

5. PRACTICAL IMPLICATIONS OF
THE STUDY & RECOMMENDATIONS

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It is important that studies such as this are of ongoing value and have real practical implications for the future growth and development of the Daylesford and Hepburn Springs townships.

Conservation studies should not be seen as being of value only to those with a particular interest in the history of an area, nor should they be seen as negative documents which simply lead to restrictions on the rights of individuals to use and enjoy their properties in the manner they wish. They should be seen as having positive and wide ranging practical application.

It is essential therefore that the Council and community for whom this study has been undertaken appreciate fully its potential and that it is used to the benefit of individuals within the community as well as the community at large. Conservation studies have the potential to be positive tools in the orderly and proper planning of an area.

A principal aim of this study has been to identify those features of the area's heritage, not only as a record of its history, but also as documented evidence of a most important ingredient of the character and attraction of the area.

By commissioning this study, Council has achieved the first step towards the conservation aspects of its future town plan. But as with all such studies, it will be of use only as an historic record if Council does not act to ensure the work done to date has practical application.

To appreciate the manner in which the Conservation Study will be of value to Council two points must first be understood:

- . Firstly, the identification of a building as being of interest (either architecturally or historically) does not mean that it receives any special "classification" that will prevent its use, maintenance, restoration or extension. Certainly there will be cases where particular controls should be imposed to ensure that the integrity of buildings of special significance are conserved but these will be relatively few. The identification of buildings generally, is to enable the physical and social history, growth and character of an area to be better appreciated. The presence of these identified

buildings is often taken for granted yet they invariably contribute to the attraction of an area and influence peoples' reasons for liking that area.

- . Secondly, the identification of precincts has been undertaken to indicate specifically those areas of cohesive historic character whose charm and character may be damaged if special care is not exercised in future development activity within these precincts.

In both situations, Council and the community should appreciate the fact that to pay respect to the items or areas identified in this study makes sound investment sense. The protection and enhancement of those features which give the area much of its significance will eventually make those features more desirable and valuable.

Council, upon receipt of this study, will have to determine its own philosophy towards conservation. It will have to decide whether Daylesford and Hepburn Springs townships are to be treated essentially as historic towns (such as Maldon) or that the towns are treated more as progressive developing townships which respect and capitalise upon the historic importance of the identified items and areas.

It would appear that this latter option is the more appropriate philosophy to adopt and that conservation should be seen as one important determinant in the areas' future growth.

There are six aspects of implementation which need to be addressed if the study is to have any practical application. These are as follows:

- . Statutory Mechanisms
- . Guidelines
- . Advice
- . Community Education
- . Example
- . Incentive

Each of these items is discussed below:

(i) Statutory Mechanisms

Through its proposed planning scheme, Council has the power pursuant to Sections 8, 8A and 8B of the Third Schedule to the Town and Country Planning Act 1981 to ensure the conservation and enhancement of buildings, items, or sites of architectural or historic interest or the conservation and enhancement of the character

of an area specified as being of special significance by prohibiting, restricting or regulating the use and development of land or the demolition, removal or alteration of buildings, works or sites.

Further, pursuant to Section 59D of the Act, the Council has a duty to ensure, as far as practicable, the conservation and enhancement of any building registered within the meaning of the Historic Buildings Act 1981.

It is important therefore that Council uses statutory mechanisms to ensure the conservation and enhancement of those buildings identified which have been considered to be of special significance. These buildings are those given a level of Importance "A", "B" or "C" in this study.

Statutory mechanisms will also be required to protect the integrity of precincts by controls over the use and development of land within precincts. In this case statutory controls should relate not only to listed buildings but also to new works and unlisted structures with a view to ensuring enhancement of historic character. Council should therefore ensure that its proposed Planning Scheme is sensitive to the conservation study and contains regulations and guidelines where necessary for the conservation and enhancement of buildings and precincts.

(ii) Guidelines

It is important that Council supplements its statutory controls with Guideline documents, adopted as Council policy, which outline the issues important in the conservation and enhancement of buildings and areas of significance. These guidelines should cover issues such as building heights, styles, materials, colours, and setbacks and should be used to graphically illustrate the manner in which new development or alteration work can take place so that it will enhance existing development. The guidelines should be produced in a manner that educates people about building "good manners" and that by building in a sympathetic manner, their own investment will be enhanced.

The key to successful guidelines is that they be written in a positive encouraging manner rather than a negative controlling manner. Their primary aim is to guide and assist people wishing to develop as well as to guide Council in the exercising of discretion when considering applications for new development or works. Of special importance are the guidelines concerning street facade control in Vincent Street, referred to in section 4.2.5.

Council should prepare at an early date a guideline brochure for use by the local community, which graphically highlights such issues as:

- . Colour of materials recommended for certain areas
- . Use of materials
- . Recommended landscaping
- . Setbacks, siting, spacing and style

(iii) Advice

Council should be prepared to give advice to prospective developers, home buyers or builders about the manner in which work on important buildings or in significant areas should take place.

Funds should be sought through the Australian Heritage Commission to finance a Heritage Adviser, a service which is currently used successfully in the following centres:

- . Maldon
- . Ballarat
- . Queenscliffe
- . Portland/Port Fairy
- . Bendigo
- . Beechworth/Chiltern/Yackandandah
- . Talbot/Clunes

In order that the conservation study can be implemented and used in the most appropriate manner therefore, Council should seek funding for the services of an Adviser, who would be able to visit Daylesford and Hepburn Springs on a regular basis (weekly, fortnightly or monthly) to advise the local community on issues of conservation significance.

It is important that this advice be provided as soon as is possible. Decisions are being made at present which may well prejudice items or areas of significance and Council is not currently equipped to provide appropriate advice.

(iv) Community Education

Council should seek to publicise this study and any other conservation work it embarks upon to educate the local community about the basis for, and benefits of, conservation planning.

An education program should be aimed at all sections of the community, including school children to demonstrate the intrinsic value of heritage items throughout the area. Local area studies and thematic research projects could be undertaken by school children of

- . undertaking a programme of improvement to Wills Square, including repairing and painting the fountain and the fence, selectively planting trees in its vicinity to highlight the Square (but not to hide it), removing the gravel parking area in its vicinity and re-grassing that area;
- . reinstatement of the band rotunda from Central Springs to Wombat Hill;
- . liaising with the SEC to relocate the SEC pole that sits in front of the historic Court House;
- . development of the mining areas, and especially Cornish Hill and the Argus Mines as a tourist attraction, to include seating, vantage points, focus for historic walks and a visitor interpretation centre.

Council should also seek to obtain a Commonwealth Employment Programme grant and by using unemployed people, undertake a programme of tree planting in the townships to improve the overall amenity and appearance of certain areas, e.g. along Howe Street, Vincent Street North, Main Road at Hepburn, Midland Highway, Ballan Road, Vincent Street, in the vicinity of Wills Square and in a number of residential streets.

It is believed that successful activities in this regard will provide a stimulus to the private sector and assist to renew pride in the historic aspects of the area.

(vi) Incentives

Council should also investigate ways in which it can provide incentives to undertake conservation work.

It should seek to establish a fund in conjunction with the heritage advisory service noted elsewhere to assist owners to maintain historic properties. The fund, which should be available in the form of low interest loans, or grants, should be used to encourage owners to carry out essential works which might otherwise not be implemented.

As well as advice and assistance in securing permits and approvals, consideration could be given to rate reductions in the case of specific works being undertaken.

Further, to encourage local residents and businesses to improve the general appearance of their own properties, Council could provide a range of trees which are sympathetic to, or enhance the overall streetscape in which the property is located.

In addition to the above statement of incentives and recommendations, there are several overriding actions Council should take:

- . Council should formally adopt the findings and recommendations of this study.
- . Council should investigate and seek funding to implement some of the recommendations of this study in conjunction with such organisations as the National Trust, the Historic Buildings Preservation Council, the Ministry for Planning and Environment, the Conservation Council of Victoria, the Australian Heritage Commission, and other government agency and private sources.
- . Council should review the progress of the study every five years and add to, or delete, buildings, items and precincts as appropriate.
- . Council should seek to undertake further conservation investigations into mine areas, gold mining relic areas and Forest Commission reservation areas.

It is believed that adoption of this study and implementation of the recommendations outlined will constitute the essential components of a conservation management plan for the townships and contribute significantly towards the enhancement and conservation of their heritage of buildings and places.

6. REFERENCES

REFERENCES & NOTES

- (1) N. Houghton: "Timber and Gold - A History of the Sawmills and Tramways of the Wombat Forest, 1855-1940".
- (2) K. Butler: "Short History of Daylesford", unpublished manuscript.
- (3) N.B. Tindale: "Aboriginal Tribes of Australia" (1974).
- (4) E. Morrison: "The Loddon Aborigines" (1971).
- (5) E. Morrison: "The Loddon Aborigines" (1971).
- (6) This site is listed by the Victorian Archeological Survey, but has not been confirmed by field work.
- (7) G.C. Hore: Unpublished manuscript, held by Daylesford District Historical Society.
- (8) H.T. Maddicks: "100 Years of Daylesford Gold Mining History".
- (9) G.C. Hore, op.cit. Armstrong ridge took its name from David Armstrong, Ballarat's roving gold commissioner. Leggat Street now runs along this ridge line.
- (10) H.T. Maddicks, op.cit. This estimate may have referred only to the Wombat Flat diggings.
- (11) G.C. Hore, op.cit.
- (12) Thus Peter Millar moved his store from Bridport Street at the Ruthven Street intersection to Vincent Street south, operating as Millar and Anderson. Messrs. Gutheil, Heinrich and Buttner, chemists and druggists, at Blanket Flat (John Butler: Birtchnell's Daylesford Directory, 1865), also operated in Vincent Street as Gutheil and Buttner (John Butler, op.cit.), and were subsequently taken over by William Wright, chemist and druggist in May 1871 (Daylesford Mercury and Express, 2-5-1871).
- (13) G.C. Hore, op.cit.
- (14) G.T. Maddicks, op.cit.
G.C. Hore, op.cit.
- (15) Birtchnell's Daylesford Directory, 1865, compiled by John W. Butler, lists the following hotels and boarding houses and churches:

Hotels - Union, Albert Street
 Prince of Wales, Albert Street
 Royal, Burke Square
 West of England, Albert Street
 Metropolitan, Burke Square
 Court House, Camp Street
 Albert, Camp Street
 Camp Boarding House, Camp Street

Drake's(?) Boarding House, Duke Street
(?) , East Street

Traversi's, Howe Street
Bullarook, Main Road to Creswick
Half Way House, Main Road to Creswick
Deep Creek, Main Road to Creswick
Commercial, Blanket Flat
The Bridge Boarding House, Blanket Flat
Blanket Flat, Blanket Flat
Corinella, Blanket Flat
Flying Back, Main Road to Creswick
Spring Hill, Main Road to Creswick
Mt. Prospect, Main Road to Creswick
Hit or Miss, Blanket Flat
Richardson's Boarding House, Blanket Flat
Comoora, Main Road to Comoora
Wallaby, Main Road to Comoora
Travellers Rest Boarding House, Raglan Street
Farmers Arms, Raglan Street
Royal Oak, Raglan Street
Athens, Raglan Street
Family, Wills Square
Hotel and Belle Vue Gardens, Jamison Street
Excelsior, Vincent Street
All Nations, Vincent Street
Golden Age, Vincent Street
Criterion, Vincent Street
Manchester, Vincent Street
Liverpool Arms, Vincent Street
Young's, Vincent Street
Red Lion, Vincent Street
Metropolitan, Vincent Street
Commercial, Vincent Street
Victoria, Vincent Street
Family, Vincent Street
Dunsten's Boarding House, Vincent Street
Volunteer, Vincent Street

Churches - Bible Christian Chapel, Bridport Street
Church of England, Camp Street
Presbyterian, Camp Street
Welsh Chapel, Daly Street
Primitive Methodist Chapel, Stanbridge Street
Roman Catholic, Duke Street

- (16) The terms "Vincent Street North" and "Wombat Flat" were commonly used to denote areas centered around the north and south extremities of Vincent Street, at this time.
- (17) Rate Books, 1870.
- (18) Edgar Morrison: "The Lodden Aborigines".

- (19) "A Brief History of Hepburn" (unpublished).
- (20) "A Brief History of Hepburn" (unpublished).
- (21) H.T. Maddicks, op.cit.
- (22) H.T. Maddicks, op.cit.
- (23) "A Brief History of Hepburn" (unpublished).
- (24) Daylesford and Mercury Advertiser, 2-2-1864.
- (25) Daylesford Mercury, 3-1-1871.
- (26) H.T. Maddicks, op.cit.
- (27) Refer "Daylesford and its Surroundings", written by "A Wanderer" and published circa 1886. This document outlines the district's attractions soon after the arrival of the railway and makes reference to the availability of "a number of private boarding houses".
- (28) H.T. Maddicks, op.cit.
- (29) The Country Hotel and Guest House Guide: "Where to go in Victoria" listed the following guest houses:

<u>Date</u>	<u>Name</u>	<u>Locality</u>
1939-40	"Allambee"	Vincent Street
	"Carinya"	Victoria Street West
	"Florida House"	Daylesford
	"Hallow Bank"	Harts Lane
	"Hepburn House"	West Street
	"Linton"	Cnr. Victoria and Millar Streets
	"Piccadilly"	Daylesford
	"The Gables"	Hepburn Springs Road
	"View Point"	Daylesford
	"Caithness"	Daylesford
	"Homleigh"	Daylesford
	"Kia-Ora"	Daylesford
	"Lake View"	Daylesford
	"Lindenow"	Daylesford
	"Lohengrin"	Daylesford
	"Lumeah"	Daylesford
	"Marelley"	Daylesford
	"Moorakyne"	Daylesford
	"Rowello"	Daylesford
	"Tasma"	Daylesford
	"Tiverton"	Daylesford
	"Bellinzona"	Hepburn Springs Road
	"Collie"	Hepburn Springs Road
	"Dudley House"	Hepburn Springs Road
	"Hepburn Chalet"	Hepburn Springs
	"Jambu House"	Hepburn Springs

"Locarno"	Hepburn Springs Road
"Lulworth"	Hepburn Springs
"Mountain View"	Hepburn
"Spring View"	Hepburn Springs
"Tangenong"	Hepburn Springs
"The Grande"	Church Avenue
"Timor House"	Hepburn Springs Road
"Valley View"	Hepburn Springs
"Attunga"	Hepburn Springs
"Lauristina"	Hepburn Springs
"Lucerne"	Hepburn Springs
"Mooltan"	Hepburn Springs
"Rosemount"	Hepburn Springs

29.

The 1951-52 guide incorporated not only a reduction in the total number of guest houses, but also many changes in the listings. New establishments were "Caithness", "Daylesville", "Eilsel", "La Marcotte", "Avondale", "Nena Lodge", "Villa Chantall", "Wildwood" and "Yamba Lodge".

(30) Register of Government Buildings:

- Primary School 1609
- Railway Station
- Daylesford Courthouse
- Former Police Quarters
- Cell Block

Historic Buildings Register:

- Macaroni Factory