels of importance, groups of buildings have also been identified in the survey, and are presented here. They are at times situated within a precinct and perceived as a unit, and in other instances, situated in surroundings not considered to be of historic importance. They form key elements within designated precincts and are of critical importance to them. In other situations, they add to the character of the street environment but may be situated on one side of the street only, or are sufficiently isolated to be merely supportive rather than dominant elements in its character.

It is intended that the description of each precinct and the proposals for management will provide input for Council's planning scheme by means of the provisions of clause 8 of the third schedule to the Town and Country Planning Act. This aspect is developed further in section 5.

The proposals for management are particularly intended to offer guidance to Council, and Council officers, when assessing the impact on historic character of specific development proposals within each precinct.

4.2 VINCENT STREET COMMERCIAL PRECINCT

4.2.1 Location

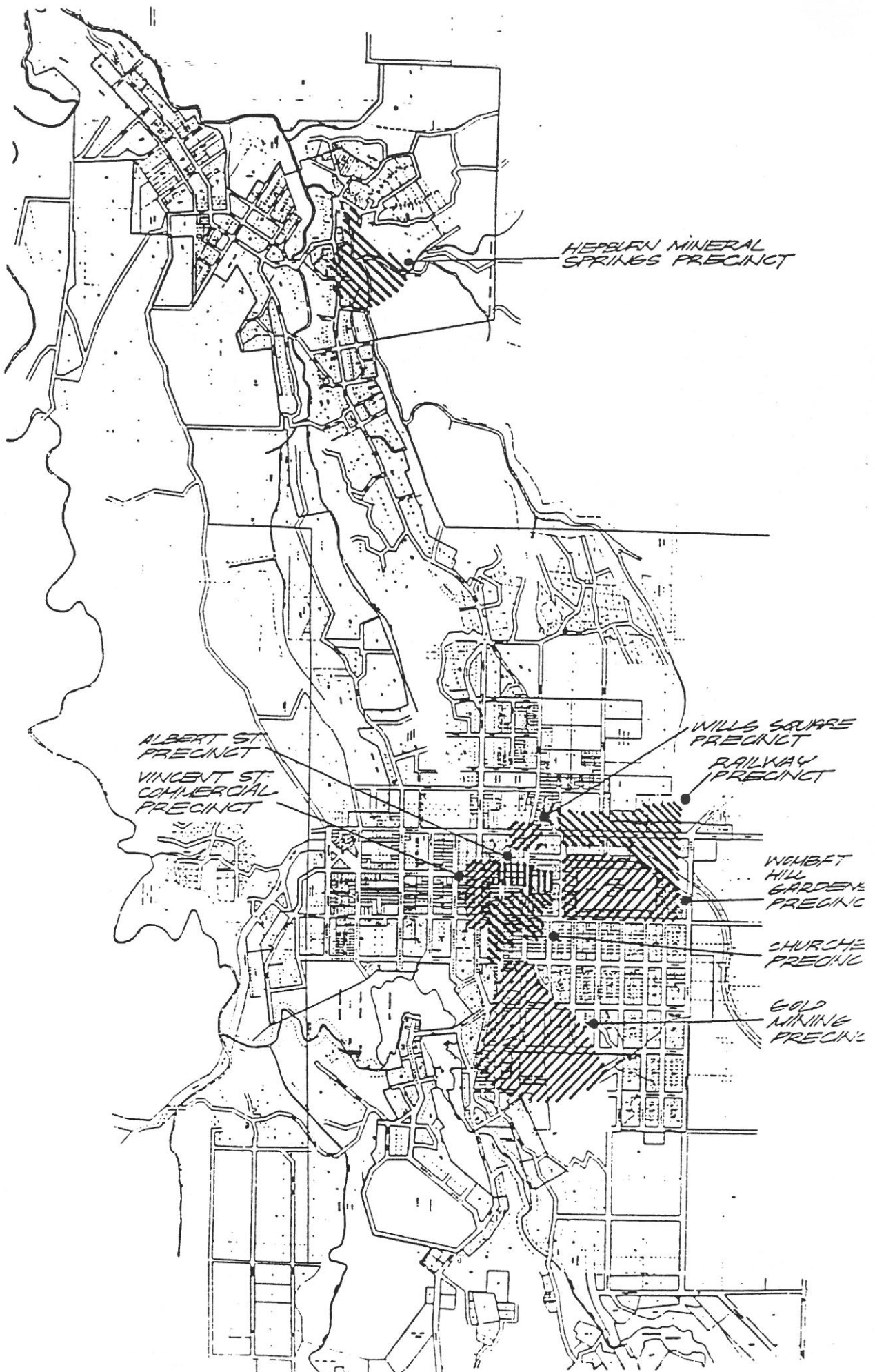
The location of this precinct is shown on figure 4.1 and described in greater detail in figure 4.2. It occupies the principal area of commercial activity within the Daylesford township and runs north along Vincent Street from the Central Springs Road (formerly Victoria Street) intersection to Burke Square, and includes certain buildings in Albert Street which impinge upon the activities of Vincent Street.

4.2.2 Development

The growth of the Vincent Street centre has been outlined in section 2.5 and takes into account the coincidence of roughly formed tracks with that of Vincent Street and the two squares. It outlines the rapid shift in the location of the original shopping area from Wombat Flat to the higher land at the eastern ends of Ruthven and Bleakely Street and finally depicts the scene in the 1860's following its shift again north to its present location. At that time, however, as is demonstrated in Figure 2.6 Daylesford's commercial centre commenced at Ruthven Street in the south and extended north in a continuous strip as far as Raglan Street, with off shoots along Howe Street to Wills Square, along Albert Street to Bridport and Camp Streets, and along Victoria and Stanbridge Streets a short distance to the east.

Apart from its size, the essential changes which have occurred since the 1850's relate to the following sub-areas:

- . Vincent Street South has collapsed as an important component of the centre, following the closure and almost total demolition of its former shops and hotels. The Market reserve, situated at the south-west corner of Victoria Street, has been replaced over the years with a number of public utilities, commencing during the late 1860's with the construction of the post office and concluding in the 1920's with the removal of the Market reserve shops facing Vincent Street.
- . The transfer of the post and telegraph office from the south-east corner of Stanbridge Street to its present location is linked with the shift of the commercial centre further to the north.



HEPBURN MINERAL
SPRINGS PRECINCT

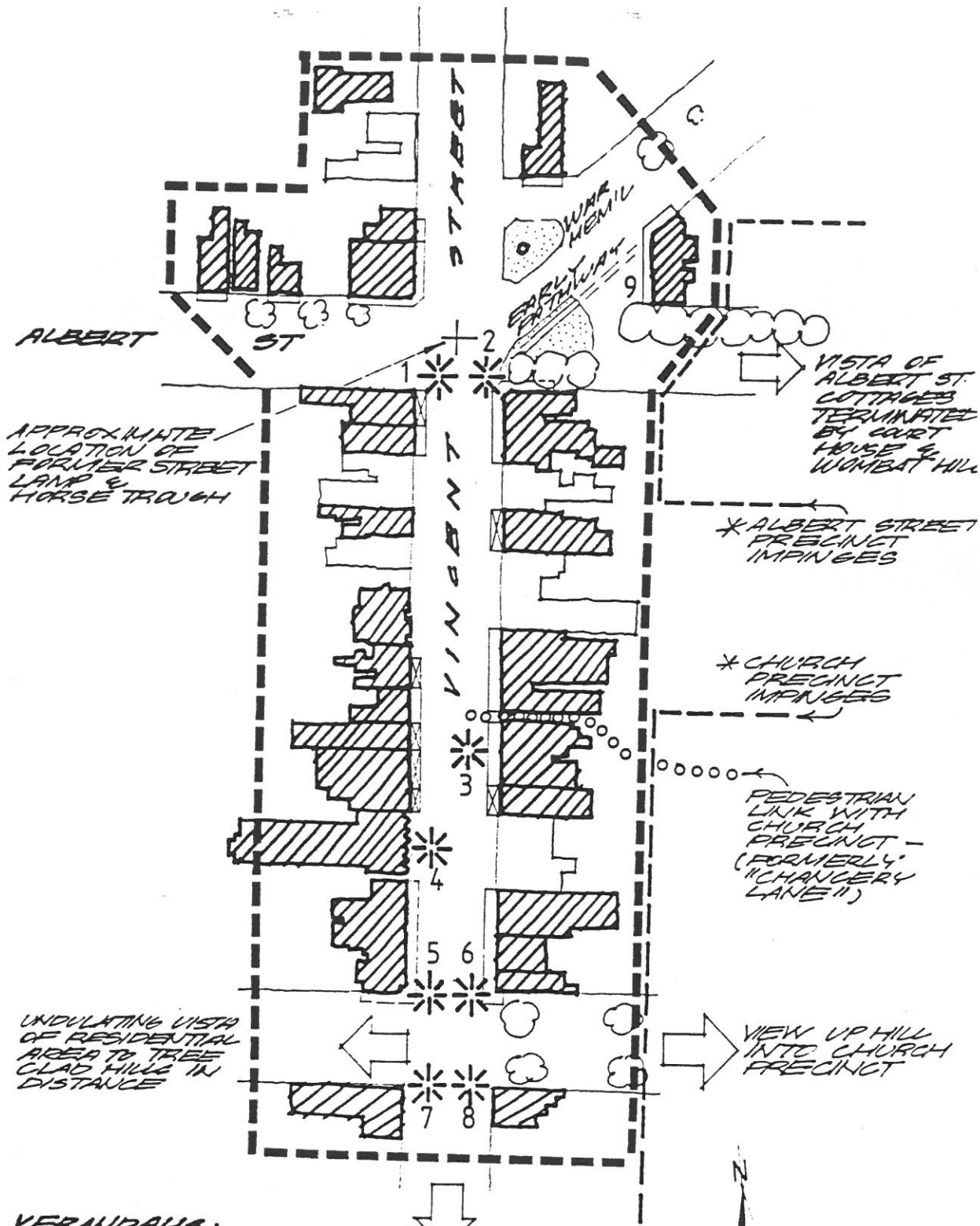
ALBERT ST
PRECINCT
VINCENT ST
COMMERCIAL
PRECINCT

WILLS SQUARE
PRECINCT
RAILWAY
PRECINCT

WOMBEY
HILL
GARDENS
PRECINCT

CHURCHE
PRECINCT

GOLD
MINING
PRECINCT



VERANDAHS:

-  SYMPATHETIC
-  UNSYMPATHETIC
-  REMOVED

- 1 FORMER "PRINCE OF WALES" HOTEL
- 2 "ROYAL" HOTEL
- 3 FORMER "VICTORIA" HOTEL
- 4 TOWN HALL
- 5 FORMER "BELVEDERE" HOUSE
- 6 "GREENS DRAPERY"

FALLING VISTA TO DISTANT TREE CLAD HILLS WITH FMR. "FIRE BRIGADE" HOTEL IN FOREGROUND

- 7 POST OFFICE
- 8 FORMER "BANK OF VICTORIA"
- 9 "DAYLESFORD" HOTEL

vincent street
commercial
precinct 1:2000

FIGURE 4.2

- . The decline of the other extremities of the centre, particularly including the section in Vincent Street to the north of Burke Square, and the Raglan Street frontage.
- . The extent of change in Howe Street which, although remaining largely in use for commercial purposes, has been substantially rebuilt.

In recent years, minor changes have included verandah reconstruction, advertising signage changes, shopfront alterations and the introduction of contemporary colour schemes. The building stock from the main period of construction and consolidation extending from the 1860's to the 1880's, however, remains substantially intact.

4.2.3 Description and Significance

The important features of the precinct are shown on figure 4.2. There are two important building sub groups within it which are perceived as a unit and should therefore be considered as such in the face of future proposals for development. They are situated at the points of entry to the precinct and are described as follows:

- . Burke Square
 - former "Prince of Wales" Hotel
 - "Royal" Hotel
 - former "Daylesford", now "Commercial" Hotel
 - former "Blackwell and Curle's" hardware store
 - north-west corner Albert and Vincent Streets
- . Victoria Street/Vincent Street corner
 - Post Office
 - former "Belvedere House", now Hotel
 - "Green's" Drapery
 - former "Bank of Victoria"

Burke Square retains its original open character, as opposed to Wills Square, whilst the "Royal" Hotel, although substantially rebuilt in 1916, presents a two storeyed Edwardian verandah to the Square. Together with the former "Prince of Wales" building, it marks the northern approach to the shopping precinct with a style redolent of Daylesford's guest house era. Important elements to be protected or reinstated here are as follows:

- . the War Memorial
- . the former street lamp and trough



In this precinct, the street facade is continuous although a right of way formerly known as Chancery Lane separates the "Rex" Theatre from the former "Victoria" Hotel and at one time had business premises along its length. Today it offers a linkage with the church precinct in Duke Street and has the potential to be upgraded in the form of a landscaped pedestrian pathway, improving access to the centre and adding interest to the commercial precinct. The spire of St. Andrews Church is an arresting termination to the vista opened up by this laneway.

4.2.4 Listed Heritage Items within Precinct

Vincent Street (west side):

- . Post Office
- . former "Belvedere House", now the "Belvedere" Hotel
- . Town Hall
- . "Coopers" Building
- . "Clough's" Supermarket
- . Nos. 62-66

- . Nos. 56-60
- . No. 54 (ANZ Bank)
- . No. 46 (Porcelain Art Gallery)
- . former Pantechicon building (Dwan's garage)
- . former "Prince of Wales" Hotel, Nos. 28-30
- . north-west corner Albert and Vincent Streets
(Foodland)
- . No. 22
- . Masonic Hall

Vincent Street (east side)

- . former Bank of Victoria (Wombat Hill Antiques)
- . No. 89 (Green's Drapery)
- . Nos. 83-85 (Poachers Restaurant)
- . No. 87 (Lyndsay Stewart's Estate Agency)
- . No. 81 (Jenkins and Thomas)
- . Nos. 63-65 (Alpha Hall)
- . former "Victoria" Hotel
- . former "Rex" Theatre complex
- . Nos. 35-37 (McNamara's butchery and drapers)
- . "Royal" Hotel
- . former "Daylesford" Hotel (Commercial Hotel)
- . former "Blackwell and Curle's" ironmongery

Albert Street (north side)

- . No. 25
- . No. 29
- . former Salvation Army headquarters

In section 4.2.3 comments have been made with regard to specific buildings, proposing levels of protection, and listing other items which might be either protected or reinstated. Several matters, however, have general applicability to the precinct and are noted below. It is important to bear in mind, however, that they have been framed not so much with a view to restoring the centre to a particular date in its historical development, as has occurred in towns such as Beechworth and Maldon, but rather with a view to enhancing overall environmental quality by introducing measures which have an empathy with the historic character of the precinct.

Colour Schemes: Within the precinct owners of listed buildings should be encouraged to use external colours fashionable during the late Victorian and Edwardian eras. Such a policy should discourage non-compatible colours, such as the red of the Coopers Building which detracts from the dignity of the Town Hall facade.

Verandahs: The figure shows a number of unsympathetically conceived cantilever verandahs which have been hung off Victorian facades during this century. The Coopers Building, again, is a notable example. The Council should encourage the reinstatement of posted verandahs, when opportunities present themselves, as has already occurred in a number of instances. By the same token, buildings which never had verandahs, such as the former State Savings Bank building should be retained in this state.

Shopfronts: A number of intact shopfronts remain in the precinct. They should be retained whilst in other situations applications for new shopfronts in listed buildings should be assessed in the light of their visual impact on the historic character of the building prior to the issue of a permit. Factors to be considered might include the retention or reinstatement of ingoes, and the use of timber as opposed to aluminium framing.

Signage: Advertising signage should be controlled with a view to ensuring that it complements building form, as at Greens Drapery, rather than conflicts with it, as at Dwans Garage and the former Prince of Wales Hotel building. The owners of listed buildings should be encouraged to use type faces and colours typical of their era and to locate signs in the panels originally designed for this purpose.

Street Furniture: Should be well designed and, when appropriate, of an historic character. Thus the power poles, traffic directional signs, seats and medians offer scope for improvement in this regard. Work has already commenced reinstating early street lamps and this should be continued by reference to early photographs.

Street Facade Control: As a means of clarifying its objectives for individual properties, it is recommended that Council have schematic street elevations prepared outlining its expectations for the future management of each site within the precinct in terms of such factors as -

- . shopfront reinstatement
- . verandah reinstatement
- . advertising control
- . building stabilisation
- . new building - form and scale control

Such a document prepared in conjunction with the recommendations concerning community consultation outlined in section 5, will assist both Council and property owners in determining their approach to development in a manner consistent with the proposed objective of enhancing the precinct's historic character.

Statutory protection of the precinct's historic character should be established by designation as an area of special significance in Council's planning scheme.

4.3 CHURCHES PRECINCT

4.3.1 Location

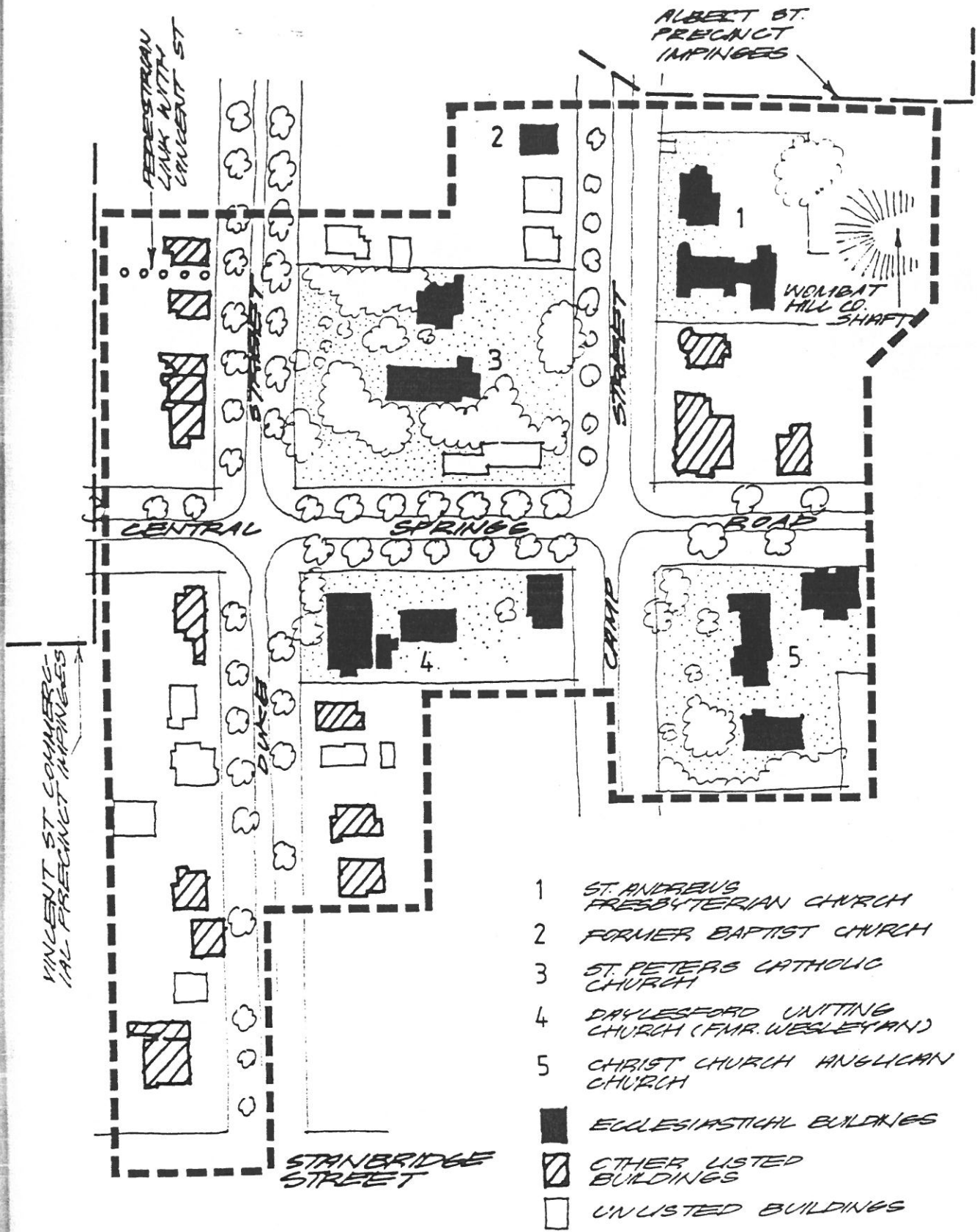
The location of this precinct is shown on figure 4.1 and described in greater detail in figure 4.3. It occupies the western slopes of Wombat Hill in the vicinity of the churches, which are concentrated at the intersections of Central Springs Road and Duke and Camp Streets.

4.3.2 Development

The land in this precinct was alienated during the early Crown Land sales of the mid 1850's, due principally to its elevated aspect and proximity to the Vincent Street centre. Construction of the surviving churches and associated buildings commenced during the 1850's and continued into this century, with St. Andrews Presbyterian Church being built to replace the original timber building as late as 1905. Similarly, the housing stock includes cottages dating from the earliest phase of construction during the 1850's and 1860's and larger residences extending into the Edwardian era. Development halted around this time and has never been recommenced.

4.3.3 Description and Significance

The essential characteristics of this precinct which are responsible for its importance at a state-wide level include the architecture and juxtaposition of the churches themselves, its scenic location, which overlooks the Vincent Street centre, the historic gardens settings and by no means least, its degree of intactness.



- 1 ST. ANDREW'S PRESBYTERIAN CHURCH
- 2 FORMER BAPTIST CHURCH
- 3 ST. PETERS CATHOLIC CHURCH
- 4 DAYLESFORD UNITING CHURCH (FORM. WESLEYAN)
- 5 CHRIST CHURCH ANGLICAN CHURCH

- ECCLESIASTICAL BUILDINGS
- ▨ OTHER LISTED BUILDINGS
- UNLISTED BUILDINGS

churches
precinct 1:2000

FIGURE 4.3

In Camp Street, an intimate scale is achieved by means of tree plantings and the face of the cut formed by the roadway itself. The land form falls away sharply along its western alignment, affording dramatic distant vistas framed by buildings and trees, in the foreground, as illustrated below.



The vantage points from which spectacular and unusual views of well known landmarks within the precinct and township can be obtained become more frequent at the eastern extremity of the precinct. Great potential exists here for the introduction of a walking track, taking in such features as the Wombat Hill Company's overburden dump - as a resting place and viewing platform - the lock-up and former police residence area at the back of the Court House, and descending when appropriate to street level in Camp Street or Central Springs Road.

The architecture of the precinct is described in the Heritage Inventory. It is complemented by the following important elements:

- sympathetic front fences, including the stone wall to St. Andrews and the hedge rows to

St. Peters. Cypress hedges and lower privet hedges, crimped wire fences and pickets, and old brick fences make their own contribution to the precinct's charm.

- . road edge treatments, including gravel and grassed shoulders constitute important "country town" elements, as do the stone faced culverts in Central Springs Road.
- . the mature treed avenues and private gardens exhibiting mature examples of Victorian tree plantings, indicated on the figure.
- . the public seating, provided strategically at intersections, up the steep face of Wombat Hill.

The level of intrusion into the churches precinct is low, being limited to four post-Edwardian residential buildings, a number of timber and wire mesh fences, and redeemable alterations to the fabric of its early building stock.

4.3.4 Listed Heritage Items within Precinct

Camp Street (west side)

- . Former Baptist Church

Camp Street (east side)

- . St. Andrews Presbyterian Church buildings
- . Christ Church Anglican Church buildings

Duke Street (west side)

- . St. Peters Catholic Church
- . Daylesford Uniting Church
- . 17 Duke Street
- . 21 Duke Street : "Toreki"
- . 23 Duke Street

Duke Street (east side)

- . 10 Duke Street
- . 12 Duke Street
- . 14 Duke Street
- . 16 Duke Street : "Modella"
- . "Mount Stuart House"

- . 58 Central Springs Road : "Kenmore"
- . 22 Duke Street
- . 26 Duke Street : "The Rest"
- . 28-30 Duke Street
- . former "Holyrood House"

4.3.5 Management

Council should encourage policies which retain the historic buildings and gardens within the precinct and discourage the further introduction of unsympathetic elements such as modern fencing and the extension of concrete kerb and channel drainage lines. The following actions are recommended:

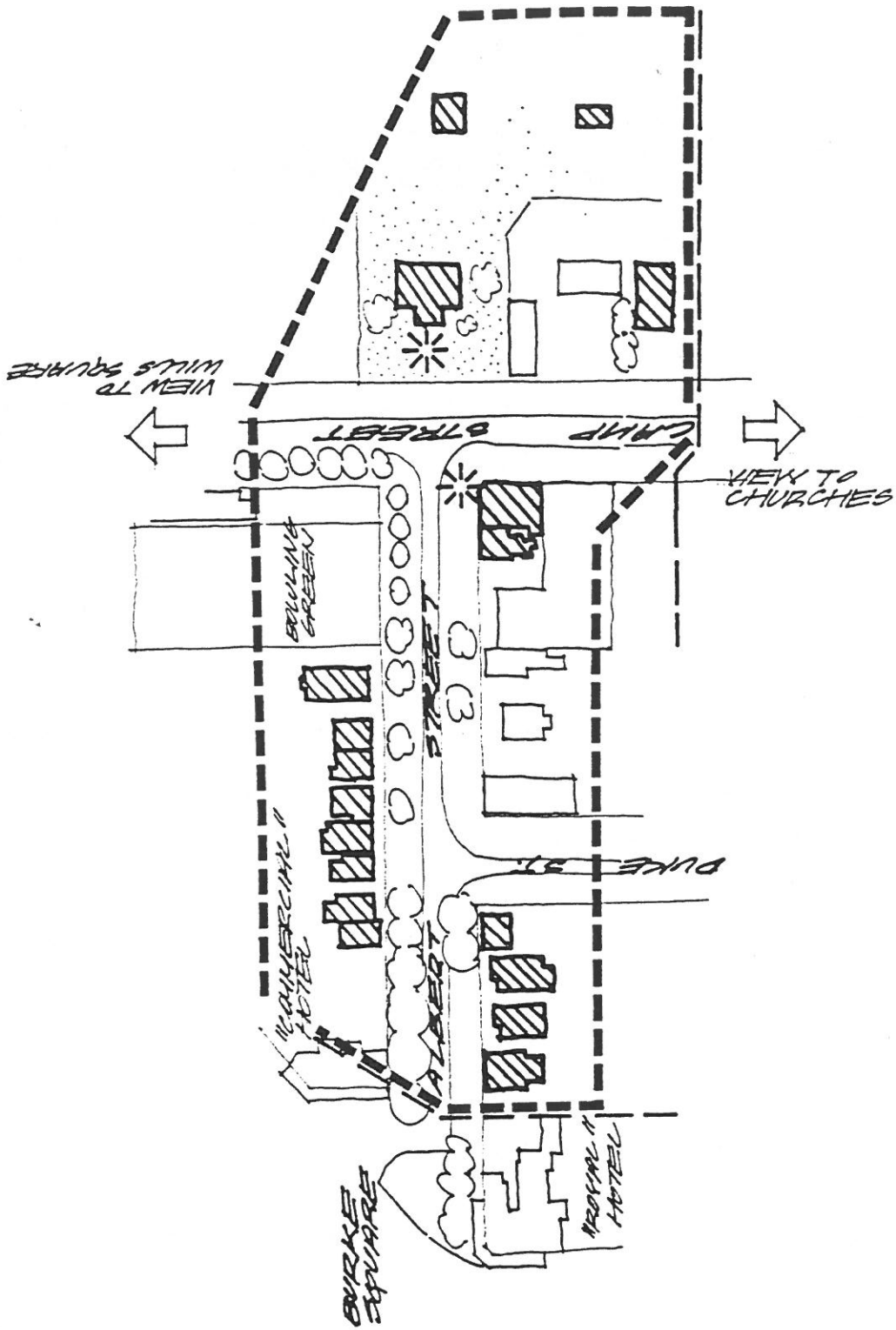
- . Remove street pole at south-west corner of Central Springs Road and Camp Street.
- . Consider extension of existing tree plantings along east side of Camp Street.
- . Incorporate precinct within scenic walk, noted in section 5.
- . Curtail the extension of concrete kerbs and footpaths, where feasible, and use asphalt pavement generally in preference to concrete. Provide post and rail protection to stone faced culverts at crossing points in the manner well demonstrated at Maldon.
- . Designate this precinct as an area of special significance within the planning scheme with provisions to be administered in the manner outlined in section 5.

Any new buildings should conform in architectural scale and materials to the predominantly historic character of the precinct's buildings.

4.4 ALBERT STREET PRECINCT

4.4.1 Location

The location of this precinct is shown on figure 4.1 and described in greater detail in figure 4.4. It occupies the eastern end of Albert Street terminating at the Court House complex of buildings, and is visible from most of the township, having an elevated aspect on the western face of Wombat Hill.



albert street
precinct 1:2000

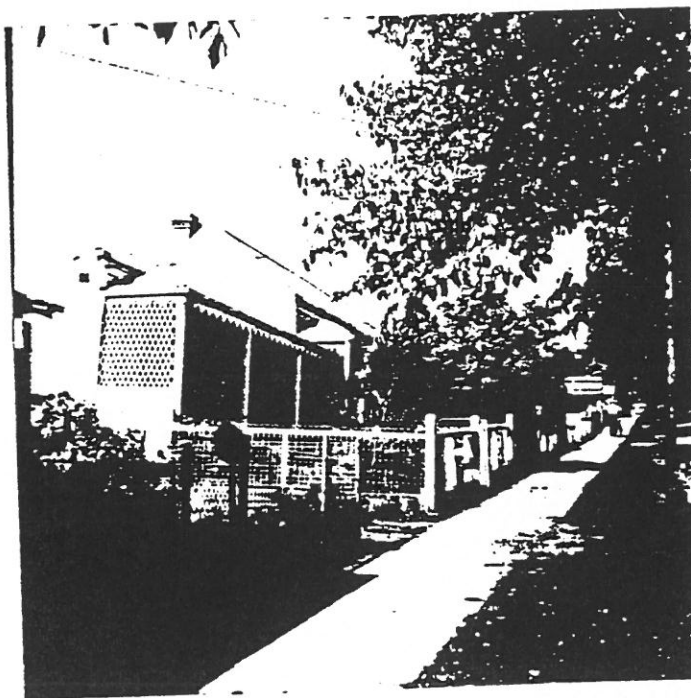
FIGURE 4.4

4.4.2 Development

The land bordering both sides of Albert Street was sold off in the early land sales of the mid 1850's and developed soon afterwards, the northern side taking on its present form during this initial developmental phase. On the south side of Albert Street, between Vincent and Duke Streets, the blacksmiths' premises and "Uncle Ned's Bowling Alley" of the 1860's have largely been replaced, although the Daylesford Tyre Service building remains as the last vestige of this phase of development of the Vincent Street commercial centre. Further to the east, recent development intrudes into the precinct whilst at the Camp Street corner the Court House and Albert Hotel complexes both date from the early 1860's.

4.4.3 Description and Significance

The over-riding quality of this precinct is its degree of intactness, which reaches a high point along the north side of the street, extending to the Camp Street intersection. Weatherboard cottages, commencing at No. 17, which is a two storeyed verandahed building, are situated cheek by jowl in a continuous row up the steeply sloping contours of the street with such common features as iron roofs, usually gabled, sometimes hipped, symmetrical front elevations, posted verandahs, and neat gardens with low fences.



They are complemented by the avenue of mature trees located on both sides of the street and focussing attention on the elevated court house facade at the precinct's east end. This is an important building in its own right and one which is visible from many areas within the township, yet nowhere more dramatically than in Albert Street itself, which, to the west of Burke Square, becomes the Midland Highway and the principal road route to Castlemaine and Ballarat. Above it and to the right are the abandoned police residence and lock-up, whilst the former Albert Hotel confronts them all at the south-west corner of Camp Street.

Burke Square terminates the precinct at its lower end, the "Royal" and "Daylesford" hotels marking the point of entry in a leafy setting formed by the mature elm trees, the seats and shady verandahs of the pubs.

This precinct is in many respects a "complete statement", being terminated forcefully at both ends and linked strongly by its weatherboard cottages. The Duke Street corner, where the SEC building now stands, constitutes the one disruptive element.

4.4.4

Listed Heritage Items within Precinct

Albert Street (north side)

- . "Daylesford" Hotel
- . No. 17
- . No. 15 : "Edina"
- . No. 13
- . No. 11
- . No. 9
- . No. 7
- . No. 5 : "Morvah"
- . No. 3 : "Kooninga"

Albert Street (south side)

- . "Royal" Hotel
- . No. 18 : "Dunlop Tyre Service"
- . Nos. 14, 16

- . No. 12, professional offices
- . No. 2
- . former "Albert" Hotel

Camp Street

- . Court House complex, including court house, police residence, lock-up and former receipt and pay office.

4.4.5 Management

Council should address the following issues concerning the future care of this precinct:

- . Court House complex: negotiate with Victoria Police Department to provide for a new use for the former police residence and undertake maintenance of lock-up. Relocate SEC power pole away from court house facade. Negotiate to have picket fence reinstated.
- . Develop policies to maintain "status quo" of north side cottages. Discourage construction of unsympathetic new fences, including high fences, and car ports visible from street. Prohibit demolition without a council permit, as noted in section 5.
- . Soften impact of intrusive development on south side of Albert Street, and ensure that any new work in this area is supportive of the historic architecture of the precinct. Strengthen tree plantings on south side of Albert Street between Duke and Camp Streets.
- . Retain grassed shoulders to roadway and stone faced culverts.
- . Consider more intensive tree planting in landscaped area at Burke Square to soften visual impact of traffic when viewed from the east end of Albert Street.
- . Designate the precinct an area of special significance in Council's planning scheme, having regard for the need to protect and enhance its historic character.

4.5 RAILWAY PRECINCT

4.5.1 Location

The location of this precinct is indicated on figure 4.1 and described in more detail in figure 4.5. It occupies the north-east corner of the 1854 township survey plan and focusses on Raglan Street which forms part of the Midland Highway at this point.

4.5.2 Development

The land upon which the station ground is situated was subdivided by the Crown following completion of Frazer's survey in 1854 and sold off almost completely during the period commencing in the mid 1850's and concluding during the early 1870's. With the coming of the railway, however, in 1880 it was resumed by the Crown and resulted in the closure of Church Street and the diversion of Frazer and Hill Streets through a number of building allotments and the north-east corner of the Botanical Gardens reserve. Thus a substantial proportion of the early buildings within the precinct actually predate the railway and in the case of the Athens Hotel and the grocery opposite, no doubt have thrived because of it.

In recent years, the gradual decline in railway traffic leading eventually to its extinction with the closure of the line in 1978, has contributed to the passing of the Terminus Hotel formerly located at the entrance to the goods yard and to the cessation of trading of produce merchants opposite. Today recent development has not only taken the form of houses, but petrol filling stations, and has increased traffic movement causing a decline in residential amenity. The management of the future development of the railway station environment will continue to have a strong bearing upon the amenity of this precinct.

4.5.3 Description and Significance

This precinct is linked visually and was formerly linked functionally with the railway station which forms its southern boundary at the Frazer Street end. Commencing at the south-west corner of the Wombat Park estate, which is encircled by mature conifers, the entire precinct is tied together by the treed avenue, which runs from the cemetery in the east to Wills Square in the west. To the north, distant views of early farm houses may be obtained whilst there has been considerable residential development in recent years in the vicinity of the station yard.

The pedestrian entrance to the station is marked by cast iron lamp standards, relocated from other points in the town and fitted with "Honour Avenue" signs in lieu of lanterns. At this point, the station building itself is visible and the embankments carrying the former carriage siding and running lines appear to intrude into the Raglan Street reservation. A solitary produce shed, the adjoining shed having been demolished during the currency of this survey, faces the buffer stops and the site of the former Terminus Hotel. Beyond to the south, the Hill Street cottages overlook the precinct and form the edge to the Wombat Hill gardens. Further to the west, important elements include Densem's grocery building and the Victorian and Edwardian villas surrounding it. Together with the former "Athens" Hotel, situated at the Wombat Street intersection, they form the heart of the precinct. Here, the avenue of Linden trees in Wombat Street focusses attention on the northern entrance to the Botanical Gardens. West of Smith Street, extensive private gardens dominate the north side of Raglan Street and face three early cottages, set well back from the roadway.

Throughout the precinct, a stone faced culvert runs along the southern shoulder of the roadway and is bridged, where necessary, to facilitate pedestrian and vehicular movement.

4.5.4 Management

The importance of this precinct hinges particularly on its role as a main access route from Castlemaine and Woodend and also as an area of historic interest for the future patrons of the Central Highlands Tourist Railway who will congregate at this point.

Its amenity will be heightened by the encouragement of works which are sympathetic to its historic character and might include the gradual replacement of modern fencing with forms appropriate to its principal era of growth. The stone faced culverts and bridges should be retained and consideration given to effective landscape management within the station ground, softening the impact of parked cars and heightening the presence of the tourist railway. Any works within the station ground should accurately demonstrate departmental practice at the turn of the century and will incorporate the precise restoration of the station building itself. In this respect, Council, as the lessee, will have a role, bearing in mind that it is at present one of only six⁽³⁰⁾ registered historic buildings within the township.

The precinct should be designated an area of special significance within the Council's planning scheme, having regard to its historic importance.

4.6 WOMBAT HILL GARDENS PRECINCT

4.6.1 Location

This precinct is indicated in figure 4.1 and described in further detail in figure 4.6. It includes most of the land situated at the top of Wombat Hill and occupied by the Police camp and reserve of 1854. Today, it includes the gardens themselves, and the encircling residential properties.

4.6.2 Development

Designated as the Camp and Police Reserve in Frazer's June 1854 Survey, the site now occupied by the Botanical Gardens was gazetted in 1863 and coupled with the formation of Daly Street, to the west and the extension of Hill Street, on its northern boundary.

The public gardens reserve was laid out with attached reservations, linking them with each bordering street frontage. The three pedestrian entrances remain today, picturesque and overgrown, whilst the road entry off Central Springs Road is well used, and has had its original gates replaced.

Their formation was rendered necessary by the subdivision of some 64 residential allotments around the perimeter of the gardens reserve and resulting in its isolation from the public street network. Apparently, the blocks thereby provided were not eagerly sought after, for those occupying the south-eastern corner of the street block have since been added to the gardens, whilst the development of the remaining lots has been sporadic.

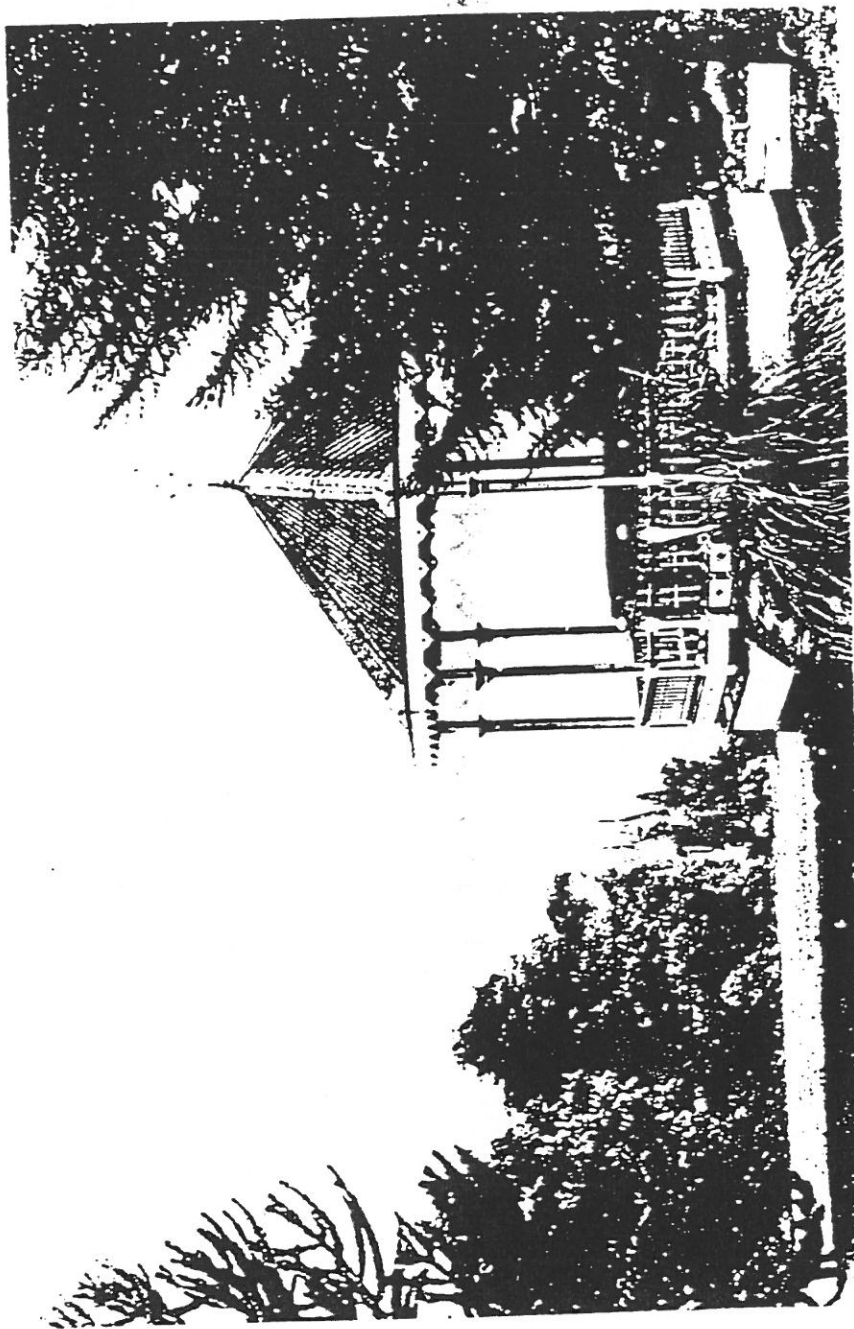
In 1880, the opening of the branch railway from Karlsruhe resulted in the re-alignment of the precinct's north-east corner, to make way for the station ground.

Since that time, there have been few changes within the precinct.

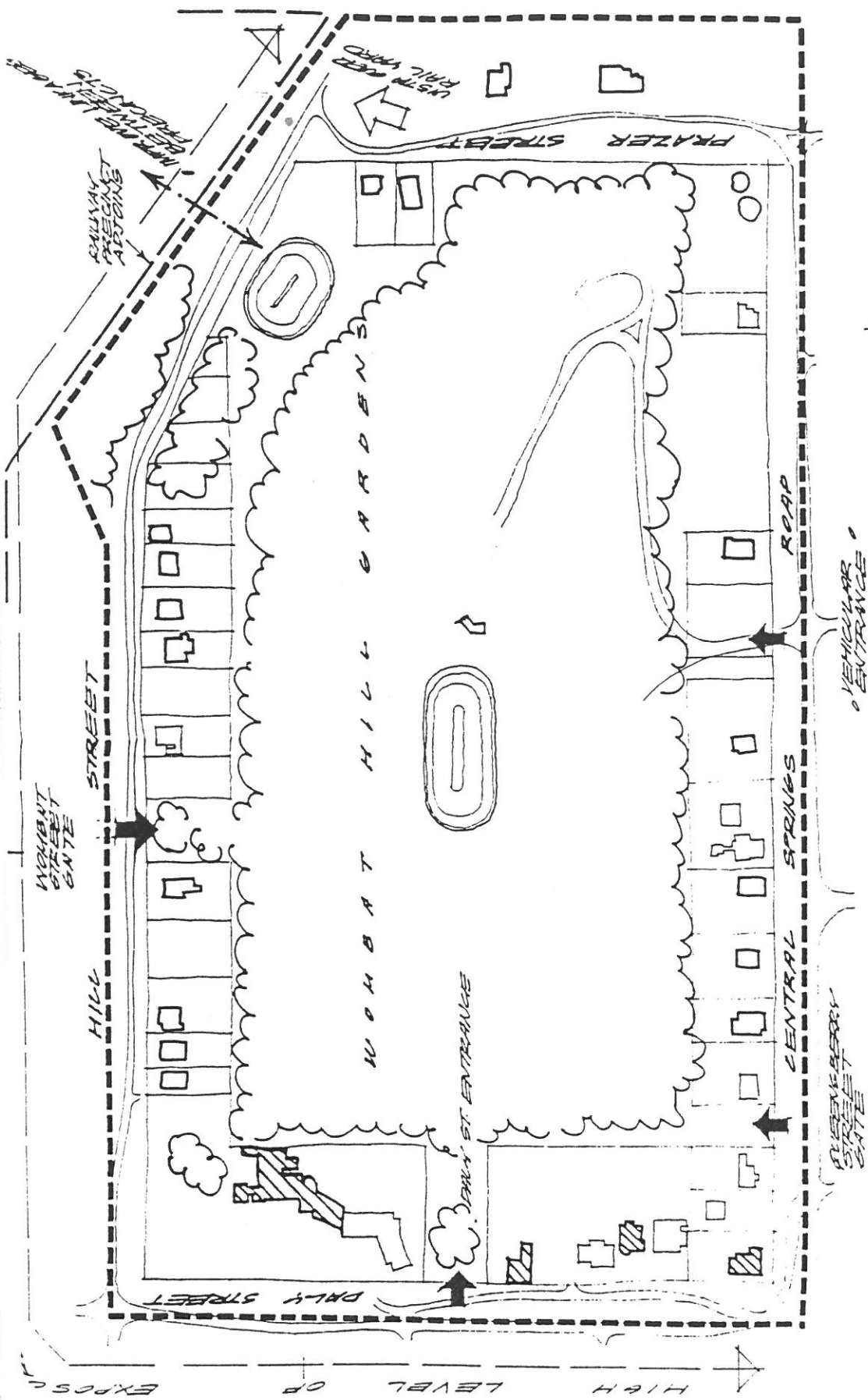
4.6.3 Description and Significance

The importance of the gardens themselves, in terms of their layout and plantings, is well documented in the "Draft Management Plan for the Wombat Hill Botanical Gardens: Daylesford" and is acknowledged without elaboration in this report. The gradual decline in the number of items of architectural interest, however, is of relevance here, and includes the demolition of the original fernery, the main gates and the removal of the bandstand to the present Central Springs reserve where it has since been dismantled.




The precinct's importance, however, hinges not only upon the gardens themselves, but also upon the buildings which encircle them and their degree of exposure throughout the



The Mombasa Hill Cashmere Bandstand, viewed in its original setting.
Lafayette Library Small Pictures Collection : 1988 326/6



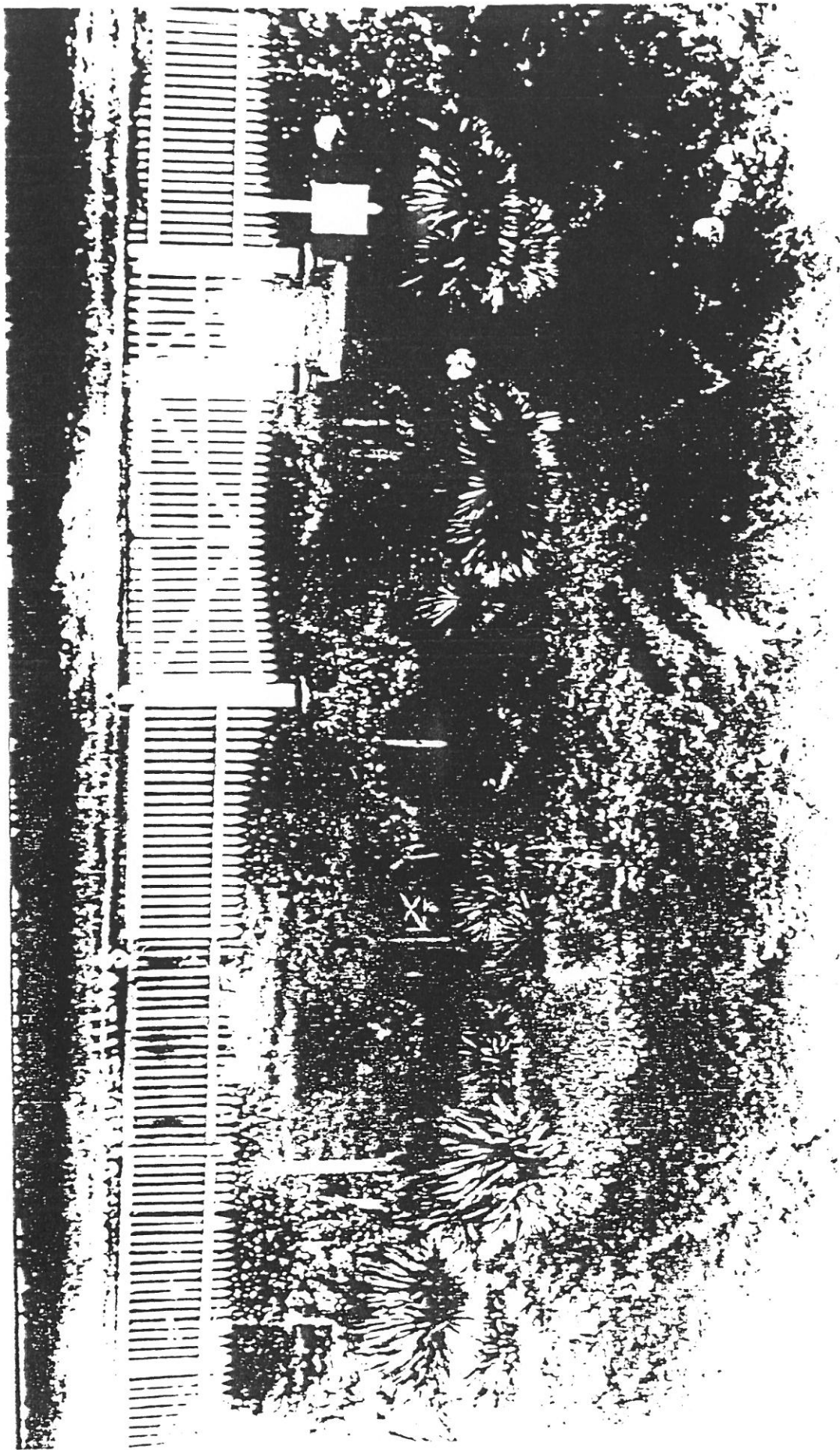
wombat hill
gardens precinct
FIGURE 4.6 1:2000

-  HISTORIC HERITAGE
-  OTHER HISTORIC EDWARDSIAN HOUSES
-  FIRST EDWARDSIAN HOUSES

VEHICULAR ENTRANCE

WOMBAT STREET GATE

HIGH LEVEL OF EXPOSURE



township and surrounding district. Indeed, Wombat Hill is the principal characteristic symbol of Daylesford, portrayed in countless postcards over the years, and by virtue of its physical prominence, a powerful visual element, enhanced by man's works, over the years.

The former "Holy Cross Convent", originally the gold commissioner's residence, is of critical importance to the precinct by virtue of its arresting design and size, and position of elevation over the township. Its gardens complement the public gardens at the rear of the convent and are an extension of them.

Other important features within the precinct include the housing stock which generally dates from the first three decades of Daylesford's history, and is typified by the weatherboard, gable roofed cottages illustrated in Hill Street below:



The points of entry to the gardens are also important, but are generally understated. At the north end of Stanbridge Street, the road entrance is framed by weatherboard, gable roofed cottages on either side.

The changes in character of the bordering streets are also of interest, the unkempt and exposed quality of Daly Street and Central Springs Road giving way to the enclosed laneway at Frazer Street and again at the east end of Hill Street where the gigantic forms of the Botanical Gardens here combine with elm suckers in the station reserve to create atmosphere and in conjunction with spectacular glimpses of the Railway precinct, to add drama.

4.6.4 Listed Heritage Items within Precinct

Daly Street:

- former "Holy Cross Convent" buildings,
- No. 15,
- No. 21 "Wombat Towers",
- house on north-east corner of Central Springs Road intersection.

4.6.5 Management

Council's actions should have regard for the high degree of public exposure enjoyed by this precinct, and in particular, by the residential properties encircling the gardens. Their Victorian character is considered to be an essential extension of the gardens themselves and is important to all faces of the hill. On the north face, the Hill Street cottages in conjunction with the gardens, form a spectacular backdrop to the Raglan Street precinct and to motorists approaching Daylesford along the Midland Highway. On the west face, the Convent buildings and cottages in Daly Street perform a similar role over the township area.

Elsewhere, the early timber cottages are important character elements influencing one's perception of the gardens themselves.

Council should consider policies which will encourage the retention and enhancement of these buildings. New development should be encouraged to conform with existing cottage style in terms of such elements as materials, colours, roof form and pitches, and scale. Excavation should be limited and screening strategies required at the permit stage where new work detracts from the precinct's overall character.

In the roadway reserves, Council should consider the development of a sympathetic planting strategy in conjunction with the enhancement of existing street furniture elements, such as railings and pedestrian footbridges. Existing plantings should be protected in the face of roadway, sewerage and SEC works.

Council should commence a program of upgrading the pedestrian and vehicular entrances to the gardens themselves, and especially at the main south gate, where photographic evidence is available to guide reinstatement of the old gates. Similarly, at the Wombat Street entrance, the existing pedestrian gateway could be enhanced.

The former rotunda, relocated to the Central Springs Reserve and now dismantled, should be reinstated.

It is recommended that the above enhancement objectives be assisted by the introduction of a heritage advisory service.

The precinct should be designated an area of special significance, with appropriate management objectives in the Council's planning scheme.

4.7 MINING PRECINCT

4.7.1 Location

This precinct is indicated in Figure 4.1 and described in greater detail in Figure 4.7. It occupies the area once known as the Cornish Hill workings and is situated generally to the south of Stanbridge Street between King and Queensberry Streets.

4.7.2 Development







The Cornish Hill area was the centre of alluvial mining activities as early as the 1850's, leading to the exposure of the Cornish reefs in 1854. It was not until the early 1860's however that individual claims were replaced by groups, and from them, registered companies. The first three companies to register were the Old Cornish, whose overburden dump remains as a central feature of the precinct, the Argus, also remaining further to the south and overlooking Smiths Creek, and the Fear Not company, whose activities at the rear of the former Wesleyan Church appear to have left little trace, today. Other companies were formed during the area's economic life which lasted until the 1890's, working, from east to west, the Crown reef, along the Queensberry Street alignment, the Red reef, Cornish reef, along the Orford Street alignment, the Sandstone reef and the Colliers reef.

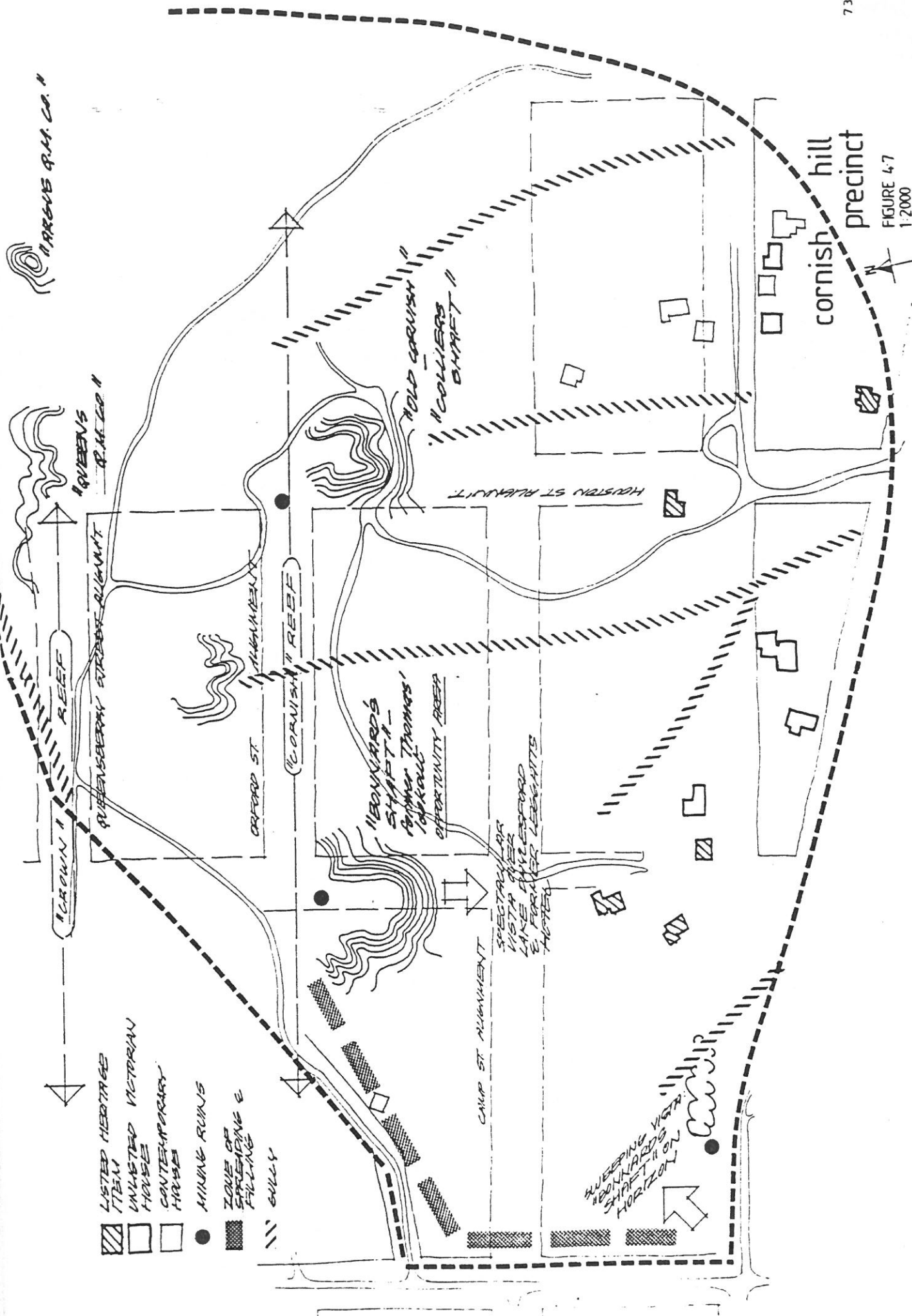
The original Cornish Company remained in business until 1889 when it was taken over by the North Cornish. This company was wound up, in turn, around 1895, and with the exception of small parties reworking abandoned ground, the whole line south of Stanbridge Street was to remain idle from this point until its revival by Donald McLeod during the period 1903 to 1923.

4.7.3 Description and Significance

Presenting the appearance of a bushland park, today, close examination records evidence of the precinct's early mining history. Features noted after an initial study are shown on the figure and include the remnants of brick and concrete abutments, overburden dumps, open cut and tunnelling activities. Prominent features are the old Cornish company's workings, the Bonnard's shaft and the Argus QM Company's sites, which, in conjunction with the now mature pine plantations and bushland, create an unusual parkland setting.

MARGES R.M. CO. #

-  LISTED HERITAGE ITEM
-  UNLISTED VICTORIAN HOUSE
-  CONTEMPORARY HOUSE
-  MINING RUINS
-  ZONE OF SPREADING & FILLAGE
-  GULLY



hill
cornish precinct

FIGURE 47
1:2000

4.7.5 Management

It is recommended that Council facilitate access throughout the precinct by means of interpretative signage accentuating its features, and by improving access at strategic points. Thomas' lookout should be reinstated on the Bonnard's shaft overburden dump with picnic facilities and interpretive information acting as the principle access point for visitors to the precinct.

At its northern end, recent tipping and earthworks along Stanbridge Street should be controlled with a view to enhancing the approach from Duke and Camp Streets.

It is recommended that these proposals are reviewed in a future action plan for the mining precinct to be undertaken by Council at an early date. In this way, its important features will be maintained and form an attraction in the town, in the face of other pressures to conduct activities within the precinct.

It is also recommended that the precinct be designated an area of special significance, with appropriate management objectives, in the Council's planning scheme.

4.8 HEPBURN MINERAL SPRINGS PRECINCT

The mineral springs reserve has been the subject of separate study which is complementary to this report. The following features, however, within it and impinging upon it, are noted here on account of their historic interest:

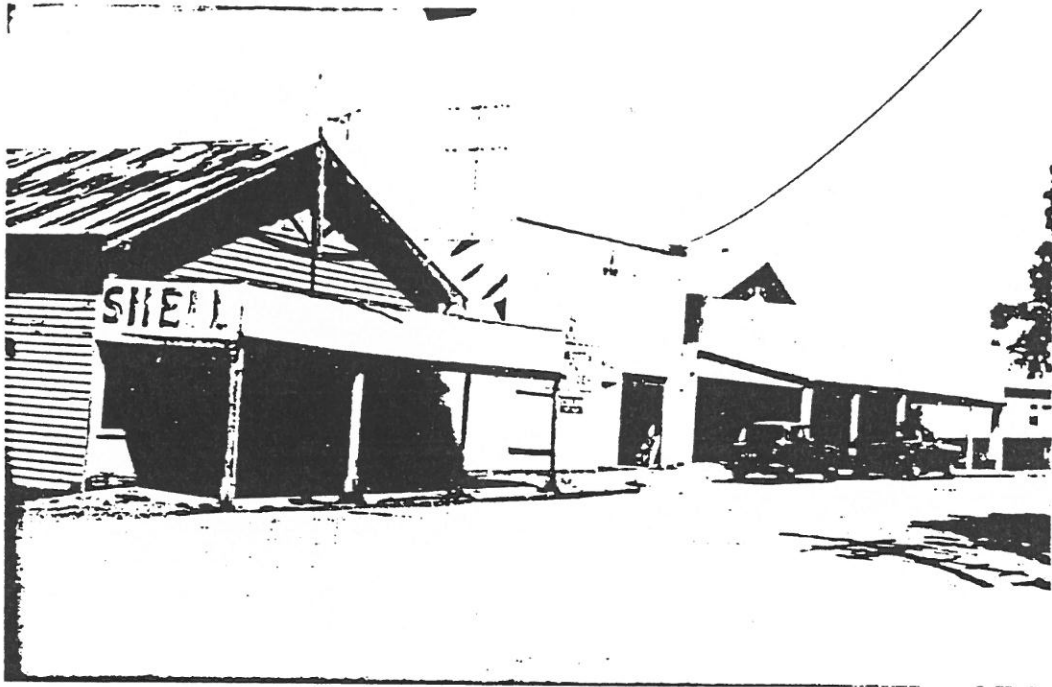
- the Bath Houses (circa 1890 and 1920)
- the Kiosk and Rotunda (1908)
- the timber cottage
- the Park Avenue approach and bungalows overlooking the reserve
- the Soldiers' Memorial Gates entry and former commercial centre for the township of Hepburn Springs, at Tenth Street.

It is recommended that Council have regard for the conservation and enhancement of these elements and that a little of the attention already paid to the reserve itself be extended to the points of entry noted above, now somewhat degraded through lack of maintenance, the recent sewerage works and by changing patterns of land use. Statutory protection is recommended.

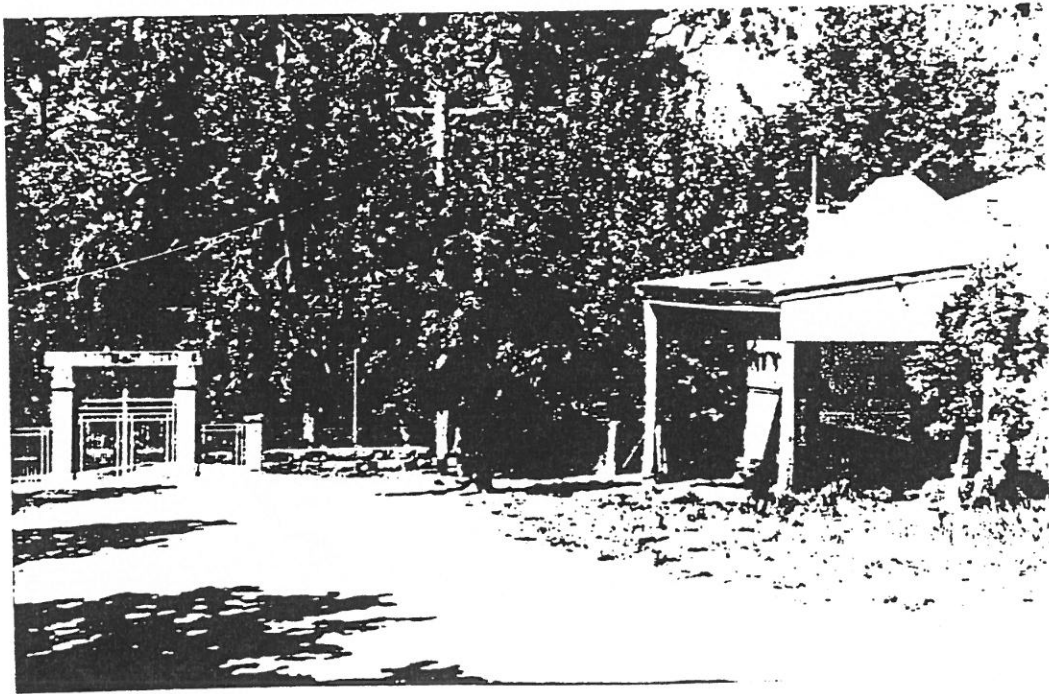
4.9 WILLS SQUARE PRECINCT

4.9.1 Location

The location of this precinct is indicated in Figure 4.1 . It consists of Wills Square and the buildings which face onto it and the approaches in Howe Street, Camp and Raglan Streets.



The former commercial centre : Hepburn Springs



The J. J. Wood Memorial Park, South Street, Hepburn Springs

4.9.2 Development

Wills Square was a feature of Frazer's survey plan of 1854 and was sited at the junction of tracks leading to Hepburn and Spring Creek in the north, and Woodend in the east. By 1870, the "Raglan Family" hotel and Howe's "New Colonial Produce Store" had been erected there, and, with the exception of the "Carriers Arms" which has since been removed from its northern side, it had taken on an appearance which was substantially the same as it is today. The lithograph of 1880, reproduced below, depicts the scene in some detail:

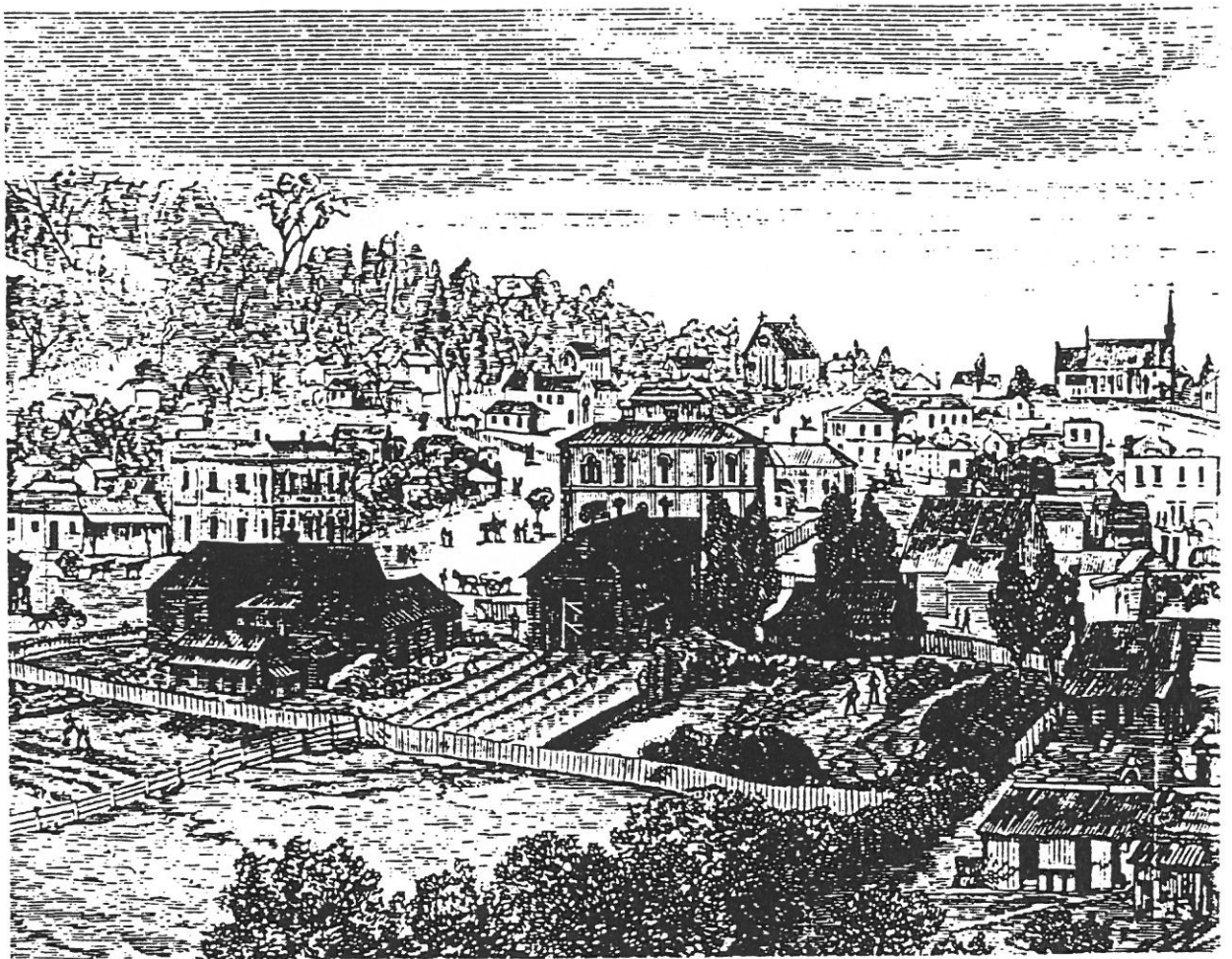


Figure 1: Public Library Collection - State Library of Victoria

The Queen Victoria Memorial fountain was added in 1902, and in more recent times, houses have been erected along the northern side of Raglan Street and a garage at the west end of the Square.

4.9.3 Description

Wills Square is an important junction, leading to the Vincent Street, Albert Street, Church and Railway Precincts. It is also situated on the Midland Highway and, as a consequence, carries a relatively high volume of traffic. Together, the principal buildings and the fountain create a sense of place by virtue of their own character, of the spaces which open up between them and of the configuration of the Square, itself. Collectively, they make a substantial contribution to Daylesford's urban character, and one which is enhanced by the early houses and shops leading towards the Square.

4.9.4 Listed Heritage Items within Precinct

Raglan Street:

- Nos. 58 - 60,
- No. 62,
- former "Raglan Family Hotel",
- former "New Colonial Produce Store".

Howe Street:

- Nos. 4 - 12,
- No. 14.

Camp Street

- No. 5,
- No. 7.

Queen Victoria Memorial Fountain

4.9.5 Management

During 1984, the former produce store was recycled as a motel; an action which has resulted in a new lease of life for this valuable historic building. It brings people back to the Square, as the hotels did in the past, and provides good reason for Council to undertake a number of complementary measures, which might include the following actions:

- reinstate the fountain and adjoining seating areas.
- reinstate the street trees formally situated along the north face of the old produce store.

- retain the stone faced open drains, and the post office receiving pillar.
- encourage property owners to undertake the restoration of their buildings, with the assistance of a heritage advisory service.
- consider the possibility of extending the lawns associated with the fountain further to the west so that they become more of "a place to go to", and less of a traffic island, and negotiate with the garage proprietor to assist in the improvement of environmental standards at this end of the square.
- consider the removal of all traffic signs from the square itself.

Statutory protection is recommended.

4.10

BUILDING GROUPS

The following groups of early buildings are important contributors to Daylesford's heritage and are situated outside of the precincts described above:

- . Queensberry Street (miners' cottages)
Nos. 23, 24 and 26.
- . Leggatt Street
Former hotel and two timber cottages opposite.
- . Raglan Street (houses)
Nos. 87, 89 and 91, and
- . Victoria Lane (houses)
3 houses at West Street intersection.
- . King Street (houses)
"Ottoman Cottage" and timber cottages facing Jubilee Lake Road.
- . Millar Street (houses)
Nos. 44, 46 and 48.

In Hepburn Springs, the former guest houses known as "Wyuna" and "Mooltan" form a group with other former guest houses on the roadway into the Mineral Springs reserve.



Nos. 87, 89 and 91 Raglan Street.



No. 91 Raglan Street.

View from Hilling Grove