



WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

Council Meeting Agenda

Meeting to be held at

Council Chambers - Wellington Centre

Foster Street, Sale

Tuesday 2 October 2018, commencing at 3pm

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ORDINARY MEETING OF COUNCIL – 2 OCTOBER 2018

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Council Meeting Information

Members of the Public Gallery should note that the Council records and publishes Council meetings via Youtube to enhance the accessibility of Council meetings to the broader Wellington community. These recordings are also archived and may be published on Council's Website for viewing by the public or used for publicity or information purposes. At the appropriate times during the meeting, members of the gallery may address the Council at which time their image, comments or submissions will be recorded.

Members of the public who are not in attendance at the Council meeting but who wish to communicate with the Council via the webcasting chat room should lodge their questions or comments early in the meeting to ensure that their submissions can be dealt with at the end of the meeting.

Please could gallery visitors and Councillors ensure that mobile phones and other electronic devices are turned off or in silent mode for the duration of the meeting.



A - PROCEDURAL



STATEMENT OF ACKNOWLEDGEMENT

***“We acknowledge the traditional custodians
of this land the Gunaikurnai people,
and pay respects to their elders past and present”***



PRAYER

***“Almighty God, we ask your blessing upon the Wellington
Shire Council, its Councillors, officers, staff and their families.***

***We pray for your guidance in our decisions so that the
true good of the Wellington Shire Council may result to
the benefit of all residents and community groups.”***

Amen



A - PROCEDURAL

A4 CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S

ITEM A4

ADOPTION OF MINUTES OF PREVIOUS MEETING/S

ACTION OFFICER:

GENERAL MANAGER CORPORATE SERVICES

DATE:

2 OCTOBER 2018

OBJECTIVE

To adopt the minutes of the Ordinary Council Meeting of 18 September 2018.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 18 September 2018.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.



A - PROCEDURAL

A5 BUSINESS ARISING FROM PREVIOUS MEETING/S



A - PROCEDURAL

A6 ACCEPTANCE OF LATE ITEMS



A - PROCEDURAL

A7 NOTICE/S OF MOTION



A - PROCEDURAL

A8 RECEIVING OF PETITIONS OR JOINT LETTERS

ITEM A8(1)

OUTSTANDING PETITIONS

ACTION OFFICER

GOVERNANCE

DATE:

2 OCTOBER 2018

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

ITEM A8(2)**RECEIPT OF PETITION – CASTLES CARPARK (DESAILLY STREET) SALE**

ACTION OFFICER: MANAGER BUILT ENVIRONMENT

DATE: 2 OCTOBER 2018

Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
		✓							

OBJECTIVE

To present Council with a petition in relation to the Desailly Street Carpark.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

<i>That Council receive the attached petition in relation to the Desailly Street Carpark</i>

BACKGROUND

A petition containing 19 signatures has been received by Council.

A copy of the petition is attached for Council information.

LEGISLATIVE IMPACT



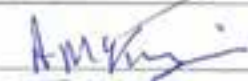



Section L6.59 of Wellington Shire Council Processes of Municipal Government (Meetings and Common Seal) Local Law No 1 provides for petitions and joint letters:

“A petition or joint letter presented to the Council must lay on the table for a period determined by the Council but not exceeding the next two Council Meetings. No motion, other than to receive the petition or joint letter may be accepted by the Chairperson, unless the Council unanimously agrees to deal with it earlier.”

Petition to [Action]

To Councillor Mr Scott Rossetti C/- Wellington Shire Council.

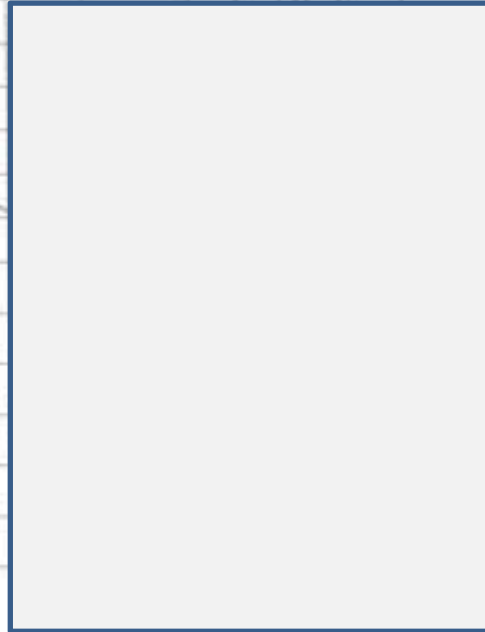
Action Petitioned For: We the undersigned are concerned Trade's People with Ute & Trailers who urge our leaders to act now to Change (Or Modify) The Desailly Street Car Park (Known As Old Castle Car Park) To Suit Ute & Trailer , Cars & Caravans and any other Large Vehicle

Date	Signature	Printed Name	Address	Comment
27-08-2018		John Jago		
27-8-18		Michael Brown		
21-8-18		ADRIAN MCKENZIE		
27-8-18		Jon Lovejoy		
27-8-18		ALF SNOWWA		
27-8-18		NICK DRUALL		

Date	Signature	Printed Name	Address	Comment
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Go to www.AtYourBusiness.com for more free business forms

27/08/2018	Peter Walsh	P Walsh
27-08-18	Jason Capps	J Capps
27/08/18	PETER ELLIOTT	P Elliott
18/9/18	Rod Taitford	R Taitford
15/9/18	Carmel McKeon	C McKeon
19/9/18	FRUITFULFEE	F Fruitful
18/9/18	Jacqui Morgan	J Morgan
18/9/18	Ashley Broughton	A Broughton
16/09/2018	Belinda Bateson	B Bateson
15/09/2018	Tragan Allen	T Allen
18/9/18	Meg Jackson	M Jackson
19.9.18	James McAvoy	J McAvoy
19.9.18	Jocelyn Smith	J Smith





A - PROCEDURAL

A9 INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS



A - PROCEDURAL

A10 QUESTIONS ON NOTICE



A - PROCEDURAL

A11 MAYOR AND COUNCILLOR ACTIVITY REPORT

ITEM A11(1)**MAYOR AND COUNCILLOR ACTIVITY REPORT**

OFFICER:

COUNCILLOR CAROLYN CROSSLEY

DATE:

2 OCTOBER 2018

RECOMMENDATION***That the Mayor and Councillor Activity report be noted.***

11 August to 7 September

11 August	Maffra Fire Brigade Presentation Dinner, Maffra	Cr Ripper attended
13 August	Port Albert Progress Association Annual General meeting, Port Albert	Cr Stephens and Cr Hall attended
14 August	Tour of Johnson Broiler Farm, Toongabbie	Cr Bye, Cr Hole, Cr Hall, Cr Maher, Cr McCubbin and Cr Ripper attended
15 August	Meeting with Ms Melina Bath MLC, Sale	Mayor Crossley and David Morcom, Chief Executive Officer attended
16 August	Fulham Correctional Centre 2018 Graduation Ceremony, Fulham	Mayor Crossley attended
	MAV Rural and Regional Forum, Melbourne	Cr Hole attended
	Gippstar Annual Awards, Traralgon	Mayor Crossley attended
17 August	Meeting with Gippsland Womens' Health Chief Executive Officer, Ms Fiona Owen, Sale	Mayor Crossley attended
18 August	Sale RSL Remembrance Service & luncheon, Sale	Mayor Crossley attended
	Gippsland Lakes Community Forum, Loch Sport	Cr Hall attended
	Installation of The Right Reverend, Dr Richard, Sale	Cr Ripper attended
20 August	Coastal Agencies Liaison, Yarram	Cr Stephens and Cr Maher attended
22 August	Sale Scouts Presentation Night, Sale	Cr McCubbin attended

23 August	Gippsland Women in Horticulture, Churchill	Mayor Crossley, Cr Maher and Cr Ripper attended
24 August	MAV Conference: Managing Communications, Melbourne	Cr Maher attended
	Maffra Dog Show Official Opening, Maffra	Cr Ripper attended
27 August	Meeting with VicSES Board, Bairnsdale	Cr Hole and David Morcom, Chief Executive Officer attended
28 August	Farming for Success Agricultural Forum, Sale	Cr Hole and Cr Ripper attended
	Meeting with Minister Pulford, Bairnsdale	Cr Hole and Cr Bye attended
30 August	Latrobe Valley Authority Funding Announcement of Memorial Hall, Sale	Mayor Crossley and David Morcom, Chief Executive Officer attended
	Meeting with Latrobe Valley Authority Chief Executive Officer, Karen Cain, Sale	Mayor Crossley and David Morcom, Chief Executive Officer attended
31 August	Gippsland Local Government Network All Councillor Forum, Churchill	Cr Hole, Cr Stephens, Cr Hall, Cr Maher and Cr Ripper attended
	MAV Gippsland Regional Meeting, Churchill	Cr Hole and David Morcom, Chief Executive Officer attended
	Yarram Primary School Extension Official Opening	Cr McCubbin attended
	Gippsland Business Awards Presentation, Traralgon	Cr Bye attended
1 September	Official Launch of the Gunaikurnai and Victorian Government Joint Management Plan, Stratford	Mayor Crossley attended
	Melbourne Victory Function, Morwell	Cr McCubbin attended
	Golden /Paradise Beach Ratepayer & Residents Association Open Garden, Golden Beach	Cr Hall attended
	150th anniversary of Holy Trinity Anglican Church Celebration Dinner, Sale	Cr Ripper attended
2 September	150th anniversary of Holy Trinity Anglican Church Celebratory Service, Sale	Cr Ripper attended

3 September	Tour of Federation Training facilities, Morwell	Mayor Crossley and David Morcom, Chief Executive Officer attended
4 September	Great Southern Rail Trail Drop in session, Alberton	Cr Stephens, Cr Hall and Cr Maher attended
	Opal Aged Care 25 th Anniversary Dinner & Awards Night, Sale	Cr Ripper attended
5 September	Stratford's of the World Sister Cities Reunion, Stratford	Mayor Crossley, Cr McCubbin, Cr Hole, Cr Hall, Cr Maher and Cr Ripper and David Morcom, Chief Executive Officer attended
6 September	Australian Airports Association AGM, Sale	Mayor Crossley attended
7 September	Australian Coastal Councils Association AGM, Melbourne	Cr Hall attended

**COUNCILLOR CAROLYN CROSSLEY
MAYOR**



B –REPORT

DELEGATES



C1 - REPORT

CHIEF EXECUTIVE OFFICER

ITEM C1.1**AUDIT & RISK COMMITTEE MEMBER APPOINTMENT**

DIVISION: CHIEF EXECUTIVE OFFICE
 ACTION OFFICER: CHIEF EXECUTIVE OFFICER
 DATE: 2 OCTOBER 2018

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
				✓					

OBJECTIVE

The purpose of this report is to provide information to Council to enable consideration of the appointment of two external independent members to Council's Audit & Risk Committee.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That:

- 1. Council appoint two independent members to Council's Audit & Risk Committee for a two year period commencing 29 October 2018 and expiring 28 October 2020 and a three year period commencing 29 October 2018 and expiring 28 October 2021 in accordance with the recommendation in the attached confidential evaluation report at Item F1.1 of this Council meeting agenda; and***
- 2. The information contained in the confidential document Item F1.1 Audit & Risk Committee Member Appointment and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 17 September 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: h) any other matter which the Council or special committee considers would prejudice the Council or any person; be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989, except that once this recommendation has been adopted the name of the successful applicants can be made public.***

BACKGROUND

Council maintains an Audit & Risk Committee in accordance with Section 139 of the *Local Government Act 1989*. The Audit & Risk Committee is a formally appointed committee of the Council and is responsible to Council.

The Audit & Risk Committee's role is to report to Council and provide appropriate advice and recommendations on matters relevant to its Charter in order to facilitate decision making by Council in relation to the discharge of its responsibilities.

The Audit & Risk Committee membership is comprised of two Councillors and three external independent persons with suitable knowledge and experience, all appointed by Council for periods varying to a maximum term of three years. The terms of the current appointments are due to expire on 28 October 2018.

In order to ensure the vacant positions are filled an Expression of Interest process has been undertaken to recruit 2 suitably qualified external members for Council's Audit & Risk Committee.

Advertising was undertaken in August 2018 and expressions of interest were received by the nominated closing date of 28 August 2018.

An interview process was held in September 2018. The Evaluation Panel's assessment and a recommendation for appointment is included in the attached confidential report.

OPTIONS

Council has the following options:

1. Adopt the recommendation to appoint one independent member for a period commencing 29 October 2018 and expiring 28 October 2020 and one independent member for a period commencing 29 October 2018 and expiring 28 October 2021 to Council's Audit & Risk Committee; or
2. Amend the recommendation in relation to the proposed appointment.

PROPOSAL

That Council appoint one independent member for a period commencing 29 October 2018 and expiring 28 October 2020 and one independent member for a period commencing 29 October 2018 and expiring 28 October 2021 to Council's Audit & Risk Committee in accordance with the evaluation panel's confidential report attached.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this Report have declared a Conflict of Interest.

COUNCIL PLAN IMPACT

The Council Plan 2017–2021 Theme 6 Organisational states the following strategic objective and related strategy:

Strategic Objective 6.3

"Maintain a well governed, transparent, high performing, ethical and accountable organisation."

Strategy 6.3.3

"Ensure sound governance processes that result in responsive, ethical, transparent and accountable decision making."

This report supports the above Council Plan strategic objective and strategy.



C2 - REPORT

GENERAL MANAGER CORPORATE SERVICES

ITEM C2.1**ASSEMBLY OF COUNCILLORS**

DIVISION: CORPORATE SERVICES

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

DATE: 2 OCTOBER 2018

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management

OBJECTIVE

To report on all assembly of Councillor records received for the period 11 September 2018 to 25 September 2018.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

<p><i>That Council note and receive the attached Assembly of Councillor records for the period 11 September 2018 to 25 September 2018.</i></p>

BACKGROUND

Section 80A of the *Local Government Act 1989* requires a written record be kept of all assemblies of Councillors, stating the names of all Councillors and Council staff attending, the matters considered and any conflict of interest disclosures made by a Councillor. These records must be reported, as soon as practicable, at an ordinary meeting of the Council and recorded in the minutes.

Below is a summary of all assembly of Councillor records received for the period 11 September 2018 to 25 September 2018.

Assembly of Councillors summary of reports received for the period 11 September 2018 to 25 September 2018.

Date	Matters considered	Councillors and officers in attendance
18 September 2018	IT / Diary Meeting	Councillor Bye, Councillor Hall, Councillor Hole, Councillor McCubbin, Councillor Maher, Councillor Ripper, Councillor Rossetti, Councillor Stephens David Morcom, Chief Executive Officer Leah Carubia, Executive Assistant, CEO Damian Norkus, ICT Operations Officer
18 September 2018	Community Facilities Funding National Disability Insurance Scheme Building Inclusive Communities Notice of Motion Development Division Update Port of Sale Moorings & Boating Access Project Alberton Wind Farm Update Macalister Irrigation District	Councillor Bye, Councillor Crossley, Councillor Hall, Councillor Hole, Councillor McCubbin, Councillor Maher, Councillor Ripper, Councillor Rossetti, Councillor Stephens David Morcom, Chief Executive Officer Arthur Skipitaris, General Manager Corporate Services Chris Hastie, General Manager Built & Natural Resources John Websdale, General Manager Development Sharon Houlihan, General Manager Community & Culture Karen McLennan, Manager Community Wellbeing (Item 1,2 & 3) Bodye Darvill, Coordinator Community Committees (Item 1 & 5) Mark Benfield, Coordinator Community Facilities Planning (Item 1) Leanne Wishart, Rural Access Project Coordinator (Item 2 & 3) Joshua Clydesdale, Manager Land Use Planning (Item 4 & 6) John Traa, Coordinator Statutory Planning (Item 4) Vanessa Ebsworth, Manager Municipal Services (Item 4) Barry Nicholl, Municipal Building Surveyor (Item 4) Paul Johnson, Manager Business Development (Item 4 & 5) Daniel Gall, Coordinator Commercial Properties (Item 4 & 5) Tom Hams, Planning Facilitator (Item 4)

OPTIONS

Council has the following options:

1. Note and receive the attached assembly of Councillors records; or
2. Not receive the attached assembly of Councillors records.

PROPOSAL

That Council note and receive the attached assembly of Councillors records during the period 11 September 2018 to 25 September 2018.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

The reporting of written records of assemblies of Councillors to the Council in the prescribed format complies with Section 80A of the *Local Government Act 1989*.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 6 Organisational states the following strategic objective and related strategy:

Strategic Objective 6.3

"Maintain a well governed, transparent, high performing, ethical and accountable organisation."

Strategy 6.3.3

"Ensure sound governance processes that result in responsive, ethical, transparent and accountable decision making."

This report supports the above Council Plan strategic objective and strategy.

ASSEMBLY OF COUNCILLORS

1. **DATE OF MEETING:** 18 September 2018

2. **ATTENDEES**

Councillors:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Bye	✓		Cr Maher	✓	
Cr Crossley		✓	Cr Ripper	✓	
Cr Hall	✓		Cr Rossetti	✓	
Cr Hole	✓		Cr Stephens	✓	
Cr McCubbin	✓				

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO	✓		S Houlihan, GMC&C	✓	
C Hastie, GMB&NE	✓		J Websdale, GMD	✓	
A Skipitaris, GMCS	✓				

Others in attendance: (list names and item in attendance for)	Item No.
Leah Carubia, Damian Norkus	1

3. **Matters/Items considered at the meeting (list):**

1. IT / Diary Meeting

4. **Conflict of Interest disclosures made by Councillors:**

Nil

ASSEMBLY OF COUNCILLORS

1. **DATE OF MEETING:** 18 September 2018

2. **ATTENDEES**

Councillors:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Bye	✓		Cr Maher	✓	
Cr Crossley	✓		Cr Ripper	✓	
Cr Hall	✓		Cr Rossetti	✓	
Cr Hole	✓		Cr Stephens	✓	
Cr McCubbin	✓				

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO	✓		S Houlihan, GMC&C	✓	
C Hastie, GMB&NE	✓		J Websdale, GMD	✓	
A Skipitaris, GMCS	✓				

Others in attendance: (list names and item in attendance for)	Item No.
Bodye Darvill, Mark Benfield	1
Leanne Wishart, (<i>External Presenter Christopher Cahill Assistant Director Community Engagement Eastern Vic Region National Disability Insurance Agency</i>)	2
Leanne Wishart	3
Paul Johnson, Joshua Clydesdale, John Traa	4
Paul Johnson, Daniel Gall, Bodye Darvill	5
John Websdale, Joshua Clydesdale	6
<i>External Presenter – Clinton Rodda – Southern Rural Water Managing Director</i>	7

3. **Matters/Items considered at the meeting (list):**

1. Community & Sporting Facilities Planning
2. National Disability Insurance Scheme
3. Building Inclusive Communities – Notice of Motion
4. Development Division Update – Planning, Building & Business Development (Verbal)
5. Port of Sale Mooring & Boating Access Project
6. Proposed Alberton Windfarm – Synergy Wind
7. Modernisation of the Macalister Irrigation District

4. **Conflict of Interest disclosures made by Councillors:**

Nil

ITEM C2.2**AUDIT & RISK COMMITTEE MINUTES**

DIVISION: CORPORATE SERVICES
 ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES
 DATE: 2 OCTOBER 2018

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
		✓		✓					✓

OBJECTIVE

To receive and note the minutes of the Audit & Risk Committee meeting held on 30 August 2018.

RECOMMENDATION

That:

1. ***Council receive and note the minutes in brief (Attachment 1) and the confidential attachment at Item F1.2 Audit & Risk Committee Minutes of 30 August 2018; and***
2. ***The information contained in the confidential attachment Item F1.2 Audit & Risk Committee Minutes of 30 August 2018 of this Council meeting agenda and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Corporate Services on 4 September 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: f) legal advice; and h) any other matter which the Council considers would prejudice the Council or any person; be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989.***

BACKGROUND

Council maintains an Audit & Risk Committee in accordance with Section 139 of the *Local Government Act 1989*. The Audit & Risk Committee is an independent advisory Committee to Council and its primary objective is to assist Council in the effective conduct of its responsibilities for financial reporting, management of risk, maintaining a reliable system of internal controls and facilitating the organisation's ethical development. Minutes of the Audit & Risk Committee are reported direct to Council.

A copy of the minutes in brief from the Audit & Risk Committee meeting of 30 August 2018 can be found at Attachment 1 of this report and is provided for the information of Council and the public in general.

OPTIONS

Council has the following options:

1. To receive and note the minutes from the Audit & Risk Committee Meeting of 30 August 2018;
or

2. To seek further information and consider the minutes at a future meeting.

PROPOSAL

To receive and note the minutes of the Audit & Risk Committee meeting held on 30 August 2018.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

The *Local Government Act 1989*, section 139(1) requires Council to establish an audit committee. Council's Audit & Risk Committee is an Advisory Committee to Council and operates within the Terms of Reference and Charter adopted by Council.

The Audit & Risk Committee Terms of Reference require the minutes of the Audit & Risk Committee to be forwarded to an ordinary meeting of the Council, including a report explaining any specific recommendations and key outcomes. The Audit & Risk Committee is also required to report annually to the Council summarising the activities of the Committee during the previous financial year.

This report complies with the legislative requirements and the Audit & Risk Committee Terms of Reference requirements.

COUNCIL PLAN IMPACT

The Council Plan 2017–2021 Theme 6 Organisational states the following strategic objective and related strategy:

Strategic Objective 6.3

"Maintain a well governed, transparent, high performing, ethical and accountable organisation."

Strategy 6.3.3

"Ensure sound governance processes that result in responsive, ethical, transparent and accountable decision making."

This report supports the above Council Plan strategic objective and strategy.

RISK MANAGEMENT IMPACT

The Audit & Risk Committee Charter identifies the management of risk as one of the primary objectives of the Audit & Risk Committee. The Audit & Risk Committee monitors the risk exposure of Council by determining if management has appropriate risk management processes and adequate management information systems in place.

AUDIT & RISK COMMITTEE MEETING MINUTES IN BRIEF – 30 AUGUST 2018

Present: Mr Peter Craighead
Mr Joel Churchill
Mr Chris Badger
Councillor Alan Hall
Councillor Garry Stephens

In attendance: Mr David Morcom (Chief Executive Officer)
Mr Arthur Skipitaris (General Manager Corporate Services)
Mr Ian Carroll (Manager Corporate Finance)
Mr Mark Holloway (HLB Mann Judd) (via phone)
Mrs Mary Winter (Crowe Horwath)
Mr Deryck Tindall (Crowe Horwath)
Mrs Sheryl Saynor (Executive Support Officer)

1. **Welcome -**

2. **Apologies**

3. **Closure of Meeting to Public:-**

Councillor Hall/Chris Badger

That the meeting be closed to the public under Section 89(2) of the Local Government Act 1989 to discuss legal advice and any other matter which the Council or special committee considers would prejudice the Council or any person.

CARRIED

4. **Declaration of Conflict(s) of Interest:-**
Nil

5. **Adoption of Previous Minutes – 28 May 2018:-**

Joel Churchill/Chris Badger

That the Committee adopt the minutes of the previous meeting held on 28 May 2018.

CARRIED

It was agreed to consider Items 9, 10, 11 and 12 at this point of the meeting and Mark Holloway from HLB Mann Judd joined the meeting via phone at 2.03pm.

9. **Internal Audit Report: Management of Leisure Services**

Councillor Hall/Chris Badger

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

*(h) any other matter which the Council or special committee considers would prejudice the Council or any person.
be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.*

CARRIED

10. Internal Audit Report: Review of Debts and Rates Collection (Debtor Management)

Joel Churchill/Chris Badger

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

11. Internal Audit Report: Review of Port of Sale Cultural Hub Development (Part A – Project Management)

Mary Winter and Deryck Tindall joined the meeting at 2.28pm

Chris Badger/Councillor Hall

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

12. Internal Audit Report: Follow-up of Agreed Actions from Prior Year Internal Audit Reports

Joel Churchill/Chris Badger

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

Mark Holloway left the meeting at 2.33pm.

6. Action Items from Previous Minutes

Chris Badger/Councillor Hall

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

7a) In Principle Agreement to Draft Financial and Performance Statements 2017/18

Councillor Hall/Councillor Stephens

That the Audit & Risk Committee, having considered the draft Financial and Performance Statements for the year ended 30 June 2018, recommend to Council that it give its in principle agreement to sign the Draft Financial and Performance Statements subject to agreed financial adjustments as determined by the General Manager Corporate Services with the Auditor General or their Agents.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

The officers left the meeting at 3.01pm to allow the Committee to meet with the Auditors in camera.

The officers returned to the meeting at 3.05pm and the meeting resumed.

Mary Winter and Deryck Tindall left the meeting at 3.06pm.

8. Management Letter – Interim Financial Audit 2017-18

Chris Badger/Councillor Hall

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

Items 9, 10, 11 and 12 were dealt with following Item 5.

13. Status of Audit Recommendations

Councillor Hall/Chris Badger

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

14. VAGO Report: Local Government Insurance Risks

Councillor Stephens/Councillor Hall

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

15. VAGO Report: Local Government and Economic Development

Councillor Hall/Joel Churchill

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

16. VAGO Performance Audit: Fraud and Corruption Control

Joel Churchill/Councillor Stephens

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23

August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

17. Chairman's Report

Councillor Hall/Chris Badger

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

18. Road Management Act Processes – Annual Update

Chris Badger/Joel Churchill

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

19. Draft Annual Report 2017/18

Councillor Hall/Councillor Stephens

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

20. Credit Card Expenditure – Chief Executive Officer

Joel Churchill/Chris Badger

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

21. Related Party Transactions

Councillor Hall/Joel Churchill

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person.

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

22. Information Services Update

Councillor Stephens/Joel Churchill

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

23. Audit & Risk Committee Membership

Chris Badger/Councillor Stephens

That the Audit & Risk Committee recommend to Council that it receive the Report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

24. Council Plan Highlights and Progress of Major Initiatives and Initiatives

Joel Churchill/Chris Badger

That the Audit & Risk Committee recommend to Council that it receive the Report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

25. Fraud Report

Councillor Hall/Councillor Stephens

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

26. Excessive Staff Leave

Chris Badger/Joel Churchill

That the Audit & Risk Committee recommend to Council that it receive the Report.

That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Act:

(h) any other matter which the Council or special committee considers would prejudice the Council or any person

be designated confidential information under Clause 77 (2) (b) of the Local Government Act 1989.

CARRIED

27. Current Key Risk Matters

Councillor Hall/Joel Churchill

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

f) legal advice;

h) any other matter which the Council or special committee considers would prejudice the Council or any person;

be designated confidential information under Clause 77 (2) (b) of the Local Government Act 1989.

CARRIED

28. Insurance Report

Councillor Stephens/Chris Badger

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Act:

- h) any other matter which the Council or special committee considers would prejudice the Council or any person;*

be designated confidential information under Clause 77 (2) (b) of the Local Government Act 1989.

CARRIED

29. Register of Commissioned Reports

Chris Badger/Councillor Stephens

That the Audit & Risk Committee recommend to Council that it receive the report.

That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 23 August 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:

- h) any other matter which the Council or special committee considers would prejudice the Council or any person;*

be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.

CARRIED

30. General Business

- 1. Expiry of Term on Audit & Risk Committee – Joel Churchill**
- 2. Sale of 90 Mile Beach Blocks**

31. Rotating Assessment of and Feedback on Meeting

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 3.42PM.



C3 - REPORT

GENERAL MANAGER DEVELOPMENT

ITEM C3.1**COUNCIL SUBMISSION – ALBERTON WIND ENERGY FACILITY**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER LAND USE PLANNING

DATE:

2 OCTOBER 2018

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
✓		✓	✓	✓			✓	✓	✓

OBJECTIVE

To endorse a submission to the Minister for Planning in relation to Planning Permit Application PA1700284 for the proposed Alberton wind energy facility.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION*****That Council***

- 1. Council endorse the submission included in Attachment 1 to the Minister for Planning in relation to Planning Permit Application PA1700284 for the proposed Alberton wind energy facility.***
- 2. Council liaise with Synergy Wind to enter into a potential Memorandum of Understanding (MOU) to ensure that local community benefits arise from the development (should a planning permit be issued).***

BACKGROUND

Synergy Wind Pty Ltd are proposing to develop a 34-turbine wind energy facility on land west of Alberton. A planning permit application (PA1700284) is currently being assessed by the Department of Environment, Land, Water and Planning (DELWP) on behalf of the Minister for Planning who is the Responsible Authority for wind energy facility developments across the State.

The planning permit application is currently on public notice. A copy of the planning permit application documentation can be publicly inspected in hard copy at Council's Yarram Service Centre or on the Synergy Wind website <http://www.synergy-wind.com/projects/alberton-wind-farm/planning-application-documentation>.

The potential approval of the Alberton wind energy facility raises a number of key issues for Council to consider including (but not limited to):

- Road maintenance/traffic management
- Ongoing noise monitoring/compliance obligations
- Implications for the Yarram Aerodrome (given the height of the turbines)
- Future decommissioning of the facility

As such, it is considered appropriate that Council lodge a submission with the Minister for Planning in relation to the planning permit application (see Attachment 1).

OPTIONS

Council has the following options:

1. That Council endorse the submission to the Minister for Planning included in Attachment 1 (in relation to Planning Permit Application PA1700284 for the proposed Alberton wind energy facility) and liaise further with Synergy Wind in relation to a potential MOU (should a planning permit issue).
2. That Council not endorse the submission to the Minister for Planning included in Attachment 1 (in relation to Planning Permit Application PA1700284 for the proposed Alberton wind energy facility); not liaise further with Synergy Wind in relation to a potential MOU (should a planning permit issue); and instead seek further information or changes for consideration at a future Council meeting.

PROPOSAL

That Council endorse the submission included in Attachment 1 to the Minister for Planning in relation to Planning Permit Application PA1700284 for the proposed Alberton wind energy facility and liaise further with Synergy Wind in relation to a potential MOU (should a planning permit issue).

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The submission included in Attachment 1 has been prepared to help minimise Council's future cost exposure should the Alberton wind energy facility be approved by the Minister for Planning. It is also proposed that a MOU be entered into with Synergy Wind to manage 'non-planning' issues such as the administration of the community fund (should a planning permit issue).

LEGISLATIVE IMPACT

Planning Permit Application PA1700284 will be assessed by DELWP in accordance with the requirements of the *Planning and Environment Act 1987*. Other relevant legislative approvals, including the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* will also need to be complied with.

COUNCIL PLAN IMPACT

The Council Plan 2017–2021 Theme 2: Services and Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.3

'Wellington Shire is well planned, considering long term growth and sustainability.'

Strategy 2.3.3

'Recognise and advocate for best practice land development which considers energy efficiency and sustainability for housing.'

This Report supports the above Council Plan strategic objectives and strategies.

ENVIRONMENTAL

Environmental impacts will be assessed by relevant authorities in accordance with legislative requirements.

PLANNING POLICY IMPACT

Planning policy impacts will be assessed by DELWP in accordance with statutory requirements, including the Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria (DELWP, November 2017).

ENGAGEMENT IMPACT

Synergy Wind Pty Ltd has undertaken preliminary community and stakeholder engagement prior to lodging the planning permit application. Formal public notice requirements are now underway, which will afford the community and other affected stakeholders the opportunity to put forward their views prior to the planning permit application being determined by the State Government.

Council has also received a number of objections to the proposal but given the Minister for Planning (via the Department of Environment, Land, Water and Planning, DELWP) is the authority responsible for all wind farm assessment/decisions in Victoria, we have encouraged those objectors to lodge their submission with the State Government (DELWP). This will ensure that their concerns are considered as part of the formal planning process

It is also proposed that Council and Synergy Wind enter into a potential MOU (should a planning permit issue) to ensure that local community benefits arise from the development (e.g. from the proposed community fund and via use of local contractors where practicable etc).

RISK MANAGEMENT

Construction of wind energy facility developments elsewhere in Victoria has resulted in some negative impacts for Local Government, including in relation to noise monitoring obligations and landscape impacts (e.g. from unregulated overhead transmission line impacts). Subject to the final form of any planning permit issued by the State Government, the risk of future Council cost exposure with the Alberton wind energy facility cannot be definitively ruled out, but any such impacts need to be balanced with the positive effects arising from renewable energy investment in the Wellington Shire.



The Hon Richard Wynne
 Minister for Planning
 PO Box 500
 East Melbourne
 VIC 8002
stateplanning_services@delwp.vic.gov.au

Dear Minister

RE: SUBMISSION TO ALBERTON WIND ENERGY FACILITY – PLANNING APPLICATION PA1700284

Thank you for the opportunity for Wellington Shire Council (Council) to lodge a submission to the above planning permit application.

Council is generally supportive of renewable energy investment in its municipality and on this basis, supports in principle (subject to conditions and compliance with Clause 52.32 of the Wellington Planning Scheme) the proposed establishment of the Alberton Wind Energy Facility (WEF). However, Council has several concerns as outlined below, which can be addressed only via inclusion of appropriate permit conditions (should a planning permit issue).

Noise

It will be critical that the WEF is constructed and operates to comply with the relevant Standard (*New Zealand Standard NZS 6808:2010 Acoustics – Wind Farm Noise*). As identified in the Policy and Planning Guidelines for the Development of Wind Energy Facilities (DELWP, November 2017), *wind farm noise compliance must be established by testing and reporting by acoustic consultants familiar with the application of the applicable standards and requirements*. Given the highly technical nature of noise assessment and compliance, it is most appropriate for the Department of Environment, Land, Water and Planning (DELWP) or the Environment Protection Authority (as the administrator of the *Environment Protection Act 1970*) to be responsible for ongoing noise compliance. This should not only include compliance with the above Noise Standard, but also extend to potential 'nuisance' considerations under the *Public Health and Wellbeing Act 2008*.

Should a permit issue, as an absolute minimum, conditions must be imposed to secure initial and ongoing operational noise monitoring obligations on the permit holder to the satisfaction of the Minister for Planning (or the EPA). Council would strongly oppose

Sale Service Centre
 18 Oswald Street (PO Box 598), Sale Victoria 3850
 Telephone 1300 366 244

Yarram Service Centre
 158 David Street, Yarram Victoria 3871
 Telephone 03 5182 5100

Contact Us Online
 Web www.wellington.vic.gov.au
 Email enquiries@wellington.vic.gov.au



any imposition on its ratepayers of having to bear costs for ongoing noise monitoring and enforcement when the State Government has a clearly mandated role with WEF assessment in Victoria.

Yarram Airfield

Council considers that it would be beneficial for obstacle lighting to be introduced as part of the WEF development to help reduce risk to aircraft given the proximity to the Yarram airfield, which is a Council controlled asset. The Civil Aviation and Safety Authority (CASA) should play a key role in determining appropriate lighting and mitigation responses, noting that CASA have previously recommended that the WEF be lit with steady red medium intensity lighting at night and that a lighting plan be prepared consistent with NASF Guideline D. Further, Council submits that the need (and cost) to update aeronautical publications should rest with the permit holder via condition (should a permit issue). Council would also encourage DELWP to seek and consider the views of the aviation community in Yarram including the AeroClub, Department of Defence, Esso, Emergency Management Victoria and Aerial Application Association of Australia prior to a decision being made.

Traffic Impact Assessment

Council considers that a detailed Traffic Impact Assessment (TIA) in accordance with relevant industry standards should be provided by the proponent, and consequent impacts managed via permit condition. This assessment should consider the existing condition and integrity of roads impacted through the duration, conclusion and decommissioning of the project and should consider how appropriate financial security is managed and maintained. Should DELWP consider this level of detail to be too onerous prior to a decision being made, stringent permit conditions should be imposed to ensure that the permit holder appropriately reinstates the local road network in accordance with a detailed and specific TIA.

Complaints

Via condition, it is requested that the permit holder be required to develop and maintain a 'complaint register, investigation and response plan' for the life of the project. This should document a clear and transparent process for managing noise complaints, TV reception complaints and the like.

Decommissioning

It will be critical that a robust regime is established to ensure that the WEF, if decommissioned, is undertaken by the permit holder. While a section 173 agreement is an option, a more secure and favoured arrangement is via a bonded arrangement (on a scaled basis from the time of commissioning) to provide a higher level 'guarantee' that Council will not be responsible for any future decommissioning costs.

Shadow Flicker

In relation to selected dwellings in close proximity to the WEF which are proposed to be unoccupied, it is requested that DELWP provide appropriate arrangements via condition, for example, by requiring these dwellings to be decommissioned (or removed from the land) to avoid any risk of future occupation.

Further, given that the Shadow Flicker and Blade Glint Assessment report clearly identifies that unmitigated shadow flicker impacts from the project are likely to present a problem for some stakeholder dwellings in close proximity to the WEF, appropriate conditions requiring more detailed investigations and mitigation to the satisfaction of the Minister will need to be provided as part of any approval issued, irrespective of Synergy Wind obtaining the consent of relevant stakeholders to currently identified exceedances.

Environmental Management Plan

It is submitted that a comprehensive Environmental Management Plan be provided covering the construction phase (earthwork controls, traffic management etc) and post construction phase (e.g. emergency response/fire plan, landscaping re-establishment etc.)

Electrical Infrastructure

Council notes that the detailed electrical infrastructure required to support the WEF is not included as part of the planning permit application. Prior to determining the application, it is considered appropriate that DELVWP and the permit applicant further investigate potential overhead powerline impacts to ensure that landscape and environmental issues are appropriately addressed.

Council also requests that a condition be placed on any planning permit issued to ensure that all ancillary infrastructure works (e.g. underground cabling in Council road reserves) are undertaken and reinstated to the satisfaction of Council.

Council looks forward to your advice in relation to the next steps in the consultation and decision making process.

Yours sincerely

CR CAROLYN CROSSLEY
Mayor

ITEM C3.2**PLANNING SCHEME AMENDMENT C100 – YARRAM BUTTER FACTORY – REVISED HERITAGE OVERLAY**

DIVISION: DEVELOPMENT
 ACTION OFFICER: MANAGER LAND USE PLANNING
 DATE: 2 OCTOBER 2018

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
✓	✓	✓	✓	✓	✓	✓		✓	

OBJECTIVE

To request the Minister for Planning to prepare and approve Amendment C100 to the Wellington Planning Scheme in accordance with Section 8(1) and Section 20(4) of the *Planning and Environment Act 1987*.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council request the Minister for Planning to prepare and approve Amendment C100 (refer to Attachment 1) to the Wellington Planning Scheme in accordance with Section 8(1) and Section 20(4) of the *Planning and Environment Act 1987*.

BACKGROUND

A minor (historical) mapping error has been identified in the application of the Heritage Overlay – Schedule 27 (HO27) over land at the Yarram Butter Factory, 40 Commercial Road, Yarram. The error now requires formal correction through the Planning Scheme Amendment process.

The current HO27 extends to one portion of the site (including half of the building and associated curtilage) when it should include the whole heritage building (including façade) and its associated curtilage (see **Figures 1 and 2** below).



Figure 1: Current extent of HO27 within the Wellington Planning Scheme



Figure 2: Proposed extent of HO27 within the Wellington Planning Scheme

A brief history of the Yarram Butter Factory and the Planning Scheme is as follows:

- 26 June 1987 Listed on National Trust Register.
- 4 March 1993 Yarram Butter Factory introduced into the Alberton Planning Scheme as H62.
- 15 June 2000 New Format Planning Scheme introduced – the Heritage Overlay for the Yarram Butter Factory was incorrectly mapped.

July 2017 Mapping error identified after query from landowner relating to the exploration of redevelopment options for the whole site.

Amendment C100 now proposes to correct the minor error by:

- Amending Wellington Planning Scheme Map No.193HO to increase the size/area of the existing HO27 to include the whole heritage building (including façade) and associated curtilage.
- Amending the Schedule to Clause 43.01 Heritage Overlay to update the associated controls of HO27.
- Amending the Schedule to Clause 72.04 – ‘Documents Incorporated in this Planning Scheme’, to insert the updated Heritage Citation for HO27 as part of the incorporated document ‘Wellington Shire Heritage Place Citations 2007’.

The Amendment also proposes to revise the Schedule to Clause 43.01 Heritage Overlay to provide the correct reference for 13 places, wrongly numbered in the Victorian Heritage Register.

Detail of the changes proposed in Amendment C100 can be found at **Attachment 1** to this Report.

Further detailed background information, including an overview of the history of the site and the updated Heritage Citation can be found in the combined supporting documents at **Attachment 2**. **Attachment 2** is available to view electronically on the Councillor Home Page and in hard copy at the Sale and Yarram Customer Service Centres.

It is proposed that Amendment C100 will be implemented via a ‘Ministerial’ Planning Scheme Amendment under the provisions of Section 20(4) of the *Planning and Environment Act 1987*.

A Council resolution is required to progress the process and allow the Department of Environment, Land, Water and Planning (DELWP) to proceed with the Amendment on the Minister’s behalf.

OPTIONS

Council has the following options:

1. That Council request the Minister for Planning to prepare and approve Amendment C100 to the Wellington Planning Scheme in accordance with Section 8(1) and Section 20(4) of the *Planning and Environment Act 1987*; or
2. That Council does not request the Minister for Planning to prepare and approve Amendment C100 to the Wellington Planning Scheme in accordance with Section 8(1) and Section 20(4) of the *Planning and Environment Act 1987* and seeks further information for consideration at a future Council meeting.

PROPOSAL

To request the Minister for Planning to prepare and approve Amendment C100 (refer to **Attachment 1**) to the Wellington Planning Scheme in accordance with Section 8(1) and Section 20(4) of the *Planning and Environment Act 1987*.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The financial cost of the Amendment process has been accommodated in the Strategic Planning budget for 2018/2019. Council is required to pay the relevant statutory fees to the Minister for Planning for this Amendment.

COMMUNICATION IMPACT

Amendment C100 seeks to correct a minor mapping error within the Wellington Planning Scheme. On this basis, it is considered that the Amendment can be prepared and approved by the Minister for Planning without public exhibition, pursuant to the provisions of the *Planning and Environment Act 1987*. Furthermore, written confirmation has been received from the only affected landowner stating that they have no objection to the proposal.

LEGISLATIVE IMPACT

Amendment C100 implements the objectives of Planning in Victoria (as documented in Section 4 of the *Planning and Environment Act 1987*) by providing for the fair and orderly development of land through the removal of a mapping error that place inaccurate planning provisions upon the land.

COUNCIL POLICY IMPACT

The correction of the mapping error with regards to HO27 is in line with Wellington Shire Council *Policy 3.1.1 Heritage*. This Policy ensures that we '*...identify and protect the most important aspects of the Wellington Shire's heritage*'.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 1 Communities and Theme 2 Services & Infrastructure states the following strategic objectives and related strategies:

Strategic Objective 1.3

'Strengthen community identity by promoting our heritage and history and appreciation for small town rural living'.

Strategy 1.3.1

'Recognise, celebrate and promote the diverse shared heritage and history of Wellington Shire'.

Strategic Objective 2.3

'Wellington Shire is well planned, considering long term growth and sustainability'.

Strategy 2.3.1

'Continue to provide strategic planning to encourage long term growth and sustainability in Wellington Shire'.

Amendment C100 supports the above Council Plan strategic objectives and strategies.

PLANNING POLICY IMPACT

The Amendment is consistent with the Planning Policy Framework and Local Planning Policy Framework (PPF and LPPF) within the Wellington Planning Scheme; the Gippsland Regional Growth Plan (2014) and the relevant State Government Planning Practice Notes.

RESOURCES AND STAFF IMPACT

The correction of the mapping error within the Wellington Planning Scheme will have a positive effect by providing correct planning information to manage and facilitate future use and development of the site, and by ensuring the protection of an important heritage place within the Shire.

COMMUNITY IMPACT

The community impact is likely to be positive, as technical mapping errors within the Planning Scheme are being corrected and protection afforded to a significant heritage asset.

ENGAGEMENT IMPACT

Officers have been liaising closely with the Gippsland Regional office of DELWP during the preparation of Amendment C100.

Written confirmation has been received from the only affected landowner stating that they have no objection to proposed Amendment C100.

Planning and Environment Act 1987

**WELLINGTON PLANNING SCHEME
AMENDMENT C100
EXPLANATORY REPORT**

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

The Amendment has been made at the request of Wellington Shire Council.

Land affected by the Amendment

The Amendment applies to 40 Commercial Road, Yarram being Lot 1 TP544071.



Figure 1: Land and buildings to which the amendment applies

What the amendment does

The Amendment corrects a minor (historical) mapping error identified in the application of the Heritage Overlay – Schedule 27 (HO27) over land at the Yarram Butter Factory, 40 Commercial Road, Yarram.

The Amendment proposes to:

- Amend Wellington Planning Scheme Map 193HO to correct a minor mapping error.
- Amend the Schedule to Clause 43.01 Heritage Overlay to update the associated heritage controls of HO27.
- Amend the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme to insert the updated heritage citation for HO27 as part of the incorporated document "Wellington Shire Heritage Place Citations 2007" (Refer to **Supporting Document 3**).

The amendment also proposes to amend the Schedule to Clause 43.01 Heritage Overlay to provide the correct reference for 13 places, wrongly numbered in the Victorian Heritage Register.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to correct a minor mapping error, which has occurred during the introduction of the 'new format' Wellington Planning Scheme in 2000. The Amendment will also subsequently update the Heritage Citation for HO27 to align with the Wellington's new format Heritage Citations, introduced with Amendment C92 - Part 1 in October 2017, as per the recommendation of Council's Heritage Advisor.

Additionally, the Schedule to Clause 43.01 Heritage Overlay will also be revised to provide correct reference for 13 places, wrongly numbered in the Victorian Heritage Register, under the column 'Included on the Victorian Heritage Register under the Heritage Act 2017'.

History of Yarram Butter Factory and the Planning Scheme

(Refer to **Supporting Document 1** for all site history and relevant extracts from previous Planning Schemes)

26 June 1987	Listed on National Trust Register
4 March 1993	Yarram Butter Factory introduced in Alberton Planning Scheme as H62.
15 June 2000	New Format Planning Scheme introduced – the Heritage Overlay for the Yarram Butter Factory was incorrectly mapped.
July 2017	Mapping error identified after query from landowner relating to the exploration of redevelopment options for the whole site.



Figure 2: Current extent of HO27 within the Wellington Planning Scheme.



Figure 3: Proposed extent of HO27 within the Wellington Planning Scheme.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment ensures that the planning provisions are correctly applied to the Yarram Butter Factory at 40 Commercial Road, Yarram. This will enable the proper administration of the Wellington Planning Scheme in accordance with the *Planning and Environment Act 1987*.

The Amendment implements Objective 4(1)(d) - 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value'.

How does the Amendment address any environmental, social and economic effects?

The Amendment ensures that the Wellington Planning Scheme provisions are correctly applied to the Yarram Butter Factory at 40 Commercial Road, Yarram. This is a prominent heritage building located on the South Gippsland Highway, which is a key entrance into Yarram.

The heritage values of the Yarram Butter Factory are widely recognised within the Yarram community (Refer to **Supporting Document 2 – An Era Passed; A Brief History of the Yarram Butter Factory**) and a correction to the minor mapping error is required in order to properly administer the Wellington Planning Scheme in accordance with the *Planning and Environment Act 1987*.

Does the Amendment address relevant bushfire risk?

The Amendment does not enable any material change, being the correction of a mapping error. Therefore, it does not increase the risk to life, property or community infrastructure.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the *Form and Content of Planning Schemes* under section 7(5) of the Act.

Pursuant to Section 12 of the *Planning and Environment Act 1987*, the Amendment complies with the following applicable Ministerial Directions:

- Ministerial Direction No. 11 – Strategic Assessment of Amendments, and
- Ministerial Direction No. 15 – The Planning Scheme Amendment Process.

This Planning Scheme Amendment is accompanied by all the required information.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

A correction to the minor mapping error and subsequent updates to the heritage citation will support and implement Clause 15 - Built Environment and Heritage by:

- recognising and protecting the cultural identity related with the Yarram Butter Factory; and
- ensuring the conservation of the Yarram Butter Factory as a place of heritage significance.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

A correction to the minor mapping error and subsequent updates to the Heritage Citation will support and implement the Local Planning Policy Framework and Municipal Strategic Statement by ensuring that the Shire's heritage is conserved and protected for the benefit of future generations.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment corrects a minor mapping error in the Wellington Planning Scheme. Correction of this error will ensure the planning scheme is accurate, efficient in administration and meets legislative requirements.

How does the Amendment address the views of any relevant agency?

A meeting was held at the Gippsland Regional Office of the Department of Environment, Land, Water and Planning (DELWP) on 16 August 2018. No major concerns were raised with the proposed Amendment by DELWP Officers. However, DELWP Officers advised Wellington Shire Council at this meeting that in order for Amendment C100 to be considered under Section 20(4) of the *Planning and Environment Act 1987*, they would need to obtain written confirmation from the affected landowner stating that they had no objection to the proposed Amendment.

Written confirmation has been received from the only affected landowner stating that they have no objection to proposed Amendment C100 (Refer to **Supporting Document 4** for written confirmation).

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment is not affected by the requirements of the *Transport Integration Act 2010*. The statements of policy principles under Section 22 of the *Transport Integration Act 2010* are not relevant to the current proposal.

Resource and administrative costs

• **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment will not place any unreasonable resource or administrative costs on the Wellington Shire Council.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Wellington Shire Council
Sale Service Centre
18 Desailly Street
Sale VIC 3850

Wellington Shire Council
Yarram Service Centre
155 Grant Street
Yarram VIC 3971

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Proposed
C100

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

Proposed
C100

None specified

2.0 Heritage places

Proposed
C100

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
ALBERTON								
H03	Maree Banks Street, Alberton (Town Lot 5/2) Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
H06	House Danger Street, Alberton Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO11	Eabon Eabor Hawdon Street, Alberton (Part CA 4/17) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO1	House Johnson Street (Manns Beach Road), Alberton (Part CA A/2) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO2	House 60 Johnson Street (Manns Beach Road), Alberton (CA B-Section3) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO7	House Kirksop Street, Alberton (Town Lot 17/3) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No

WILLOWTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO22	House Old Port Road, Alberton (CA 67D) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO12	Alberton Butter Factory (former) Russell Street, Alberton (Lot 4/17) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO6	House Staleski Street, Alberton (Town lots 1 & 2/3) Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO5	Store & residence Tumbull Street, Alberton (Town lot 19/2) Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO9	House Tumbull Street, Alberton (Town lot Part CA 1/7) Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO10	Victoria Hotel 53 Tumbull Street, Alberton (Part CA 3/9) Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO13	Farm House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO14	House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ15	House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 100) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HQ248	Alberton Cemetery 214 Yarram-Port Albert Road, Port Albert. Incorporated plan: Alberton Cemetery Incorporated Plan	No	No	Yes	Yes	No	No	No
BOISDALE								
HQ286	St George's Anglican Memorial Church 6 Boisdale-Valencia Creek Road, Boisdale	Yes	Yes	Yes - White Cedar tree (Melia azedarach), 1950s Camellia tree & Silver Birch (Betula pendula)	Yes - brick fence and gates	No	No	Not assessed
HQ287	Boisdale Uniting Church (former) 1 Main Street, Boisdale	Yes	Yes	Yes	Yes, WC building	No	No	Not assessed
HQ288	General Store, Bakery (former) & House 30 & 32-34 Main Street, Boisdale	Yes	Yes - oven & doors in bakery	No	No	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO289	<i>Stables, Blacksmiths & Wheelwrights and blacksmith's house (former)</i> 35-39 Main Street, Boisdale	Yes	No	No	Yes - fence at no. 35 Main Street	No	No	Not assessed
HO290	<i>Boisdale Public Hall & Memorials</i> 42-44 Main Street, Boisdale	Yes	Yes - entry, stage & hall only	No	No	No	No	Not assessed
BRIAGOLONG								
HO291	<i>St Patrick's Catholic Church</i> 1 Avon Street, Briagolong	Yes	Yes	No	No	No	No	Not assessed
HO78	<i>Mechanics' Institute and Collection</i> 9-11 Avon Street, Briagolong	-	-	-	-	Yes Ref No H0550	Yes	No
HO292	<i>ANZAC Park & Fallen Soldiers' Memorial</i> 23 Avon Street, Briagolong	Yes - including cleaning	No	Yes	No	No	No	Not assessed
HO293	<i>RSL Sub Branch Club Room</i> 55-57 Avon Street, Briagolong	Yes	Yes	No	Yes - Gillio's Gate	No	No	Not assessed
HO294	<i>Annie Whitelaw Memorial Grave</i> Briagolong Cemetery, 570 Boundary Road, Briagolong	Yes - including cleaning	No	No	Yes - stone & cast iron fence to the Annie Whitelaw grave	No	No	Not assessed
HO295	<i>Briagolong Uniting Church & Dutch Elm</i> 4 Church Street, Briagolong	Yes	No	Yes - Dutch Elm	No	No	No	Not assessed
HO296	<i>All Saints Anglican Church Complex</i> 14 Church Street, Briagolong	Yes	Yes - 1908 church porch, nave & chancel	Yes - Algerian Oak, Blue Cedar	Yes -1884 church, 1908 vestry, front fence & gates	No	No	Not assessed

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO297	Coffee Palace (former) 39 Forbes Street, Briarolong	No	No	No	No	No	No	Not assessed
HO79	Mount View Gorge Road, Briarolong Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
BUNDALAGUAH								
HO77	Primary School No. 1107 Maffra-Sale Road, Bundalaguah Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	Yes	No	No	No	No	No
BUSHY PARK								
HO298	Angus McMillan Memorial and Pencil Pines Maffra-Briarolong Road (Road Reserve), Bushy Park	Yes - including cleaning	No	Yes	No	No	No	Not assessed
CLYDEBANK								
HO54	Clydebank Bridge Scared Trees Bengworden Road, Clydebank Comprises the trees and approximately 150 ha of land Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
COWIARR								
HO299	Christ Church and Lock-up 8-10 Church Street, Cowarr	Yes	Yes	Yes - Elm	Yes - lock-up	No	No	Not assessed
HO300	St Brigid's Catholic Church Complex 13-19 Church Street, Cowarr	Yes	Yes - church porch, nave & chancel	No	Yes - front fence & gates	No	No	Not assessed
HO67	Homeview Heyfield Road, Cowarr Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO301	Cricketer Club Hotel 18-20 Main Street, Cowarr	No	No	No	No	No	No	Not assessed
HO302	Cowarr Public Hall & Memorials 31-33 Main Street, Cowarr	No	No	No	Yes - front fence	No	No	Not assessed
HO66	Cowarr Butter Factory (former) Traralgon-Maffra Road, Cowarr	-	-	-	-	Yes - Ref No H1282	No	No
DARGO								
HO48	Connelly's Inn (Old Hotel) Dargo High Plains Road, Dargo *Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions*	Yes	No	No	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO107	Grant Historic Area McMillans Road, Dargo Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO115	Good Hope Quartz Goldmining Precinct McMillan Track, Grant Historic Area, Wobungarra	-	-	-	-	Yes - Ref No H1268	No	No
HO113	Harrisons Cuf Gold Diversion Site Upper Dargo Road, Dargo	-	-	-	-	Yes - Ref No H1263	No	No
HO114	Jungle Creek Gold Mining Diversion Sluice, Grant Historic Area, Dargo	-	-	-	-	Yes - Ref No H1256	No	No
FULHAM								
HO59	Fulham Park Myrtlebank Road, Fulham	-	-	-	-	Yes - Ref No H1331	No	No
GLENCAIRN								
HO108	Barkly River Bridge Licola-Glencairn Road, Glencairn Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HEDLEY								
HO81	Gellondale Briquette Plant Coal Pit Road (Lanes Road) and South Gippsland Highway, Hedley	-	-	-	-	Yes - Ref No H1058	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HEYFIELD								
HO303	<i>Heyfield Soldiers' Memorial and Pencil Pines</i> George Street, Heyfield	Yes - including cleaning	No	Yes	No	No	No	Not assessed
HO304	<i>St Michael's Catholic Church</i> 2-6 George Street, Heyfield	Yes	Yes	No	No	No	No	Not assessed
HO305	<i>Railway Hotel</i> 24 George Street, Heyfield	Yes	No	No	No	No	No	Not assessed
HO306	<i>Police Station (former)</i> 6 MacFarlane Street, Heyfield	No	No	No	Yes - stables	No	No	Not assessed
HO307	<i>Heyfield Uniting Church and Memorial</i> 46 MacFarlane Street, Heyfield	Yes	Yes	No	No	No	No	Not assessed
HO308	<i>Post Office (former)</i> 7 Temple Street, Heyfield	Yes	No	No	No	No	No	Not assessed
HO309	<i>St James Anglican Soldiers Memorial Church & Memorials</i> 15 Temple Street, Heyfield	Yes	Yes	No	No	No	No	Not assessed
HO310	<i>Heyfield Primary School & 1875 Church of England (former)</i> 22-40 Temple Street	Yes	No	No	Yes - school entrance gateway & arch	No	No	Not assessed
HO311	<i>Commercial Hotel</i> 66 Temple Street, Heyfield	Yes	No	No	No	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HIAWATHA								
HO110	A' Frame Bridge, Little Albert River crossing Albert River Road, Hiawatha	-	-	-	-	Yes - Ref No H2011	No	No
MAFFRA								
HO312	Beet Sugar Factory Office (former) & Weighbridge Apex Park, McMahon Drive, Maffra	Yes	Yes - c1897 building only	No	Yes - weighbridge	No	No	Not assessed
HO53	Strathaven Nunin RMB 6196, Beet Road via Maffra Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO74	Primary School No. 861 Church Street, Maffra	Yes	No	No	No	No	No	No
HO313	St John's Anglican Church Complex 14 Church Street, Maffra	Yes	Yes - church entry, nave, chancel, apse, organ-chamber, Lych Gate	Yes - Turkey Oak	Yes - Lych Gate; 1950s brick columbarium, fence & gates; timber & wire fence to rectory	No	No	Not assessed
HO314	St Mary's Catholic Church Complex Duke Street, Maffra	Yes	Yes - 1871 & 1893 Church; 1924 Church	Yes - Canary Island Date Palms	Yes - Callanan grave site & headstone, Bell	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO315	Maffra Soldiers' Memorial Johnson Street (road reserve), Maffra	Yes - including cleaning	No	Yes	No	No	No	Not assessed
HO316	<i>Macalister Hotel</i> 2 Johnson Street, Maffra	Yes	Yes - to c1863 fabric	No	No	No	No	Not assessed
HO317	<i>Commercial Bank of Australia (former)</i> 50 Johnson Street, Maffra	Yes	No	No	Yes - brick fence along Thomson Street	No	No	Not assessed
HO71	<i>National Bank of Australasia (former)</i> 64 Johnson Street, Maffra	-	-	-	-	Yes - Ref No H0399	No	No
HO72	<i>Court House</i> Johnson Street, Maffra Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	Yes	No	No	No	No	No
HO73	<i>Shop</i> 75 Johnson Street, Maffra Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO318	<i>Metropolitan Hotel (former)</i> 95 Johnson Street, Maffra	Yes	No	No	No	No	No	Not assessed
HO319	<i>Maffra Hotel</i> 122 Johnson Street, Maffra	Yes	No	No	No	No	No	Not assessed

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO320	Mechanics Institute, Memorial Hall Complex & Memorials 150-158 Johnson Street & 11-15 Foster Street, Maffra	Yes	Yes - RSL room of the 1922 Great War Peace Memorial Hall only	No	No	No	No	Not assessed
HO321	Young's Arcade 160 Johnson Street, Maffra	Yes	No	No	No	No	No	Not assessed
HO75	Boisdale 494 Maffra-Braegolong Road, Maffra Includes the homestead, garden, outbuildings and water tower Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO322	St Andrew's Uniting Church 7 Pearson Street, Maffra	Yes	Yes - nave & tower	No	Yes - fence	No	No	Not assessed
HO78	Mexburn Park Tinamba Road (Traralgon Maffra Road), Maffra Includes the stables Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
NEWRY								
HO80	Mechanics' Institute Boisdale-Newry Road, Newry	Yes	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
PALMERSTON/PORT ALBERT								
HO24	<i>House</i> 6 Albany Street (CA 4/1), Palmerston Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO25	<i>House</i> 2-4 Brisbane Street, Palmerston Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO26	<i>House</i> 15 Denison Street (CA 8/5), Palmerston Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO30	<i>Police Station & Immigration Barracks (former)</i> 6 Denison Street and 5 Colville Street (CA 3, 4/4), Palmerston	-	-	-	-	Yes - Ref No H0498	No	No
HO28	<i>House</i> 22 Fitzroy Street (CA 6/8), Palmerston Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No

WILLOWTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
H023	Tarravonga 70 Port Albert-Tarraville Road (CA 79A), Palmerston Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
PORT ALBERT								
H034	Port Albert Heritage Precinct Incorporated plan: Port Albert Heritage Precinct Incorporated Plan	No	No	Yes - Norfolk Island Pines	No	No	No	No
H0285	Port Albert Maritime Museum (former Bank of Victoria) Tarraville Road, Port Albert	-	-	-	-	Yes - Ref No H1210	No	No
H032	Footings of former Powder Magazine (off) Bay Street, near East Street, Port Albert Incorporated plan: Port Albert Heritage Precinct Incorporated Plan	Yes	No	No	No	No	No	No
H035	Old Port foreshore reserve (south of) Old Port Road, Port Albert Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO119	Roberts' drapers shop (former), residence & tree 63-65 Tarraville Road, Port Albert Incorporated plan: Port Albert Heritage Precinct Incorporated Plan	No	No	Yes - Cordyline	No	No	No	No
HO135	Ship Inn Hotel (former) & tree 73 Tarraville Road, Port Albert Incorporated plan: Port Albert Heritage Precinct Incorporated Plan	No	No	Yes - Cordyline	No	No	No	No
HO174	Port Albert Mechanics' Institute 20 Victoria Street, Port Albert Incorporated plan: Port Albert Heritage Precinct Incorporated Plan	No	Yes	No	No	No	No	No
HO116	Turnbull Orr and Co Bond Store and Office (former) 41-43 Wharf Street, Port Albert	-	-	-	-	Yes - Ref No H1779	No	No
ROSEDALE								
HO58	St Mark's Anglican Church 55-61 Albert Street, Rosedale	-	-	-	-	Yes - Ref No H0599	No	No
HO323	Rosedale Shire Offices (former) and English Elms 1-3 Cansick Street, Rosedale	Yes	No	Yes - English Elms	No	No	No	Not assessed
HO324	McCarthy House 10 Lyons Street, Rosedale	Yes	No	No	No	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO111	<i>Railway bridge over Latrobe River & floodplain</i> Dandenong-Sale (Main Gippsland) Railway, Rosedale	No	No	No	No	No	No	No
HO325	<i>Lyons Street Beautification Trees and Memorial Reserve</i> Lyons Street (median strip), Rosedale	Yes - including cleaning	No	Yes	No	No	No	Not assessed
HO60	<i>Rosedale Hotel</i> 29-31 Lyons Street, Rosedale	-	-	-	-	Yes - Ref No H0645	No	No
HO57	<i>Primary School (1871 building)</i> Prince Street, Rosedale	Yes	No	Yes	No	No	No	No
HO62	Mechanics' Institute Prince Street, Rosedale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO64	<i>Masonic Hall</i> Prince Street, Rosedale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO65	<i>Old Post Office</i> Prince Street, Rosedale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	Yes	No	No	No	No

WILLOWBROOK PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO326	Exchange Hotel (former) 2-10 Prince Street, Rosedale	Yes	No	No	No	No	No	Not assessed
HO327	Bank of Australasia (former) 25-27 Prince Street, Rosedale	Yes	No	No	No	No	No	Not assessed
HO88	Nambrok Princes Highway, Rosedale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO328	St Rose of Lima Catholic Church 4-8 Queen Street, Rosedale	Yes	Yes - church nave, chancel & porch	No	No	No	No	Not assessed
HO329	Presbyterian Manse (former) & Cork Oak 44 Queen St, Rosedale	Yes	No	Yes - Cork Oak	No	No	No	Not assessed
HO330	St Andrews Uniting Church 48-52 Queen St, Rosedale	Yes	Yes - porch, nave & chancel	No	No	No	No	Not assessed
HO63	Ridge Station 29 Rosedale-Heyfield Road, Rosedale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO70	Holey Plain Rosedale-Longford Road, Rosedale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO82	Rosedale Railway Station complex Willing Road, Rosedale	-	-	-	-	Yes - Ref No H1589	No	No
SALE								
HO86	Sale Town Centre Precinct Incorporated plan: Sale town centre heritage precinct permit exemptions	No	No	Yes	No	No	No	No
HO121	Sale Victoria Park Precinct Incorporated plan: Sale residential heritage precincts permit exemptions	No	No	Yes – street trees & Victoria Park only	No	No	No	No
HO122	Sale St Mary's Precinct Incorporated plan: Sale residential heritage precincts permit exemptions	No	No	Yes – street trees only	No	No	No	No
HO123	Sale Lake Gullfridge Landscape Precinct Incorporated plan: Sale residential heritage precincts permit exemptions	No	No	Yes – streets & public reserves only	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO124	Sale Esso Executive Housing Precinct Incorporated plan: Sale residential heritage precincts permit exemptions	No	No	No	No	No	No	No
HO125	Sale Railway Precinct Incorporated plan: Sale residential heritage precincts permit exemptions	No	No	No	No	No	No	No
HO126	Sale State Bank Houses Precinct Incorporated plan: Sale residential heritage precincts permit exemptions	No	No	No	No	No	No	No
HO128	Sale Stavell & Market Streets Precinct Incorporated plan: Sale residential heritage precincts permit exemptions	No	No	Yes – street trees only	No	No	No	No
HO129	Sale Thomson Street Precinct Incorporated plan: Sale residential heritage precincts permit exemptions	No	No	No	No	No	No	No
HO131	Sale Netherlands Rural Area Precinct Incorporated plan: Sale Rural Heritage Precincts Incorporated Plan	No	No	No	No	No	No	No
HO97	Sale Cemetery Back Maffra Road & Cemetery Road, Sale	Yes	No	No	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO199	Myrtlebank School (former) Lot 1 LP 84352, Back Maffra Road, Sale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO242	House & front fence 7 Barkly Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HO120	House & front fence 15 Barkly Street Incorporated plan: Sale residential heritage precincts permit exemptions	No	No	No	Yes – front fence	No	No	No
HO196	House 18 Codrington Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO99	Bishopscourt 4 Cranswick Crescent, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO154	House 5 Cunninghame Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO160	House (Medical Clinic) 36 Cunninghame Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO153	Pipe crossing Cunninghame Street, Sale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO96	Remnant trees Cunninghame Street, Sale	No	No	Yes	No	No	No	No
HO100	St Paul's Anglican Cathedral 149 Cunninghame Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO127	House & front fence 167-69 Cunninghame Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	Yes – front fence	No	No	No
HO207	House & tree 175-77 Cunninghame Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	No	No	Yes – Caucasian Fir tree	No	No	No	No
HO144	Municipal Pound (former) 14 Dargo Street, Sale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO138	Drying Barn 50-54 Dargo Street (CA 14), Sale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO87	Bon Accord 153-155 Dawson Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO237	Peppercorn trees Desailly Street, Sale	No	No	Yes	No	No	No	No
HO141	Elm Trees Corner of Desailly & McMillan Streets, Sale	No	No	Yes	No	No	No	No
HO249	House & front fence 29 Desailly Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	Yes – front fence	No	No	No
HO250	Presbyterian Manse 30-40 Desailly Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	No	No	No	No	No	No
HO181	House & front fence 185 Desailly Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HO182	House & front fence 180 Desailly Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ187	The Minters 207 Desailly Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ227	St Helen's Private Hospital (former) 37-39 Elgin Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ247	Stables 67-69 Elgin Street (rear of), Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ233	House & front fence 60 Elgin Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HQ176	Gay Nor 11 Fitzroy Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence & garage	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ175	House 47 Fitzroy Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ238	House & front fence 146-148 Fitzroy Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HQ146	House 3 Foster Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ104	St Mary's Catholic Cathedral, former Convent, organ, and Primary School 47-57 Foster Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	No	No	No	No
HQ251	House (Diocesan Centre Office) 63-65 Foster Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO143	<i>Former ESSO BHPP Offices (Wellington Shire Council Offices)</i> 66 -70 Foster Street, Sale	No	No	No	No	No	No	No
HO83	<i>Sale Court House</i> 79-87 Foster Street, Sale	-	-	-	-	Yes - Ref No H1484	No	No
HO252	<i>Borough of Sale Municipal Offices (former)</i> 128-30 Foster Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	Yes	Yes - Schinus molle	No	No	No	No
HO253	<i>House</i> 169 Foster Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	No	No	No	No
HO220	<i>House</i> 215 Foster St (corner of Foster & Palmerston Streets), Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO45	<i>Grassdale</i> 8 Grassdale Road, Sale	-	-	-	-	Yes - Ref No H0261	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO216	House 22 Guttridge Parade, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO218	House 52 Guttridge Parade, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes - Peppercom s	No	No	No	No
HO222	Moneenroe 124-128 Guttridge Parade, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO91	Fitzpatrick House 143-138 Guttridge Parade, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO223	Plane Tree, Sale Hospital 143-71 Guttridge Parade, Sale	No	No	Yes	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ224	The Cottage 148-50 Guthridge Parade, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ231	Sunnyside 218 Guthridge Parade, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ225	Blairgowrie House 26 Inglis Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ235	House 66-68 Lansdowne Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ236	House 91 Lansdowne Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO195	Former Woollen Mills (Nylex Factory) 31-47 McGhee Street, Sale	No	No	No	No	No	No	No
HO155	St Patrick's College Footbridge Macalister Street, Sale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO156	House 2 Macalister Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO157	House 6-8 Macalister Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO158	House 10-12 Macalister Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO101	<i>Victoria Hall</i> 47-49 Macalister Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	No	No	No	No	No	No
HO254	<i>City of Sale Municipal Offices, Hall & Gallery (former)</i> 82-84 Macalister Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	Yes	No	Yes	No	No	No
HO85	<i>Criterion Hotel</i> 90-94 Macalister Street, Sale	-	-	-	-	Yes - Ref No H0215	Yes	No
HO102	<i>Victoria Park</i> 101-103 Macalister Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	No	No	Yes	No	No	No	No
HO255	<i>House</i> 120 Macalister Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ84	Primary School No. 545 123-35 Macalister Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	Yes	No	No	No	No	No
HQ258	House & front fence 143 Macalister Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	Yes - front fence	No	No	No
HQ257	House & tree 152 Macalister Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	Yes - Magnolia grandiflora	No	No	No	No
HQ258	House & tree 154 Macalister Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	Yes - Magnolia grandiflora	No	No	No	No
HQ259	House 155 Macalister Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	Yes - garage	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ260	House & tree 156 Macalister Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	Yes - Oak in front yard	No	No	No	No
HQ261	Oak tree 158 Macalister Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	No	No	Yes - Oak in front yard	No	No	No	No
HQ262	House & hedge 159 Macalister Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	Yes - hedge	No	No	No	No
HQ263	House & tree 162-64 Macalister Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	Yes - mature Elms	No	No	No	No
HQ264	House 186 Macalister Street, Sale Incorporated plan: Sale Residential heritage precincts permit exemptions	Yes	No	No	No	No	No	No

WILLOWBROOK PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ285	House 190 Macalister Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	Yes - front fence	No	No	No
HQ92	Gables 118-120 Macarthur Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HQ208	House 123 Macarthur Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ209	House 125 Macarthur Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ210	House 133 Macarthur Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ211	House 135 Macarthur Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ212	Leslie House 152-56 Macarthur Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HQ229	House 180-92 Macarthur Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ232	House 209 Macarthur Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ284	Pine Tree Maffra-Sale Road, Sale	No	No	Yes	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ198	Woodville Park 1480 Maffra-Sale Road, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HQ105	Glebe 1498 Maffra-Sale Road (CA 94), Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HQ197	Myrledowns 1500 Maffra-Sale Road, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ196	Sale Showgrounds Part CA 92, Maffra-Sale Road, Sale Incorporated plan: Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions	No	No	Yes	No	No	No	No
HQ214	House 11 Market Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ286	Annie Pain Memorial Kindergarten Hall 61-63 Market Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	Yes	No	No	No	No	No
HQ213	House 18 Marley Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ287	House & front fence 45 Marley Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	Yes - front fence	No	No	No
HQ281	Delbridge Hall 64-68 Marley Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	Yes	No	No	No	No	No
HQ288	House, garden & front fence 90-94 Marley Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	Yes	Yes - front fence	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ221	House 13 Palmerston Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ88	Charles and Elizabeth Ayres Memorial Nurses Home 36-48 Palmerston Street, Sale	Yes	No	No	No	No	No	No
HQ228	House 51 Palmerston Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ234	House 83-85 Palmerston Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ137	Redgate Reserve CA 7A, Park Street, Sale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ226	House 68 Patten Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ269	Diocese of Sale Bishop's Office & front fence 8-10 Pearson Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	Yes - front fence	No	No	No
HQ103	St Patrick's College 29-41 Pearson Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	No	No	No	No	No
HQ179	House 155 Pearson Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ180	House & Trees 166 Pearson Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes - Pomegranate, Pear & Oak trees	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO200	Pooley's Bridge Pooley's Road, Sale	No	No	No	No	No	No	No
HO106	King George V Jubilee Avenue Princes Highway, Sale	No	No	Yes	No	No	No	No
HO147	Bridges & Road Alignment Princes Highway, Sale	No	No	No	No	No	No	No
HO139	Boaf Shed Part CA 23E, Punt Lane, Sale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO190	House 1 Raglan Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO191	House 5 Raglan Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO192	Brick Works (former) 7 Raglan Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO189	House 8 Raglan Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO188	House 22 Raglan Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO193	Manalipa 31 Raglan Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO194	Lyndhurst 67-69 Raglan Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No

WILLETON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ245	House 100 Raglan Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ246	House 105-07 Raglan Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ243	House 150 Raglan Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ239	House 174 Raglan Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ241	House, front fence & trees 197 Raglan Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	Yes - front fence	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO68	St Anne's and Gippsland Grammar School 52-66 Raymond Street, Sale	Yes	No	No	No	No	No	No
HO90	Sale High School (former) 63-67 Raymond Street, Sale	Yes	No	No	No	No	No	No
HO270	Beaurepaire Tyre Service Pty Ltd (former) 80-88 Raymond Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	No	No	No	No	No	No
HO271	Bank of Australasia (former) 104-08 Raymond Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	No	No	No	No	No	No
HO272	AMP Society offices (1930 - former) 118-24 Raymond Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	No	No	No	No	No	No
HO273	Commercial Bank (former) 123-25 Raymond Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	No	No	No	No	No	No
HO274	St Columba's church complex & Log in Reserve 131-71 Raymond Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	No	Yes	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO275	Shop 142 Raymond Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	No	No	No	No	No	No
HO276	AMP Society building (1919 – former) 164-66 Raymond Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	No	No	No	No	No	No
HO277	Star Hotel 173-85 Raymond Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	No	No	No	No	No	No
HO89	Cobb & Co Stables 199 Raymond Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	No	No	No	No	No	No
HO278	Miss Falon's Arcade (former) 229-239 Raymond Street, Sale Incorporated plan: Sale town centre permit exemptions	Yes	No	No	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ167	House 456 Raymond Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ169	Hawthorn Dairy & House 462-64 Raymond Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ172	House 476 Raymond Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ166	House 479-81 Raymond Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ283	House (Loochee) 483 Raymond Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes - garage	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ170	House 493 Raymond Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HQ171	House 499-501 Raymond Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ185	Latrobe Hotel (former) 511 Raymond Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ184	House 517 Raymond Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ183	House, outbuildings & well 525-27 Raymond Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes - stables & dairy	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO219	Benacre 1-3 Rebecca Drive, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO145	HM Prison Sale (former) 13-15 Reeve Street, Sale	No	No	No	No	No	No	No
HO159	House 39 Reeve Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO177	House 138 Reeve Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO81	Latrobe River Swing Bridge South Gippsland Highway, Sale	-	-	-	-	Yes - Ref No H1435	No	No
HO133	Thomson River Jetty South Gippsland Highway, Sale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ134	Robinson Park Trees CA 18C, 23F, & 23G, South Gippsland Highway, Sale	No	No	Yes	No	No	No	No
HQ136	Sale Canal CA 3 & 18A, South Gippsland Highway & Canal Road, Sale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HQ163	House 38 Stawell Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ164	House 40-42 Stawell Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ165	House 44 Stawell Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ168	House 77 Stawell Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ279	House, garden & front fence 154-56 Stawell Street, Sale Incorporated plan: Sale residential heritage precincts permit exemptions	Yes	No	Yes	Yes - front fence	No	No	No
HQ35	Powder Magazine (former) 37-45 Stephenson Street, Sale Incorporated plan: Sale Rural Heritage Precincts Permit Exemptions	Yes	No	No	No	No	No	No
HQ132	Lalrobe Wharf, Swan Hotel & Victoria Hotel Site Swing Bridge Drive, Sale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HQ161	House 46 Thomson Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ280	House 62 Thompson Street, Sale Incorporated plan: Sale Residential heritage precincts permit exemptions	No	Yes	No	No	No	No	No
HQ178	Terry 122 Thomson Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ152	Sale Waterworks Pumping Station and Treatment Plant Part CA 42D, Waterworks Road, Sale	No	No	No	No	No	No	No
HQ215	Post Box Corner York & Macalister Streets, Sale	No	No	No	No	No	No	No
HQ140	House 8 York Street, Sale Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HQ142	House 57-59 York Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HQ093	Mechanics' Institute Group 125-141 York Street, Sale	Yes	No	No	No	No	No	No
HQ201	Milk Dairy 178 York Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ202	Shop 184 York Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ203	Fire Station (former) 203-07 York Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HQ204	Baptist Church 209-13 York Street, Sale Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO205	Gentofte 222-30 York Street, Sale. Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO206	Laune 304-06 York Street, Sale. Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO94	Our Lady of Sion Convent 341-49 York Street, Sale. Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
SALE/WURRUK								
HO149	Wurruk Primary School No. 2518 15-19 Fisk Street, Wurruk	No	No	No	No	No	No	No
HO150	Tom's Cottage 10-12 Otway Street, Wurruk Incorporated plan: Individual Heritage Places (township areas) Permit Exemption	No	No	No	No	No	No	No

WILLIAMSBURG PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO148	House 2 (Part CA 3) Riverview Road (Princes Highway), Warruk Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO88	Kilmory Park 1813 Settlement Road, 148A, 148B, 148C, 148D and 148E Reid Drive, Warruk	Yes	Yes, Mansion and Meat house only	Yes, mature exotic trees	Yes, Meat house, 3 underground water tanks, Men's quarters , stables, school, Sloyd Room, Recreation Centre, McClelland Memorial Gate posts and plaque	No	No	Not assessed
HO151	Oak Tree Settlement Road & Reid Drive, Warruk Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	No	No	Yes	No	No	No	No
STRATFORD & PERRY BRIDGE								
HO50	Stratford Post Office, Court House (former) & Council Chambers (former) 64-66 Tyers Street (Princes Highway), Stratford	Yes	No	No	Yes - the fence section under the porch on the south elevation	No	No	No

WILLIAMSBURG PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO52	Wesleyan Methodist Church (former) 14 Hobson Street, Stratford	Yes	No	Yes	No	No	No	No
HO331	Mechanics Institute and Boer Memorial Plaque 17 Hobson St, Stratford	Yes	Yes - original fabric of entry hall, hall & stage & Boer memorial plaque	No	No	No	No	Not assessed
HO332	Holy Trinity Anglican Church, Hall, Rectory & Memorials Lot 8 (LP215327) & 28 McFarlane Street, Stratford	Yes	Yes, church	No	No	No	No	Not assessed
HO333	St Patricks Catholic Church 2 Merrick Street, Stratford	Yes	Yes	No	No	No	No	Not assessed
HO55	Knob Reserve Old Redbank Road, Stratford Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO334	Stratford Railway Station and Crane Railway Reserve Road & McFarlane Street, Stratford	Yes	No	No	Yes - crane	No	No	Not assessed
HO56	Ramatyuck Cemetery Reserve Ramatyuck Road, Perry Bridge, via Stratford	Yes	No	Yes	No	No	No	Yes

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO46	<i>Strathfieldsaye</i> Strathfieldsaye Road, Perry Bridge, via Stratford	-	-	-	-	Yes - Ref No H0262	No	No
HO335	Stratford Soldiers' Park and Soldiers' Memorial Tyers Street, Stratford	Yes - including cleaning	No	Yes	Yes	No	No	Not assessed
HO336	<i>Bakery (former), Shop and Residence</i> 20 Tyers Street, Stratford	Yes	No	No	No	No	No	Not assessed
HO337	Carter's Corner and Residence 23 Tyers Street, Stratford	Yes	No	No	Yes - large timber hipped roof building attached to the SW corner of the house	No	No	Not assessed
HO338	<i>State Savings Bank (former)</i> 58 Tyers Road, Stratford	Yes	No	No	Yes - front fence	No	No	Not assessed
TARRAVILLE								
HO37	<i>House</i> Bridge Street, Tarraville (CA 2/4) Incorporated plan: Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO41	<i>Farm House</i> Loughnan Street, Tarraville (Lot E of Block 13) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO18	<i>Woodcot Park</i> Tannery Road (Manns Beach Road), Myrtle Point/Tarraville (CA 29)	-	-	-	-	Yes - Ref No H0649	No	No
HO19	<i>Farm house</i> Tannery Road (Manns Beach Road), Myrtle Point (CA 30) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO21	<i>House</i> Tannery Road (Manns Beach Road), Myrtle Point/Tarraville (CA 105 D&E) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO36	<i>Christ Anglican Church</i> Tyers Street, Tarraville (CA 3-6/1)	-	-	-	-	Yes - Ref No H0999	No	No

WILLOWTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO39	Ruinous house Manns Beach Road and Old Sale Road, Tarraville (Section 23) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO42	Green Hills Ray's Road , Tarraville (Lot 18a) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO40	House (former Commercial Hotel) 20 Reeve Street, Tarraville (Section 1) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO44	Farm complex Shaws Road, Tarraville (CA 7) Incorporated plan: Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO38	State School Stewart Street, Robertsons Beach Road, and McCrae Street, Tarraville (CA 9-10/6)	Yes	No	No	No	No	No	No

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
TINAMBA								
HO339	St Matthews Anglican Memorial Church, Memorials & Trees 11 Tinamba-Seaton Road, Tinamba	Yes	Yes	Yes - those planted in 1985	No	No	No	Not assessed
YARRAM								
HO340	St Mary's Catholic Church and Presbytery 5 Buckley Street, Yarram	Yes	Yes - church	No	No	No	No	Not assessed
HO341	Mechanics Institute 2-4 Church Road, Yarram	Yes	Yes - hall only	No	No	No	No	Not assessed
HO342	Yarram Soldiers' Memorials Commercial Road (road reserve), Yarram	Yes - including cleaning	No	No	Yes - fence	No	No	Not assessed
HO33	Courf House 67 Commercial Road, Yarram	-	-	-	-	Yes - Ref No H1491	No	No
HO343	Holy Trinity Anglican Memorial Church & Memorials 95-99 Commercial Road, Yarram	Yes	Yes - church nave, chancel, narthex, south porch	No	No	No	No	Not assessed
HO344	St Andrew's Uniting Church and Hall 109-113 Commercial Road	Yes	Yes, church tower & bell, nave & chancel	No	No	No	No	Not assessed

WILLINGDON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO345	Ventnor house and former surgery, and Palms 135 Commercial Road, Yarram	Yes	No	Yes - 5 Canary Island Date Palms	No	No	No	Not assessed
HO346	Regent Theatre 208-212 Commercial Road, Yarram	Yes	Yes	No	No	No	No	Not assessed
HO347	Yarram Post Office 218 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed
HO348	Stockwell's Building 275-281 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed
HO349	Yarram Club Hotel 267 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed
HO350	Union Bank of Australia (former) 290-292 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed
HO27	Yarram Butler Factory Commercial Road (South Gippsland Highway), Yarram Statement of significance: Yarram Butler Factory	Yes	No Yes	No	No	No	No Yes	No assessed
HO43	Hawthorn Bank Pound Road, Yarram	-	-	-	-	Yes - Ref No H(256)	No	No
HO351	Federal Coffee Palace (former) 303-305 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed

WILLIAMSTON PLANNING SCHEME

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
OTHER								
HO112	Morning Star Gold Battery Site Morning Star Creek (Donnelly Creek Goldfields)	-	-	-	-	Yes - Ref No H1265	No	No
HO117	Goodwood Sawmill Mulkungdung State Forest	-	-	-	-	Yes - Ref No H2011	No	No
HO118	Vallejo Ganther Hut Mount Howitt Track, Howitt Plains	-	-	-	-	Yes - Ref No H0048	No	No

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

Incorporated documents

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Basslink – Land Use and Development Controls, 2002	C15
Hollands Landing Estate Restructure Plan Sheet 1 of 2 and Sheet 2 of 2, 15 June 2000	NPS1
Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach, Incorporated Document, March 2012 comprising: <ul style="list-style-type: none"> • Stage R7, DRG No 3421019-00-001 • Stage R8, DRG No 3421019-00-002 • Stage R9, DRG No 3421019-00-003 • Stage R10, DRG No 3421019-00-004 • Stage R11, DRG No 3421019-00-005 • Stage R12, DRG No 3421019-00-006 • Stage R13, DRG No 3421019-00-007 • Stage R14, DRG No 3421019-00-008 • Stage R15, DRG No 3421019-00-009 • Stage R16, DRG No 3421019-00-010A • Stage R17, DRG No 3421019-00-011 • Stage R18, DRG No 3421019-00-012 • Stage R19, DRG No 3421019-00-013A • Stage R20, DRG No 3421019-00-014A • Stage R21, DRG No 3421019-00-015A • Stage R22, DRG No 3421019-00-016 • Index Sheet, DRG No 3421019-00-017 	C71
Ninety Mile Beach Restructure Plan Stage R1, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R2, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R3, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R4, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R5, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R6, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R23, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R24, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R25 & R26, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R27 & R28, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R29, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R30, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R31, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R32, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R33, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R34, 15 June 2000	NPS1

WELLINGTON PLANNING SCHEME

Name of document	Introduced by:
Ninety Mile Beach Restructure Plan Stage R35 & R36, 15 June 2000	NPS1
Ninety Mile Beach Restructure Plan Stage R37 Sheet 1 of 2 and Sheet 2 of 2, 15 June 2000	NPS1
Princes Highway Duplication, Trairigon to Kilmory, Incorporated Document, November 2012	C76
Sale Golf Club Re Development Concept Masterplan March 2006	C69
Sale Golf Club Re-Development Landscape Strategy Plan June 2006	C69
Wellington Shire Heritage Controls comprising: <ul style="list-style-type: none"> <li data-bbox="483 613 1129 645">• Alberton Cemetery Heritage Permit Exemptions <li data-bbox="483 645 1129 676">• Individual Heritage Places (Rural areas) Permit Exemptions <li data-bbox="483 676 1129 707">• Individual Heritage Places (Township areas) Permit Exemptions <li data-bbox="483 707 1129 739">• Port Albert Heritage Precinct Permit Exemptions <li data-bbox="483 739 1129 790">• Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions <li data-bbox="483 790 1129 842">• Sale Residential Heritage Precincts Permit Exemptions (amended September 2015) <li data-bbox="483 842 1129 873">• Sale Rural Heritage Precinct Permit Exemptions <li data-bbox="483 873 1129 904">• Sale Town Centre Heritage Permit Exemptions <li data-bbox="483 904 1129 956">• Wellington Shire Heritage Place Citations 2007 (amended August 2016 <u>amended June 2015</u>) <li data-bbox="483 956 1129 990">• Wellington Shire Stage 2 Heritage Study, Volume 2: Citations, September 2016 (amended August 2017) 	C26(Part 1) C26(Part 1) C26(Part 1) C26(Part 1) C26(Part 2) C93 C26(Part 1) C26(Part 1) C24C100 C92(Part 2)

WELLINGTON PLANNING SCHEME



Yarram

HO27

COMMERCIAL RD

LEGEND

HO27 HERITAGE OVERLAY (HO27)

Part of Planning Scheme Map 193HO

AMENDMENT C100

Planning Mapping Services |
Planning Information Services |
Planning |



VICTORIA
State Government

Environment,
Land, Water
and Planning

881

Planning and Environment Act 1987

WELLINGTON PLANNING SCHEME

AMENDMENT C100

INSTRUCTION SHEET

The planning authority for this amendment is the Minister for Planning.

The Wellington Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheets.

Zoning Maps

1. N/A

Overlay Maps

2. Amend Planning Scheme Map No 193HO in the manner shown on the 1 attached map marked "Wellington Planning Scheme, Amendment C100".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In Overlays – Clause 43.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
4. In Incorporated Documents – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

STRATEGIC PLANNING SUPPORTING DOCUMENT 1 to C100



Amendment: C100 - Yarram Butter Factory - correction to Heritage Overlay

Subject: SUPPORTING DOCUMENT 1 - Historic overview of the Yarram Butter Factory

A: National Trust Register



Classified: 26/06/1987

Hermes Number 69971

Property Number

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 1995. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place data owner.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>

B: Extracts from Alberton Planning Scheme - heritage controls (March 1993, July 1997 and April 1998)



PART VIII - SPECIAL CONTROLS

40. (Deleted by Am. RLi)

41. LANDSCAPING

When required by the provisions of this Chapter, site beautification and landscaping works, including the appearance of buildings and screening of activities on the site shall be completed to the satisfaction of the Responsible Authority prior to the commencement of the use.

42. LIMITED ACCESS ROADS**42.1 MAIN AND SECONDARY ROADS**

The roads indicated on the Planning Scheme Map as a main road or a secondary road shall be roads of limited access.

42.2 CONSENT REQUIRED FOR NEW ACCESS

No further facilities shall be made for vehicles to enter or leave any road of limited access from or to any land which abuts thereon and to which reasonable alternative means of vehicular access are or can be made available, unless the Responsible Authority gives its consent, provided however, that where a road of limited access is under control of the Country Roads Board, the Responsible Authority shall first consult with the Country Roads Board.

43. WIDTH OF ROADS

The widths in metres of reservations for proposed roads and road widenings shall be as indicated on the Planning Scheme Map.

43A BUILDINGS AND PLACES OF AESTHETIC, ARCHITECTURAL, OR HISTORICAL IMPORTANCE**Extent**

The following requirements apply to all buildings and places listed in the Table to this Clause and shown on the Planning Scheme Maps, by being marked by stipple surrounded by an unbroken black line, and numbered consistent with the Table to Clause 43A.

Purpose

The purpose of this clause is:

- * to conserve and enhance buildings and places of aesthetic, architectural, or historical importance.
- * to ensure that development is compatible with the importance, character and appearance of the building or place.
- * to encourage and facilitate the continued use and re-use of buildings and places of aesthetic, architectural or historical importance.
- * to control the construction, erection and illumination of advertising signs which may detract from the importance of the building or place.

43A-1 Buildings, Works and Subdivision

A permit is required to:

- * construct a building including a fence.
- * demolish or remove a building.
- * externally alter any building or place by structural work, including sandblasting, painting, rendering, or in any other way.
- * construct or carry out works, including excavation or archaeological work on sites identified in the Table to this Clause.
- * subdivide land.
- * construct, erect or illuminate an advertising sign.

This clause does not apply to repairs and routine maintenance to buildings and places that do not change the external appearance.

43A-2 Guidelines for Consideration of Permit

Before deciding on an application, the Responsible Authority must consider:

- * the purpose of this Clause.
- * the aesthetic, architectural or historical importance, character and appearance of the building or place to be removed or externally altered, as described in the Port Albert Conservation Study 1982.
- * whether the location, bulk and appearance of the proposed building will adversely affect the importance, character and appearance of the building or place.
- * whether the proposed works will adversely affect the importance, character and appearance of the building or place.
- * whether the subdivision will result in development in keeping with the importance, character and appearance of the building or place.
- * whether the sign will adversely affect the importance, character and appearance of the building or place.
- * the views of the organisation named in the Table to Clause 43A.
- * the "Development Guidelines" as described in the Port Albert Conservation Study 1982.
- * any other guidelines which have been adopted by the responsible authority.

43A-3 Table to Clause 43A

Description and address	Reference on Planning Scheme Map	Organisation whose views shall be obtained when considering a permit application
House Johnson Street Part CA A/2	H1	
House Johnson Street Part CA 3-6/3	H2	
House Mureen House Town Lot 5/2	H3	
House Bank Street Town Lot 9/2	H4	
Store & Residence Turnbull Street Town Lot 19/2	H5	
House Stroleski Street Town Lots 1 & 2/3	H6	
House Kirksoop Street Town Lot 17/3	H7	
House Danger Street Suburban Lot 1/4	H8	
House Turnbull Street Town Lot Part CA 1/7	H9	
Victoria Hotel Turnbull Street Town Lot Part CA 1/9	H10	
Eabon Eabon House Hawdon Street (north west corner of Alfred) Town Lot Part CA 2/17	H11	
Former Alberton Butter Factory Russell Street Suburban Lot 4/17	H12	
Farm House Yarram-Alberton Road Part CA 63	H13	
House and Site Yarram-Alberton Road Part CA 63	H14	
House and Site Yarram-Alberton Road Part CA 100	H15	
House Yarram-Alberton Road Part CA 103	H16	

43A-3 Table to Clause 43A (Continued)

Description and address	Reference on Planning Scheme Map	Organisation whose views shall be obtained when considering a permit application
House Tannery Road CA 23A	#17	
Farm House Tannery Road (Myrtle Point) CA 30	#19	
Sea Bank Old Port Beach House CA 45-8 (demolished)	#20	
House Tannery Road (Myrtle Point) CA 105E 1a 0.4	#21	
House Old Port Road CA 67D, 13.0.1	#23	
Trawonga Tarraville-Port Albert Road CA 79A, 7a 3.36	#24	
House Albany Street CA 4/1, 0a.20	#25	
House Brisbane Street CA 1/2, 0.1.38	#26	
House Denison Street CA 8/5	#27	
House Denison Street CA 9/5	#28	
House Fitzroy Street CA 5/8	#29	
House Fitzroy Street CA 7/8	#30	Historic Buildings Council
Former Police Station South Street CA 4/4	#31	
Former Immigration Barracks South Street CA 3, 4/4	#32	National Trust Historic Buildings Council

43A-3 Table to Clause 43A (Continued)

Description and address	Reference on Planning Scheme Map	Organisation whose views shall be obtained when considering a permit application
PORT ALBERT (Robert Turnbull Subdivision)		
Footings of Former Powder Magazine off Bay Street near East Street	H33	Vic Arch Survey
Government Wharf Wharf Street Waterfront	H34	
Port Albert Hotel Wharf Street CA 1/1	H35	
Former Offices and Stores Wharf Street CA 3, 5/1	H36	National Trust
Former Post Office Wharf Street CA 2/2B	H37	National Trust Historic Buildings Council
House Former Derwent Hotel Wharf Street CA 8/2B	H38	
House Wellington Street CA 2/3 (demolished)	H39	
Former Ship Inn Bar Tarraville Road CA 1/4	H40	
General Store Tarraville Road CA 2/4	H41	Historic Buildings Council
Art Gallery Tarraville Road CA 3/4	H42	Historic Buildings Council
Gowrie House Tarraville Road CA 5/4	H43	
Maritime Museum Tarraville Road CA A of 1/5	H44	National Trust Historic Buildings Council
Rodondo & The Smiths Formerly Flannery Tarraville Road CA B, C of 1/5	H45	
Hall Former Mechanics Institute Victoria Street CA 35/4	H46	
House Albert Street CA 2/4B	H47	

43A-3 Table to Clause 43A (Continued)

Description and address	Reference on Planning Scheme Map	Organisation whose Views shall be obtained when considering a permit application
PORT ALBERT (Robert Turnbull Subdivision) continued		
Wee Wee House Queen Street CA 15/5	H40	
St. John's Anglican Church Nelson Street CA 16A/10	H49	
Former Methodist Church CA 17/9	H50	
TARRAVILLE TOWNSHIP - TARRA TARRA PARISH		
House Bridge Street CA 2/4	H53	
State School Stewart Street CA 9-10/6	H54	National Trust
WORANGA PARISH		
Ruinous House Section 23	H55	Historic Buildings Council
House Former Commercial Hotel Reeve Street Lot south of SE corner McCabs & Reeve Streets Section 1	H56	Historic Buildings Council
Farm House Loughnan Street Lot E of Block 13	H57	Historic Buildings Council
Green Hills Farm Complex Ray's Road Lot 18a	H58	Historic Buildings Council
Hawthorn Bank off Bland's Road Farm Complex CA 1	H59	National Trust Historic Buildings Council
Farm Complex Shaw's Road CA 7	H60	

43A-3 Table to Clause 43A (Continued)

Description and address	Reference on Planning Scheme Map	Organisation whose views shall be obtained when considering a permit application
YARRAM YARRAM PARISH		
Courthouse Commercial Road, Yarram	H61	Historic Buildings Council
Yarram Butter Factory Commercial Road, Yarram	H62	National Trust

43B HERITAGE AREAS

Extent

The following provisions apply to all buildings and places in the heritage areas shown on the Planning Scheme Map as being marked by a broken black line with a heavy continuous black line defining the area boundary.

Purpose

The purpose of this clause is:

- * to conserve and enhance the aesthetic, architectural or historical importance, character and appearance of heritage areas.
- * to ensure development within heritage areas is compatible with the importance, character and appearance of heritage areas.
- * to control the construction, erection and illumination of advertising signs which may detract from the importance, character and appearance of heritage areas.

43B-1 Buildings, Works and Subdivision

A permit is required to:

- * construct a building including a fence.
- * demolish or remove a building.
- * externally alter any building or place by structural work including sand-blasting, painting or rendering or in any other way.
- * construct or carry out works including municipal works in heritage areas.
- * subdivide land.
- * construct, erect or illuminate an advertising sign.

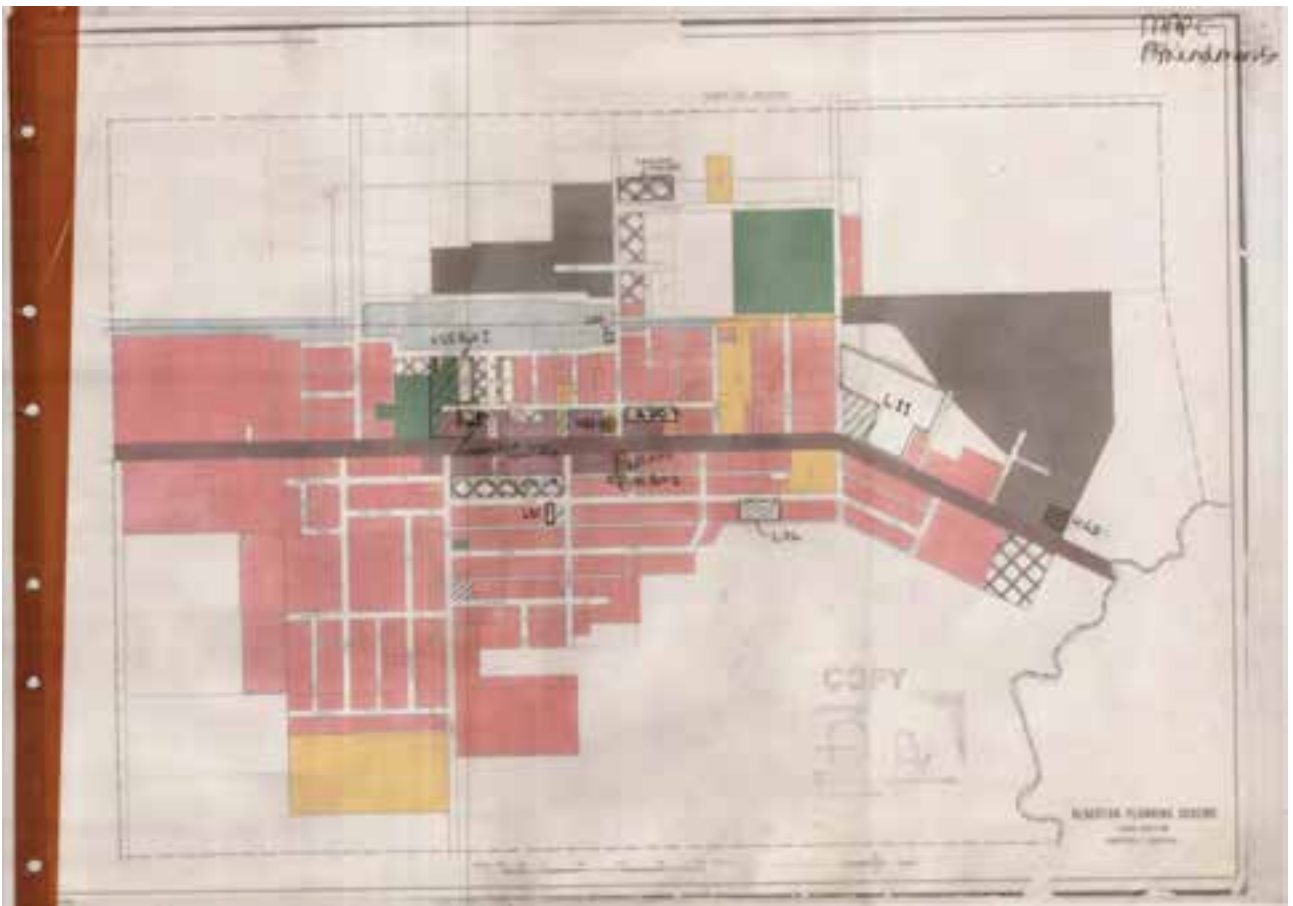
This does not apply to repairs and routine maintenance to buildings and places that do not change the external appearance.

No lot in Port Albert having frontage or other abuttal to Bay Street, or Pier Street shall be developed with a building having a height above ground level of greater than 7.6 metres.

43B-2 Guidelines for Consideration of Permit

Before deciding on an application the Responsible Authority must consider:

- * the purpose of this Clause.
- * the aesthetic, architectural or historical importance, character and appearance of the area as described in the Port Albert Conservation Study 1982.
- * whether the location, bulk and appearance of the proposed building will adversely affect the importance, character and appearance of the adjacent buildings and the area.
- * whether the proposed works will adversely affect the importance, character and appearance of the area.
- * whether the subdivision will result in development in keeping with the importance, character and appearance of the area.
- * whether the proposed sign will adversely affect the importance, character and appearance of the precinct.
- * the "Development Guidelines" as described in the Port Albert Conservation Study 1982.
- * any other guidelines adopted by the Responsible Authority.



C: Extract New Format Planning Scheme 15 June 2000 in relation to heritage controls



21.10 PARTICULAR USE AND DEVELOPMENT

21.10-1 Gippsland coal fields

Overview

The Gippsland region contains significant coal resources that are an important energy resource suitable as a fuel source for the generation of electricity, and having potential for alternative fuels and other products. The coal resource contained within the Wellington Shire is shown on the Wellington Shire Coalfields map following this clause.

The coal industry has been one of the most influential land use activities in terms of physical, social, economic, and environmental impacts. These impacts have been both profound and unique in Victoria due to their nature and extent.

The brown coal resources of the Gippsland coalfields have long been recognised by Victorian governments commencing with a Royal Commission in 1891.

The delineation and protection of the coal resources within the area commenced in the 1940's with the Latrobe Valley Development Interim Regional Survey and Report. This resulted in the Latrobe Valley Sub-Regional Planning Scheme, approved in 1951, to protect the coal areas and provide for land use control in areas adjoining the coal resource.

During the 1970's rural residential land uses were encroaching onto the coal resource areas and additional planning measures were introduced. A Brown Coal Resource Interdepartmental Committee (BCRIC) was established in 1976 to define the limits of economically winnable brown coal. In April 1978, the Government introduced 6 separate Interim Development Orders (IDO's) to control land use development in areas identified as containing "economically winnable brown coal". Those IDO's were revoked in 1980 and the planning controls were transferred into the relevant municipal planning schemes.

The need for a further review of existing resource boundaries became evident following receipt of new information. This included the Victorian Brown Coal Resource Development Study, December 1982, and further exploration in the region carried out by the former State Electricity Commission of Victoria, the (then) Department of Minerals and Energy and a number of mineral exploration companies.

The Interdepartmental Committee on Coal Resource Boundaries contributed the following:

- é Fourteen townships and several significant locations (eg. the township of Gomandale and the transport corridor between Traralgon and Rosedale) totally and permanently excluded from coal related activities.
- é The substitution of the term "protected coal" for "economically winnable coal" as the basis for planning policy.
- é The imposition of different development controls on land overlying coalfields which are expected to be the first to be developed (Category A coalfields) compared with land overlying coalfields whose development is expected later (Categories B and C coalfields).
- é The identification and protection of areas required to facilitate development on Category A coalfields.
- é Provision for strengthened environmental and social planning in the region.
- é The definition of coal boundaries and the establishment of buffers to urban areas.

The following objectives were established:

- é Minimise the social and environmental impact of development.
- é Assure the availability of coal for electricity generation.

- é Provide a higher degree of certainty for regional planning purposes.

Ensuring the security of the resource also led to the development of the Sequential Coalfields Development Strategy. The Strategy was a process established to achieve the above objectives. It set out the functions of government agencies, incorporated the Government Energy Policy Statement Victoria Brown Coal dated 11 July 1984, to align with the Regional Strategy Plan, Steps Ahead, and introduced new planning controls. These controls included more detailed definitions of coal and urban buffer boundaries. The boundaries formed Policy Areas which were used as an overlay control rather than a replacement to the underlying zoning. The boundaries identified:

- é Category A Coalfields - the development options stage, with development possible in 10 to 30 years.
- é Category B Coalfields - the prospective stage, with development possible in 30 to 60 years.
- é Category C Coalfields - the identified stage, with development more than 60 years off.
- é Uncategorised coalfields.

The provision of buffer areas is intended to protect urban communities from possible adverse effects associated with open-cut mining as well as protect use of the land for coal winning and electricity generation industry.

The urban buffer distance is established on the basis of known impacts of earth subsidence, noise, dust, fire hazard, and visual intrusion. Adequate buffer areas have been established. Buffer areas extend for a distance of 750 (é75) metres away from any urban settlement boundary, and they include an additional 250 metre distance from the coal operational area. Therefore, the total separation area between an urban settlement boundary and the crest of any future open cut development should not be less than 1 kilometre in width.

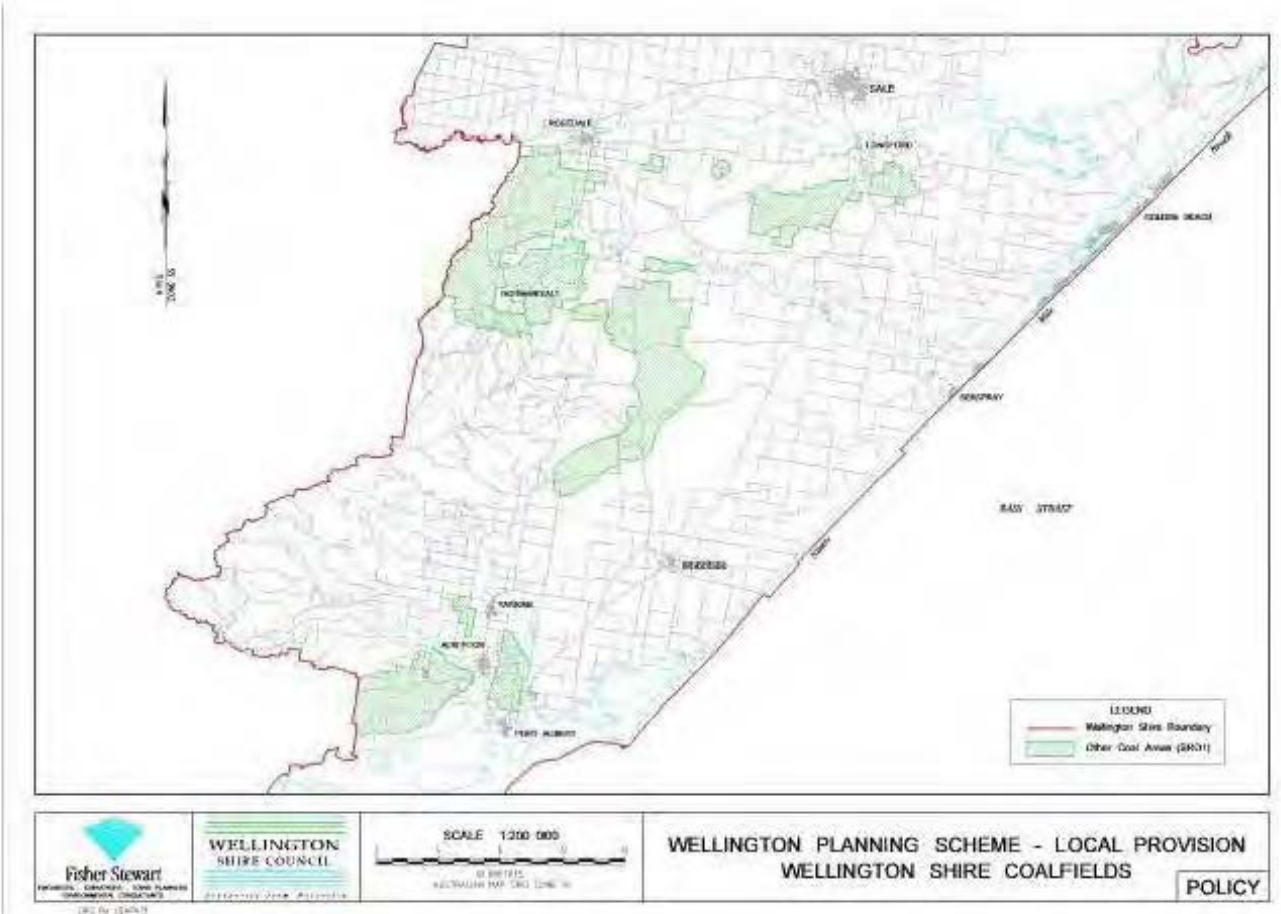
Key Issues

Important factors for the planning and development of the Gippsland coalfields area are:

- á The significance of the coalfields in providing, directly or indirectly, a major proportion of energy supplies to the State of Victoria. More specifically:
 - 80-90% of present electrical energy in Victoria is generated using coal from deposits in the coalfields area. This use of the coal resource could increase.
 - Approximately one million tonnes of solid fuel, as coal briquettes, is supplied annually to domestic, industrial, power station, and export markets.
 - Coal deposits offer opportunities for the production of chars, carbons, chemical feedstock, soil conditioners, synthetic fuels, and a range of dried coal fuel in addition to briquettes.
 - The coal deposits are particularly suitable for open cut operations because they occur in thick seams close to the surface.
- é The variations in coal characteristics and coal quality within and between the coalfields.
- é The requirement for water in the region for domestic, industrial, commercial, agricultural, and natural systems purposes. Specifically, in connection with the exploitation of coal and timber resources, water is required for industrial processing, cooling, processing, dust control, and fire prevention and suppression.
- é The direct and indirect existing and potential conflicts between the use or development of land for coal extraction and power generation, agriculture (particularly dairy farming), timber production, recreational, residential, major industrial, and main transport purposes.

Objectives

- é To recognise and appropriately protect that part of the Gippsland Coalfields located in the Wellington Shire.
- é To facilitate orderly coal development so that the resource is utilised in a way which is integrated with State and local strategic planning.
- é To ensure that the use or development of land overlying the coal resources has regard to the need to conserve and utilise the coal resource in the context of overall resources, having regard to social, environmental, physical and economic considerations in order to ensure a high quality of life for residents.
- é To provide a clear understanding within the regional community of the implications of designating land for future coal resource development or for buffer areas on the future use of land.
- é To ensure that any use or development in a buffer area is undertaken to minimise potential impacts associated with open cut mining, such as earth subsidence, noise, dust, fire hazard, and visual intrusion. In most cases, maximising the distance between a proposed development site and open cut mining will be considered appropriate.
- é To minimise the number of residents living permanently in buffer areas.



WELLINGTON PLANNING SCHEME - LOCAL PROVISION
 WELLINGTON SHIRE COALFIELDS

POLICY

WELLINGTON PLANNING SCHEME

LOCAL PROVISION

21.10-2 Wellington coal fields

Strategies

- é Ensure that Gippsland coal resources are developed in accordance with a broad strategy which provides for the conservation and use of the coal and also for other important uses and planning considerations.
- é Encourage existing uses, on land identified as required for coal exploitation, to continue until such time as the land is required for brown coal winning or processing. Other uses may be considered on a temporary basis if it can be demonstrated that they would not adversely affect future development of the coal resource.
- é Prior to the exclusive use of brown coal development on land acquired for that purpose, the land should be managed so as to maximise its productive land use capability, maintain and enhance the quality of the landscape and prevent or minimise the occurrence of fire hazard or soil erosion.
- é Ensure that protection against fire is a major consideration in planning and managing land on which fire could affect open cuts and in all aspects of the protection, utilisation and storage of coal and its products.
- é Ensure that urban growth is encouraged to take place at suitable locations away from coal designated as readily recoverable so that it does not compromise development of the coal resource.
- é Discourage the following in all designated coal recovery areas: the use or development of land for urban or non coal related industrial purposes; major overburden dumps; and other uses which could prejudice the winning or processing of the underlying coal resource.
- é Consider the provision of local structure plans as a guide to:
 - Avoid compromising future economic access to brown coal reserves.
 - Protect opportunities for existing and new plantation forestry.
 - Avoid development pressures on productive agricultural land.
 - Protect key environmental assets from encroachment by development.
- é Monitor data on the use of groundwater in terms of:
 - Depletion of aquifers.
 - Protection of groundwater recharge zones (for both quality and volume of recharge water).
 - Waterlogging and subsidence of soils through groundwater use.

Implementation

These strategies will be implemented by:

Using policy and the exercise of discretion

- é Use the 'Coal resources' Local Policy to determine the appropriateness of development applications.

Applying zones and overlays

- é Apply the State Resource Overlay to coalfield areas.

Undertaking further strategic work

- é Review the zoning of privately owned land which has potential as a viable coal resource to ensure that its potential is protected.

21.10-3 Urban coal buffer

Strategies

- é Ensure that any use or development in a buffer area is undertaken in a manner which minimises potential impacts from sources including earth subsidence, noise, dust, fire hazard, and visual intrusion associated with open cut mining. In most cases, maximising the distance between a proposed development site and open cut mining should be considered as appropriate.
- é Ensure that the management, use or development of land in buffer areas minimises the potential fire risk to open cut mining.
- é Encourage the following general uses within buffer areas:
 - Extensive animal husbandry.
 - Leisure and recreation (public or private).
- é Encourage uses which are compatible with the buffer concept including:
 - Service industry which does not pose a fire hazard.
 - Transport facilities.
 - Water and aqueous effluent pipe-lines.
 - Power transmission lines.
- é Discourage the expansion of urban development into urban buffer areas.
- é Protect and improve visual amenity for urban communities by initiating landscaping works and tree planting. However, particular care must be taken to ensure that fire hazard is minimised.

Implementation

These strategies will be implemented by:

Using policy and the exercise of discretion

- é Use the :Urban buffer" Local Policy.
- é Use :Coal resources" Local Policy to determine the appropriateness of development applications.

21.10-4 Heritage

Strategies

- é Promote an increased awareness and appreciation of Wellington Shire's heritage.
- é Protect heritage places within the Shire.
- é Promote the identification and maintenance of all places with heritage significance.
- é Promote the identification, protection and management of Aboriginal cultural heritage values.

Implementation

These strategies will be implemented by:

Using policy and the exercise of discretion:

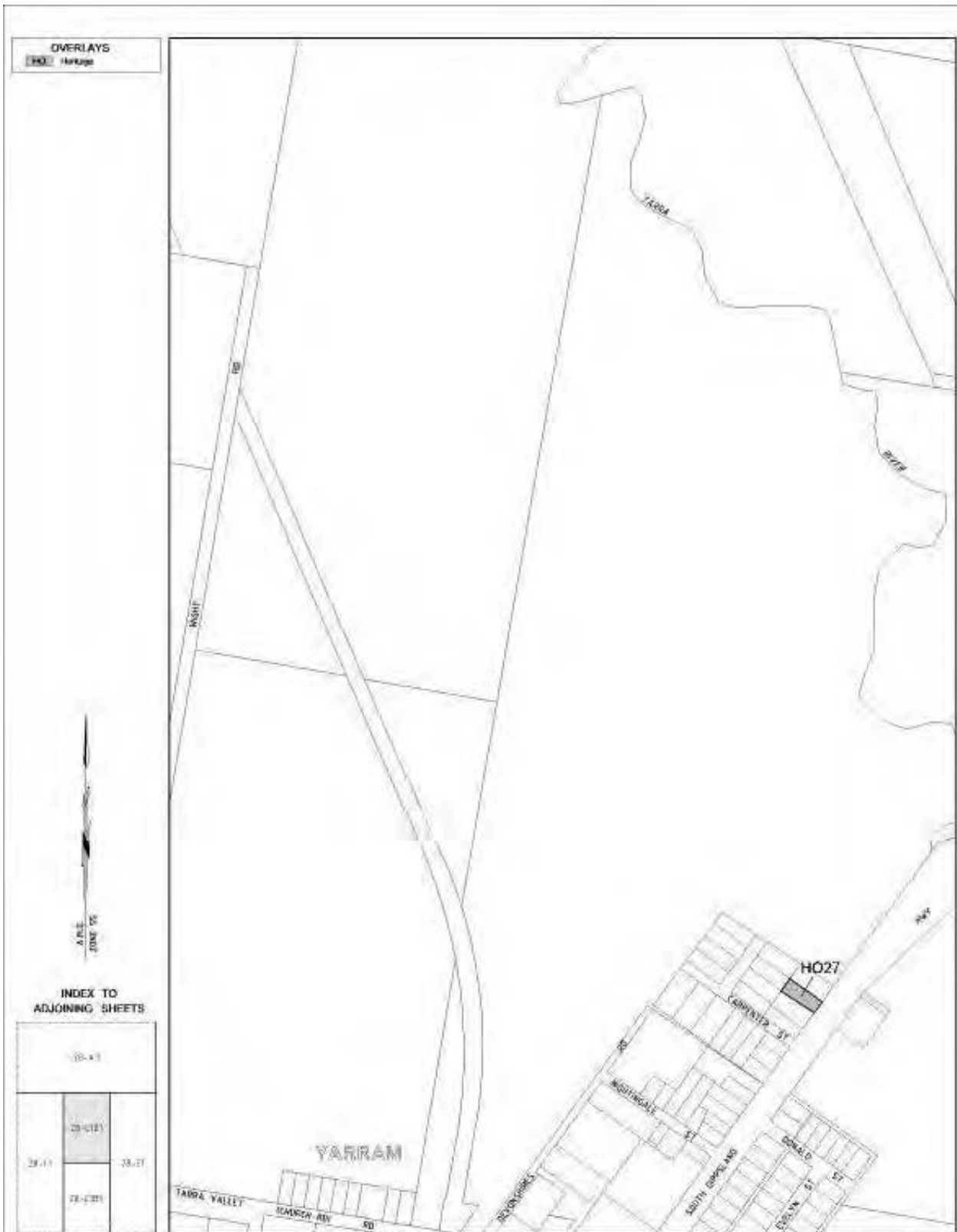
- ē Use the Heritage Local Policy to determine the appropriateness of development or use applications where sites have identified heritage value.

Applying zones and overlays:

- ē Apply the Heritage Overlay to identified heritage sites in the Shire.

Undertaking further strategic work:

- ē Undertake a heritage study for the whole Shire.



OVERLAYS
 HO Heritage

INDEX TO ADJOINING SHEETS

28-A1		
28-A1	28-C1B1	28-E1
	28-C2B1	

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



MAP 28-C1B1 HO
HERITAGE OVERLAY

22.05 HERITAGE POLICY

This policy applies to the identification, protection, and enhancement of heritage places within the Wellington Shire.

Policy basis

The Municipal Strategic Statement recognises that the history of the area includes all the major themes in Australian history and obviously has a major influence on current cultural identity. As a result of the process of development, important Koori sites, historic buildings, monuments, settlements and memorabilia remain as cultural assets to the community.

Objectives

To encourage a community climate of respect for, and appreciation of, Wellington Shire's heritage, including buildings, gardens, trees, and other features of importance.

To identify and protect all aspects of the Wellington Shire's heritage.

To provide persons involved in the conservation of heritage places with direction in respect to the most appropriate manner to undertake associated works.

Policy

Conservation of places of heritage significance

It is policy that the following matters be taken into account when considering applications to use or develop a heritage place.

- é The conservation of places of heritage significance will be encouraged. Such places might include land, buildings, works, objects, sites, and designated landscape features, such as places of Aboriginal significance.
- é The planning scheme will identify and provide for the conservation, maintenance, and enhancement of registered buildings which are specified in the Victorian Heritage Register, the Register of the National Estate, and of designated buildings which have been identified as being of local, regional, State and national significance in a heritage study.
- é The immediate environs of such buildings, works, objects, and sites should only be developed or used in a manner which complements their historic character.
- é The tourist potential of places of historic significance will be promoted, provided that any proposed development or use associated with such promotion is compatible with all elements of this policy.
- é The restoration of places of heritage significance is encouraged. The reconstruction of places based on clear evidence of a previous form is also encouraged. Where evidence of a previous form is not forthcoming, introduced elements should be based on typical elements appropriate to the particular building or place.

Note: The significance of a place will almost always be based on the fact that a substantial proportion of the significant fabric of the building or place remains, and the care of this significant fabric is the fundamental tenet of conservation. Conservation will generally involve a combination of the processes of preservation, restoration, reconstruction and maintenance.

Modification, alteration or demolition of places of heritage significance

It is policy that the following matters should be taken into account when considering applications made for modification or alteration (including demolition) to places of heritage significance:

- é Whether any new buildings or works are in context with surrounding buildings or erode the value of surrounding buildings by their inappropriate design, siting, materials, finishes, or colours.
- é Whether any new buildings or works will diminish the cultural significance, architectural integrity or historic value of the buildings, site, object, or feature which is subject to such works.
- é Whether the provision for access and parking, signage or other aspects of the proposal will diminish the particular values for which the heritage place is protected.
- é Whether the proposal is consistent with the relevant Design and Development Overlay when assessing applications in Port Albert, Stratford, or the Foster Street precinct in Sale.
- é Whether the proposal is consistent with the heritage guidelines contained in the City of Sale Heritage Guidelines, when assessing listed buildings in Sale.
- é The guidelines contained in the Stratford Townscape Study, when assessing proposals in the town of Stratford.
- é Any other heritage or development guidelines adopted by Council.

Aboriginal cultural heritage

It is policy:

- é To promote the identification, protection, and management of Aboriginal cultural heritage values.
- é That in considering an application to develop, or re-zone land, the responsible authority will have regard to the Aboriginal cultural resource management grid map and guidelines provided by Aboriginal Affairs Victoria.
- é That applicants proposing to develop, or re-zone, land in areas where there is a known site, or the potential for Aboriginal archaeological sites to occur, will be requested to include a report from a suitably qualified archaeologist demonstrating that the impact of the proposed developments on Aboriginal cultural heritage values has been addressed.

Policy reference

City of Sale Heritage Study, 1994

The City of Sale Restoration and Conservation Guidelines, May 1983

Port Albert Conservation Study, Graeme Butler, 1982

City of Sale Heritage Guidelines

Stratford Townscape Study

Burra Charter

SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
ALBERTON									
HD3	Maureen House, Banks Street, Alberton, Town Lot 5/2.	Yes	No	No	No	No	No		No
HD8	House, Danser Street, Alberton, Suburban Lot 3.	Yes	No	No	No	No	No		No
HD11	Eabon Eabon House, Hawdon Street, Alberton, Town Lot, Part CA 4/17.	Yes	No	No	No	No	No		No
HD7	House, Kirksop Street, Alberton, Town Lot 17/3.	Yes	No	No	No	No	No		No
HD1	House, Johnson Street (Manns Beach Road), Alberton, Part CA A/2.	Yes	No	No	No	No	No		No
HD2	House, Johnson Street (Manns Beach Road), Alberton, Part CA 3-6/3.	Yes	No	No	No	No	No		No
HD12	Former Alberton Butter Factory, Russell Street, Alberton, Suburban Lot 4/17.	Yes	No	No	No	No	No		No

WELLINGTON PLANNING SCHEME

LOCAL
PROVISION

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HD6	House, Strelski Street, Alberton. Town Lots 1 & 2B.	Yes	No	No	No	No	No		No
HD5	Store & residence, Turnbull Street, Alberton, Town Lot 19/2.	Yes	No	No	No	No	No		No
HD9	House, Turnbull Street, Alberton. Town Lot, Part CA 1/7.	Yes	No	No	No	No	No		No
HD10	Victoria Hotel, Turnbull Street, Alberton, Town Lot, Part CA 3/9.	Yes	No	No	No	No	No		No
HD22	House, Old Port Road, Alberton. CA 67D, 13.0.1.	Yes	No	No	No	No	No		No
HD13	Farm House, Yarram-Alberton Road (South Gippsland Highway), Alberton. Part CA 63.	Yes	No	No	No	No	No		No
HD16	House, Yarram-Alberton Road (Pound Road East), Alberton. Part CA 103.	Yes	No	No	No	No	No		No
HD14	House and Site, Yarram-Alberton Road (South Gippsland Highway), Alberton. Part CA 63.	Yes	No	No	No	No	No		No
HD15	House and Site, Yarram-Alberton Road (South Gippsland Highway), Alberton. Part CA 100.	Yes	No	No	No	No	No		No

WELLINGTON PLANNING SCHEME

LOCAL
PROVISION

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
BRIAGOLONG									
H078	Mechanics Institute, Avon Street, Briagolong.	Yes	No	Yes	No	No	No		No
H079	'Mount View', Gorge Road, Briagolong.	Yes	No	Yes	No	No	No		No
BUDALAGUAH									
H077	Primary School No. 1107, Maffra-Sale Road, Budalaguah.	Yes	Yes	No	No	No	No		No
CLYDEBANK									
H054	Clydebank Bridge Scarred Trees, approximately 150 ha, Bengvorden Road, north-east of Sale.	Yes	No	Yes	No	No	No		No
COWWARR									
H066	Former Cowwarr Butter Factory Co. Ltd. Traralgon-Maffra Road, Cowwarr.	-	-	-	-	Yes H1282	No		No
H067	'Homeview' Homestead, Heyfield Road, Cowwarr.	Yes	No	Yes	No	No	No		No
DARGO									
H048	Old Hotel Dargo High Plains Road, Dargo.	Yes	No	No	No	No	No		No
H0107	Grant Historic Area, McMillans Road, Dargo.	Yes	No	Yes	No	No	No		No

WELLINGTON PLANNING SCHEME

LOCAL
PROVISION

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HD113	Harrisons Cut Gold Diversion Site, Dargo River.	-	-	-	-	Yes H1263	No		No
HD114	Jungle Creek, Gold Mining Division Site, Dargo River.	-	-	-	-	Yes H1258	No		No
HD115	Good Hope Quartz Goldmining Precinct, McMillan Track, Grant Historic Area.	-	-	-	-	Yes H1268	No		No
FULHAM									
HD59	Fulham Park Homestead, Fulham.	-	-	-	-	Yes H331	No		No
GELLIONDALE									
HD81	Gelliondale Briquette Plant, Coal Pit Road (Lanes Road) and South Gippsland Highway, Gelliondale.	-	-	-	-	Yes H1058	No		No
GLENCAIRN									
HD108	Barkly River Bridge, Licola Glencairn Road, Glencairn.	No	No	No	No	No	No		No
HIAWATHA									
HD110	'A' Frame Bridge, Little Albert River Crossing, Albert River Road, Hiawatha.	No	No	No	No	No	No		No

WELLINGTON PLANNING SCHEME

LOCAL
PROVISION

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
LICOLA									
HO109	Cheyne's Bridge, Macalister River crossing Heyfield Jamieson Road (Licola Road).	-	-	-	-	Yes H1851	No		No
MAFFRA									
HO53	'Strathavon Nurtin', RMB 6196, Beef Road via Maffra.	Yes	No	Yes	No	No	No		No
HO74	Primary School No. 861, Church Street, Maffra.	-	-	-	-	Yes H214	No		No
HO71	Bank, 64 Johnson Street, Maffra.	-	-	-	-	Yes H399	No		No
HO72	Court House, Johnson Street, Maffra.	Yes	Yes	No	No	No	No		No
HO73	Shop, 75 Johnson Street, Maffra.	Yes	No	Yes	No	No	No		No
HO75	Boisdale Homestead, outbuildings, water tower, Maffra-Briagolong Road, Maffra.	Yes	No	Yes	No	No	No		No
HO76	Mewburn Park; Stables, Tinamba Road (Trawalgon Maffra Road).	Yes	No	Yes	No	No	No		No
NEWRY									
HO80	Mechanics Institute, Boisdale-Newry Road, Newry.	Yes	No	Yes	No	No	No		No

WELLINGTON PLANNING SCHEME

LOCAL
PROVISION

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
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PALMERSTON/PORT ALBERT

H024	House, Albany Street, Palmerston. CA 4/1, 0a.20.	Yes	No	No	No	No	No		No
H025	House, Brisbane Street, Palmerston. CA 2/, 0.1.38	Yes	No	No	No	No	No		No
H026	House, Denison Street, Palmerston. CA 8/5.	Yes	No	No	No	No	No		No
H030	Police Station (former), Denison Street and Colville Street, Palmerston. CA 4/4.	Yes	No	No	No	No	No		No
H031	Immigration Barracks (former), Denison Street and Colville Street, Palmerston. CA 3, 4/4.	-	-	-	-	Yes-M498.	No		No
H028	House, Fitzroy Street, Palmerston. CA 6/8.	Yes	No	No	No	No	No		No
H023	“Tarrawonga”, Port Albert-Tarraville Road, Palmerston. CA 79A, 7a 3.36.	Yes	No	No	No	No	No		No

PORT ALBERT

H032	Foundings of former Powder Magazine, off Bay Street, near East Street, Port Albert.	Yes	No	No	No	No	No		No
H035	Old Port foreshore reserve, south of Old Port Road, Port Albert.	No	No	No	No	No	No		No
H034	Port Albert Heritage Area.	Yes	No	No	No	No	No		No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HD116	Former Turnbull Orr and Co Bond Store and Office, Port Albert.	-	-	-	-	Yes H1779	No		No
HD108	Maritime Museum, Tarraville Road, Port Albert. C.A.A of 25.	-	-	-	-	Yes H1210	No		No
ROSEDALE									
HD58	St Mark's Anglican Church, Albert Street, Rosedale.	-	-	-	-	Yes H599	No		No
HD111	Railway Bridge over Latrobe River & floodplains, Dandenong - Sale (Main Gippsland) Railway, Rosedale.	No	No	No	No	No	No		No
HD60	Rosedale Hotel, Lyons Street, Rosedale.	-	-	-	-	Yes H645	No		No
HD57	Old primary school, brick building, Prince Street, Rosedale.	Yes	No	Yes	No	No	No		No
HD62	Mechanics Institute, Prince Street, Rosedale.	Yes	No	Yes	No	No	No		No
HD64	Masonic Hall, Prince Street, Rosedale.	Yes	No	Yes	No	No	No		No
HD65	Old Post Office building, Prince Street, Rosedale.	Yes	No	Yes	No	No	No		No
HD63	Ridge Homestead, Rosedale.	Yes	No	Yes	No	No	No		No

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H069	'Nambrok' Homestead, Princes Highway, Rosedale.	Yes	No	Yes	No	No	No		No
H070	'Holey Plain' Homestead, Rosedale Longford Road, 11 km east of Rosedale.	Yes	No	Yes	No	No	No		No
H082	Railway Station complex, Wilburg Road, Rosedale.	-	-	-	-	Yes H1589	No		No
SALE									
H097	Sale Cemetery, Sale-Maffra Road (Back Maffra Road), Sale.	Yes	No	No	No	No	No		No
H099	'Bishopscourt', Cranswick Crescent, Sale.	Yes	No	No	No	No	No		No
H096	Bermarril trees, Cunninghame Street, Sale.	No	No	Yes	No	No	No		No
H0100	St Paul's Anglican Cathedral, 149 Cunninghame Street, Sale.	Yes	No	No	No	No	No		No
H087	'Bon Accord', 153-155 Dawson, Sale.	Yes	No	No	No	No	No		No
H083	Court House, Foster Street, Sale.	-	-	-	-	Yes H1484	No		No
H0104	St Mary's Cathedral (Catholic), former Convent, organ, and Primary School, 47-57 Foster Street, Sale.	Yes	No	No	No	No	No		No
H045	'Grassdale' Homestead, Grassdale Road and Maffra Sale Road, Sale.	-	-	-	-	Yes H261	No		No

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HO91	Fitzpatrick House, 143-138 Guttridge Parade, Sale.	Yes	No	No	No	No	No		No
HO84	Primary School No. 545, Macalister Street, Sale.	Yes	Yes	No	No	No	No		No
HO101	Victoria Hall, 45-49 Macalister Street, Sale.	Yes	No	No	No	No	No		No
HO85	Criterion Hotel, 90-94 Macalister Street, Sale.	-	-	-	-	Yes H215	No		No
HO102	Victoria Park, 101-103 Macalister Street, Sale.	Yes	No	Yes	No	No	No		No
HO92	Gables, 118-120 Macarthur Street, Sale.	Yes	No	No	No	No	No		No
HO105	Glebe, CA94, Maltra-Sale Road, Sale.	Yes	No	No	No	No	No		No
HO88	Charles and Elizabeth Ayres Memorial Nurses Home, 36-48 Palmerston Street, Sale.	Yes	No	No	No	No	No		No
HO103	St Patrick's College, 29-41 Pearson Street, Sale.	Yes	No	No	No	No	No		No
HO106	King George V Jubilee Avenue, Princes Highway, Sale.	No	No	Yes	No	No	No		No
HO86	Sale Heritage Area	No	No	No	No	No	No		No
HO61	Latrobe River Swing Bridge, South Gippsland Highway, south of Sale.	-	-	-	-	Yes H1438	No		No

WELLINGTON PLANNING SCHEME

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H086	Bishopscourt, 51 Raglan Street, Sale.	Yes	No	No	No	No	No		No
H098	St Anne's and Gippsland Grammar School, 52-66 Raymond Street, Sale.	Yes	No	No	No	No	No		No
H090	Continuing Education Centre, 63-67 Raymond Street, Sale.	Yes	No	No	No	No	No		No
H089	Cobb & Co Stables, 199 Raymond Street, Sale.	Yes	No	No	No	No	No		No
H095	Powder Magazine, 37-45 Stephenson Street, Sale.	Yes	No	No	No	No	No		No
H094	Our Lady of Sion Convent, 123 York Street, Sale.	Yes	No	No	No	No	No		No
H093	Mechanics Institute Group, 125-141 York Street, Sale.	Yes	No	No	No	No	No		No
SALE/KILMARNY									
H068	'Kilmarny Park' Homestead, Pearsondale Road, Sale/Kilmarny.	Yes	No	Yes	No	No	No		No
STRATFORD									
H046	'Strathfieldsaye' Homestead, Penry Bridge, via Stratford.	-	-	-	-	Yes H262	No		No
H050	Library, Princes Highway, Stratford.	Yes	No	Yes	No	No	No		No

WELLINGTON PLANNING SCHEME

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PROVISION

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H052	Old Methodist Church, Hobson Street, Stratford.	Yes	No	Yes	No	No	No		No
H055	Knob Reserve, Old Redbank Road, 2.5 km south-east of Stratford.	Yes	No	Yes	No	No	No		No
H056	Ramahiuck Cemetary Reserve, Ramahiuck Road, 17 km south-east of Stratford.	Yes	No	Yes	No	No	No		Yes
TARRAVILLE									
H037	House, Bridge Street, Tarraville. CA 2/4.	Yes	No	No	No	No	No		No
H041	Farm House, Loughnan Street, Tarraville, Lot E of Block 13.	Yes	No	No	No	No	No		No
H018	Woodcot Park, Tannery Road (Manns Beach Road), Myrtle Point/Tarraville. CA 29.	-	-	-	-	Yes H649			-
H019	Farm house, Tannery Road (Manns Beach Road), Myrtle Point. CA 30.	Yes	No	No	No	No	No		No
H021	House, Tannery Road (Manns Beach Road), Myrtle Point/Tarraville. CA 105E 1a O.A.	Yes	No	No	No	No	No		No
H036	Christ Anglican Church, Tyers Street, Tarraville, CA 3-6/7, 1a.	-	-	-	-	Yes H999	No		No
H039	Ruinous house, Manns Beach Road and Old Sale Road, Tarraville. Section 23.	Yes	No	No	No	No	No		No

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HO42	Green Hills Farm complex, Ray's Road, Tarnville, Lot 18a.	Yes	No	No	No	No	No		No
HO40	House, former Commercial Hotel, Reeve Street, Lot south of south east corner McCabe Street and Reeve Street, Tarnville, Section 1.	Yes	No	No	No	No	No		No
HO44	Farm complex, Shears Road, Tarnville, CA 7.	Yes	No	No	No	No	No		No
HO38	State School, Stewart Street, Robertsons Beach Road, and McCrae Street, Tarnville, CA 9-10A.	Yes	No	No	No	No	No		No
YARRAM									
HO33	Coast House, Commercial Road, Yarram.	-	-	-	-	Yes H1401	No		No
HO27	Yarram Batter Factory, Commercial Road (South Gippsland Highway), Yarram.	Yes	No	No	No	No	No		No
HO43	Wadhon Bank, farm complex, Pound Road, Yarram	-	-	-	-	Yes H258	No		No
OTHER									
HO112	Mining Star Gold Battery Site, Mining Star Creek (Bonny Creek Goldfields).	-	-	-	-	Yes H1285	No		No

D: Extract Wellington Planning Scheme after Amendment C26 Part 1 in relation to Heritage Controls for Yarram Butter Factory



17/07/2008
C28(Part 1)**SCHEDULE TO THE HERITAGE OVERLAY**

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
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ALBERTON

HO3	Maree Banks Street, Alberton (Town Lot 5/2)	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO8	House Danger Street, Alberton	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO11	Eabon Eabon Hawdon Street, Alberton (Part CA 4/17)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO1	House Johnson Street (Manns Beach Road), Alberton (Part CA A/2)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO2	House 60 Johnson Street (Manns Beach Road), Alberton (CA 6-Section3)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO7	House Kirksop Street, Alberton (Town Lot 17/3)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO22	House Old Port Road, Alberton. (CA 67D)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO12	Alberton Butter Factory (former) Russell Street, Alberton (Lot 4/17)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO6	House Streleski Street, Alberton (Town lots 1 & 2/3)	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO5	Store & residence Turnbull Street, Alberton (Town lot 19/2)	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO9	House Turnbull Street, Alberton (Town lot Part CA 1/7)	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO10	Victoria Hotel 53 Turnbull Street, Alberton (Part CA 3/6)	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO13	Farm House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO16	House Yarram-Alberton Road (Pound Road East), Alberton (Part CA 103)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

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HO14	House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO15	House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 100)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO248	Alberton Cemetery 214 Yarram-Port Albert Road, Port Albert	No	No	Yes	Yes	No	No	Alberton Cemetery Incorporated Plan	No
BRIAGOLONG									
HO78	Mechanics' Institute 9-11 Avon Street, Briagolong	Yes	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO79	Mount View Gorge Road, Briagolong	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

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BUNDALAGUAH									
HO77	Primary School No. 1107 Maffra-Sale Road, Bundalaguah	Yes	Yes	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
CLYDEBANK									
HO54	Clydebank Bridge Scarred Trees Bengworden Road, Clydebank <i>The heritage place comprises the trees and approximately 150ha of land.</i>	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
COWWARR									
HO67	Homeview Heyfield Road, Cowwarr	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO66	Cowwarr Butter Factory Co. Ltd. (former) Traralgon-Maffra Road, Cowwarr	-	-	-	-	Yes H1282	No	-	No

WELLINGTON PLANNING SCHEME

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DARGO									
HO48	<i>Connolly's Inn (Old Hotel)</i> Dargo High Plains Road, Dargo	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO107	<i>Grant Historic Area</i> McMillans Road, Dargo	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO115	<i>Good Hope Quartz Goldmining Precinct</i> McMillan Track, Grant Historic Area	-	-	-	-	Yes H1268	No	-	No
HO113	<i>Harrisons Cut Gold Diversion Site</i> Dargo River, Dargo	-	-	-	-	Yes H1263	No	-	No
HO114	<i>Jungle Creek Gold Mining Division Site,</i> Dargo River, Dargo	-	-	-	-	Yes H1258	No	-	No
FULHAM									
HO59	<i>Fulham Park</i> Myrtlebank Road, Fulham	-	-	-	-	Yes H331	No	-	No

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GELLIONDALE									
HO81	Gelliondale Briquette Plant Coal Pit Road (Lanes Road) and South Gippsland Highway, Gelliondale	-	-	-	-	Yes H1058	No	-	No
GLENCAIRN									
HO108	Barkly River Bridge Licola-Glencairn Road, Glencairn	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HIAWATHA									
HO110	'A' Frame Bridge, Little Albert River crossing Albert River Road, Hiawatha	-	-	-	-	Yes H2011	No	-	No
LICOLA									
HO109	Cheyne's Bridge, Macalister River crossing Heyfield-Jamieson Road (Licola Road), Licola	-	-	-	-	Yes H1851	No	-	No
MAFFRA									
HO53	Strathavon Nunin RMB 6196, Beet Road via Maffra	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

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HO74	Primary School No. 851 Church Street, Maffra	Yes	No	No	No	No	No	-	No
HO71	National Bank of Australasia (former) 64 Johnson Street, Maffra	-	-	-	-	Yes H399	No	-	No
HO72	Court House Johnson Street, Maffra	Yes	Yes	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO73	Shop 75 Johnson Street, Maffra	Yes	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO75	Boisdale 494 Maffra-Briarolong Road, Maffra <i>The heritage place includes the homestead, garden, outbuildings and water tower.</i>	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO76	Mewburn Park Tinamba Road (Traralgon Maffra Road), Maffra <i>The heritage place includes the stables.</i>	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

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NEWRY									
HO80	<i>Mechanics' Institute</i> Boisdale-Newry Road, Newry	Yes	No	Yes	No	No	No	-	No
PALMERSTON/PORT ALBERT									
HO24	<i>House</i> 6 Albany Street (CA 4/1), Palmerston	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO25	<i>House</i> 2-4 Brisbane Street, Palmerston	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO26	<i>House</i> 15 Denison Street (CA 8/5), Palmerston	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO30	<i>Police Station & Immigration Barracks (former)</i> 6 Denison Street and 5 Colville Street (CA 3, 4/4), Palmerston	-	-	-	-	Yes H498	No	-	No

WELLINGTON PLANNING SCHEME

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HO28	House 22 Fitzroy Street (CA 6/8), Palmerston	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO23	Tarawonga 70 Port Albert-Tarraville Road (CA 79A), Palmerston	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
PORT ALBERT									
HO34	Port Albert Heritage Precinct	No	No	Yes – Norfolk Island Pines	No	No	No	Port Albert Heritage Precinct Incorporated Plan	No
HO108	Port Albert Maritime Museum (former Bank of Victoria) 2 Bay Street & 78 Tarraville Road, Port Albert	-	-	-	-	Yes H1210	No	-	No
HO32	Footings of former Powder Magazine (off) Bay Street, near East Street, Port Albert	Yes	No	No	No	No	No	Port Albert Heritage Precinct Incorporated Plan	No

WELLINGTON PLANNING SCHEME

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HO35	Old Port foreshore reserve (south of) Old Port Road, Port Albert	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO119	Roberts' drapers shop (former), residence & tree 63-65 Tarraville Road, Port Albert	No	No	Yes - Cordyline	No	No	No	Port Albert Heritage Precinct Incorporated Plan	No
HO135	Ship Inn Hotel (former) & tree 73 Tarraville Road, Port Albert	No	No	Yes - Cordyline	No	No	No	Port Albert Heritage Precinct Incorporated Plan	No
HO174	Port Albert Mechanics' Institute 20 Victoria Street, Port Albert	No	Yes	No	No	No	No	Port Albert Heritage Precinct Incorporated Plan	No
HO116	Turnbull Orr and Co Bond Store and Office (former) 41-43 Wharf Street, Port Albert	-	-	-	-	Yes H1779	No	-	No
ROSEDALE									
HO58	St Mark's Anglican Church 55-61 Albert Street, Rosedale	-	-	-	-	Yes H599	No	-	No

WELLINGTON PLANNING SCHEME

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HO111	<i>Railway bridge over Latrobe River & floodplain Dandenong-Sale (Main Gippsland) Railway, Rosedale</i>	No	No	No	No	No	No	-	No
HO60	<i>Rosedale Hotel 29-31 Lyons Street, Rosedale</i>	-	-	-	-	Yes H645	No	-	No
HO57	<i>Primary School (1871 building) Prince Street, Rosedale</i>	Yes	No	Yes	No	No	No	-	No
HO62	<i>Mechanics' Institute Prince Street, Rosedale</i>	Yes	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO64	<i>Masonic Hall Prince Street, Rosedale</i>	Yes	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO65	<i>Old Post Office Prince Street, Rosedale</i>	Yes	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO69	Nambrok Princes Highway, Rosedale	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO63	Ridge Station 29 Rosedale-Heyfield Road, Rosedale	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO70	Hokley Plain Rosedale-Longford Road, Rosedale	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO62	Rosedale Railway Station complex 31 Willung Road, Rosedale	-	-	-	-	Yes H1589	No	-	No
SALE									
HO66	Sale Town Centre Precinct	No	No	Yes	No	No	No	Sale town centre heritage precinct permit exemptions	No
HO121	Sale Victoria Park Precinct	No	No	Yes – street trees & Victoria Park only	No	No	No	Sale residential heritage precincts permit exemptions	No

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HO122	<i>Sale St Mary's Precinct</i>	No	No	Yes – street trees only	No	No	No	Sale residential heritage precincts permit exemptions	No
HO123	<i>Sale Lake Guthridge Landscape Precinct</i>	No	No	Yes – streets & public reserves only	No	No	No	Sale residential heritage precincts permit exemptions	No
HO124	<i>Sale Esso Executive Housing Precinct</i>	No	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO125	<i>Sale Railway Precinct</i>	No	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO126	<i>Sale State Bank Houses Precinct</i>	No	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO128	<i>Sale Stowell & Market Streets Precinct</i>	No	No	Yes – street trees only	No	No	No	Sale residential heritage precincts permit exemptions	No

WELLINGTON PLANNING SCHEME

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HO129	<i>Sale Thomson Street Precinct</i>	No	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO131	<i>Sale Netherlands Rural Area Precinct</i>	No	No	No	No	No	No	Sale Rural Heritage Precincts Incorporated Plan	No
HO97	<i>Sale Cemetery Back Maffra Road & Cemetery Road, Sale.</i>	Yes	No	No	No	No	No	-	No
HO199	<i>Myrtlebank School (former) Lot 1 LP 84352, Back Maffra Road, Sale</i>	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO242	<i>House & front fence 7 Barkly Street, Sale</i>	No	No	No	Yes – front fence	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO120	<i>House & front fence 15 Barkly Street</i>	No	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No

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HO188	House 18 Codrington Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO99	Bishopscourt 4 Cranswick Crescent, Sale	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO154	House 5 Cunninghame Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO160	House (Medical Clinic) 38 Cunninghame Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO98	Remnant trees Cunninghame Street, Sale	No	No	Yes	No	No	No	-	No
HO100	St Paul's Anglican Cathedral 149 Cunninghame Street, Sale	Yes	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No

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HO127	House & front fence 187-69 Cunninghame Street, Sale	Yes	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	
HO207	House & tree 175-77 Cunninghame Street, Sale	No	No	Yes – Caucasian Fir tree	No	No	No	Sale residential heritage precincts permit exemptions	
HO144	Municipal Pound (former) 14 Dargo Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO138	Drying Barn 50-54 Dargo Street (CA 14), Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO87	Bon Accord 153-155 Dawson Street, Sale	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO237	Peppercorn trees Desailly Street, Sale	No	No	Yes	No	No	No	-	No
HO141	Elm Trees Corner of Desailly & McMillan Streets, Sale	No	No	Yes	No	No	No	-	No

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HO249	<i>House & front fence</i> 29 Desailly Street, Sale	Yes	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO250	<i>Presbyterian Manse</i> 30-40 Desailly Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO181	<i>House & front fence</i> 185 Desailly Street, Sale	No	No	No	Yes – front fence	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO182	<i>House & front fence</i> 190 Desailly Street, Sale	No	No	No	Yes – front fence	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO187	<i>The Minters</i> 207 Desailly Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO227	<i>St Helen's Private Hospital (former)</i> 37-39 Elgin Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO247	Stables 67-69 Elgin Street (rear of), Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO233	House & front fence 80 Elgin Street, Sale	No	No	No	Yes – front fence	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO176	Gay Nor 11 Fitzroy Street, Sale	No	No	No	Yes – front fence & garage	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO175	House 47 Fitzroy Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO238	House & front fence 145-148 Fitzroy Street, Sale	No	No	No	Yes – front fence	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO146	House 3 Foster Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO104	St Mary's Catholic Cathedral, former Convent, organ, and Primary School 47-57 Foster Street, Sale	Yes	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO251	House (Diocesan Centre Office) 63-65 Foster Street, Sale	Yes	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO143	Former ESSO BHPP Offices (Wellington Shire Council Offices) 66 -70 Foster Street, Sale	No	No	No	No	No	No	-	No
HO83	Sale Court House 79-87 Foster Street, Sale	-	-	-	-	Yes H1484	No	-	No
HO252	Borough of Sale Municipal Offices (former) 128-30 Foster Street, Sale	Yes	Yes	Yes – Schinus molle	No	No	No	Sale town centre permit exemptions	No
HO253	House 169 Foster Street, Sale	Yes	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No

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HO45	Grassdale 33 Grassdale Road, Sale	-	-	-	-	Yes H261	No	-	No
HO216	House 22 Guthridge Parade, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO217	House & trees 28-34 Guthridge Parade, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO218	House 52 Guthridge Parade, Sale	No	No	Yes – Pepper-corns	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO222	Moneenroe 124-128 Guthridge Parade, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO91	Fitzpatrick House 143-138 Guthridge Parade, Sale	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO224	<i>The Cottage</i> 146-50 Guthridge Parade, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO231	<i>Sunnyside</i> 216 Guthridge Parade, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO225	<i>Blairgowrie House</i> 26 Inglis Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO235	<i>House</i> 86-88 Lansdowne Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO236	<i>House</i> 91 Lansdowne Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO195	<i>Former Woollen Mills (Nylax Factory)</i> 31-47 McGhee Street, Sale	No	No	No	No	No	No	-	No

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HO155	<i>St Patrick's College Footbridge</i> Macalister Street, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO156	<i>House</i> 2 Macalister Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO157	<i>House</i> 6-8 Macalister Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO158	<i>House</i> 10-12 Macalister Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO101	<i>Victoria Hall</i> 47-49 Macalister Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO254	<i>City of Sale Municipal Offices, Hall & Gallery (former)</i> 82-84 Macalister Street, Sale	Yes	Yes	No	Yes	No	No	Sale town centre permit exemptions	No

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HO85	Criterion Hotel 90-94 Macalister Street, Sale	-	-	-	-	Yes H215	Yes	-	No
HO102	Victoria Park 101-103 Macalister Street, Sale	No	No	Yes	No	No	No	Sale residential heritage precincts permit exemptions	No
HO255	House 120 Macalister Street, Sale	Yes	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO84	Primary School No. 545 123-35 Macalister Street, Sale	Yes	Yes	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO256	House & front fence 143 Macalister Street, Sale	Yes	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO257	House & tree 152 Macalister Street, Sale	Yes	No	Yes – Magnolia grandiflora	No	No	No	Sale residential heritage precincts permit exemptions	No
HO258	House & tree 154 Macalister Street, Sale	Yes	No	Yes – Magnolia grandiflora	No	No	No	Sale residential heritage precincts permit exemptions	No

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HO259	House 155 Macalister Street, Sale	Yes	No	No	Yes – garage	No	No	Sale residential heritage precincts permit exemptions	No
HO260	House & tree 156 Macalister Street, Sale	Yes	No	Yes – Oak in front yard	No	No	No	Sale residential heritage precincts permit exemptions	No
HO261	Oak tree 158 Macalister Street, Sale	No	No	Yes – Oak in front yard	No	No	No	Sale residential heritage precincts permit exemptions	No
HO262	House & hedge 159 Macalister Street, Sale	Yes	No	Yes – hedge	No	No	No	Sale residential heritage precincts permit exemptions	No
HO263	House & tree 162-64 Macalister Street, Sale	Yes	No	Yes – mature Elms	No	No	No	Sale residential heritage precincts permit exemptions	No
HO265	House 190 Macalister Street, Sale	Yes	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No

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HO92	Gables 118-120 Macarthur Street, Sale	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO208	House 123 Macarthur Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO209	House 125 Macarthur Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO210	House 133 Macarthur Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO211	House 135 Macarthur Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO212	<i>Leslie House</i> 152-56 Macarthur Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO229	<i>House</i> 190-92 Macarthur Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO232	<i>House</i> 209 Macarthur Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO284	<i>Pine Tree</i> Maffra – Sale Road, Sale	No	No	Yes	No	No	No	-	No
HO198	<i>Woodella Park</i> 1480 Maffra-Sale Road, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO105	<i>Glebe</i> 1496 Maffra-Sale Road (CA 94), Sale	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO197	Myrledowns 1500 Maffra-Sale Road, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO214	House 11 Market Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO266	Annie Pain Memorial Kindergarten Hall 61-63 Market Street, Sale	Yes	Yes	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO213	House 18 Marley Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO267	House & front fence 45 Marley Street, Sale	Yes	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO281	Delbridge Hall 64-68 Marley Street, Sale	Yes	Yes	No	No	No	No	Sale residential heritage precincts permit exemptions	No

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HO268	House, garden & front fence 90-94 Marley Street, Sale	Yes	No	Yes	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO221	House 13 Palmerston Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO88	Charles and Elizabeth Ayres Memorial Nurses Home 38-48 Palmerston Street, Sale	Yes	No	No	No	No	No	-	No
HO234	House 83-85 Palmerston Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO137	Redgale Reserve CA 7A, Park Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO226	House 88 Patten Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO289	<i>Diocese of Sale Bishop's Office & front fence</i> 8-10 Pearson Street, Sale	Yes	No	No	Yes – front fence	No	No	Sale residential heritage precincts permit exemptions	No
HO103	<i>St Patrick's College</i> 29-41 Pearson Street, Sale	Yes	No	No	No	No	No	Sale residential heritage precincts permit exemptions	No
HO179	<i>House</i> 155 Pearson Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO180	<i>House & Trees</i> 166 Pearson Street, Sale	No	No	Yes – Pomegranate, Pear and Oak trees	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO200	<i>Pooley's Bridge</i> Pooley's Road, Sale	No	No	No	No	No	No	-	No
HO106	<i>King George V Jubilee Avenue</i> Princes Highway, Sale	No	No	Yes	No	No	No	-	No
HO147	<i>Bridges & Road Alignment</i> Princes Highway, Sale	No	No	No	No	No	No	-	No

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HO139	Boat Shed Part CA 23E, Punt Lane, Sale.	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO190	House 1 Raglan Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO191	House 5 Raglan Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO192	Brick Works (former) 7 Raglan Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO199	House 8 Raglan Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO188	House 22 Raglan Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO193	Maralinga 31 Raglan Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO194	Lyndhurst 67-69 Raglan Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO245	House 100 Raglan Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO246	House 105-07 Raglan Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

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HO243	House 150 Raglan Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO239	House 174 Raglan Street, Sale.	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO241	House, front fence & trees 197 Raglan Street, Sale.	No	No	Yes	Yes – front fence	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO98	St Anne's and Gippsland Grammar School 52-66 Raymond Street, Sale.	Yes	No	No	No	No	No	-	No
HO90	Sale High School (former) 63-67 Raymond Street, Sale	Yes	No	No	No	No	No	-	No
HO270	Beaurepaire Tyre Service Pty Ltd (former) 80-88 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO271	Bank of Australasia (former) 104-08 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No

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HO272	AMP Society offices (1930 – former) 118-24 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO273	Commercial Bank (former) 123-25 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO274	St Columba's church complex & Login Reserve 131-71 Raymond Street, Sale	Yes	No	Yes	No	No	No	Sale town centre permit exemptions	No
HO275	Shop 142 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO276	AMP Society building (1919 – former) 164-66 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO277	Star Hotel 173-85 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO89	Cobb & Co Stables 199 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No
HO278	Miss Paton's Arcade (former) 229-239 Raymond Street, Sale	Yes	No	No	No	No	No	Sale town centre permit exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO167	House 456 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO169	Hawthorne Dairy & House 482-84 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO172	House 478 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO166	House 479-81 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO283	House (Lochee) 483 Raymond Street, Sale	No	No	No	Yes – garage	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO170	House 493 Raymond Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO171	House 499-501 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO185	Latrobe Hotel (former) 511 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO184	House 517 Raymond Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO183	House, outbuildings & well 525-27 Raymond Street, Sale	No	No	No	Yes – stables & dairy	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO219	<i>Benacre</i> 1-3 Rebecca Drive, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO145	<i>HM Prison Sale (former)</i> 13-15 Reeve Street, Sale	No	No	No	No	No	No	-	No
HO159	<i>House</i> 39 Reeve Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO177	<i>House</i> 138 Reeve Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO61	<i>Latrobe River Swing Bridge</i> South Gippsland Highway, Sale	-	-	-	-	Yes H1438	No	-	No
HO133	<i>Thomson River Jetty</i> South Gippsland Highway, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO134	<i>Robinson Park Trees</i> CA 18C, 23F, & 23G, South Gippsland Highway, Sale	No	No	Yes	No	No	No	-	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO136	Sale Canal CA 3 & 18A, South Gippsland Highway & Canal Road, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO163	House 38 Stawell Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO164	House 40-42 Stawell Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO165	House 44 Stawell Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO168	House 77 Stawell Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO279	House, garden & front fence 154-56 Stawell Street, Sale	Yes	No	Yes	Yes – front fence	No	No	Sale residential heritage precinct permit exemption	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO95	<i>Powder Magazine (former)</i> 37-45 Stephenson Street, Sale	Yes	No	No	No	No	No	Sale Rural Heritage Precincts Permit Exemptions	No
HO132	<i>Latrobe Wharf, Swan Hotel, & Victoria Hotel Site</i> Swing Bridge Drive, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO161	<i>House</i> 46 Thomson Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO178	<i>Teray</i> 122 Thomson Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO215	Post Box Corner York & Macalister Streets, Sale	No	No	No	No	No	No	-	No
HO140	House 8 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO142	House 57-59 York Street, Sale	No	No	Yes	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO93	Mechanics' Institute Group 125-141 York Street, Sale	Yes	No	No	No	No	No	-	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO201	Milk Dairy 178 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO202	Shop 184 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO203	Fire Station (former) 203-07 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO204	Baptist Church 209-13 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO205	Genloffe 222-30 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO206	<i>Laurie</i> 304-06 York Street, Sale	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO94	<i>Our Lady of Sion Convent</i> 341-49 York Street, Sale	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No

SALE/WURRUK

HO149	<i>Wurruk Primary School No. 2518</i> 15-19 Fisk Street, Wurruk	No	No	No	No	No	No	-	No
HO150	<i>Tom's Cottage</i> 10-12 Otway Street, Wurruk	No	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO148	<i>House</i> 2 (Part CA 3) Riverview Road (Princes Highway), Wurruk	No	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO68	<i>Kilmany Park</i> Settlement Road and Reid Drive, Wurruk.	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO151	Oak Tree Settlement Road and Reid Drive, Wurruk	No	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
STRATFORD & PERRY BRIDGE									
HO50	Stratford Court House (former) 66 Tyers Street (Princes Highway), Stratford	Yes	No	Yes	No	No	No	-	No
HO52	Wesleyan Methodist Church (former) 14 Hobson Street, Stratford	Yes	No	Yes	No	No	No	-	No
HO55	Knob Reserve Old Redbank Road, Stratford	Yes	No	Yes	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO56	Ramahyuck Cemetery Reserve Ramahyuck Road, Perry Bridge, via Stratford	Yes	No	Yes	No	No	No	-	Yes
HO46	Strathfieldsaye 87 Strathfieldsaye Road, Perry Bridge, via Stratford	-	-	-	-	Yes H262	No	-	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
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TARRAVILLE

HO37	House Bridge Street, Tarraville (CA 2/4)	Yes	No	No	No	No	No	Individual Heritage Places (township areas) Permit Exemptions	No
HO41	Farm House Loughnan Street, Tarraville (Lot E of Block 13)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO18	Woodcot Park Tannery Road (Manns Beach Road), Myrtle Point/Tarraville (CA 29)	-	-	-	-	Yes H849	-	-	-
HO19	Farm house Tannery Road (Manns Beach Road), Myrtle Point. (CA 30)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO21	House Tannery Road (Manns Beach Road), Myrtle Point/Tarraville. (CA 105 D&E)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO36	Christ Anglican Church Tyers Street, Tarraville (CA 3-6/1)	-	-	-	-	Yes H999	No	-	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO39	<i>Ruinous house</i> Manns Beach Road and Old Sale Road, Tarraville (Section 23)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO42	<i>Green Hills</i> Ray's Road, Tarraville (Lot 18a)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO40	<i>House (former Commercial Hotel)</i> 20 Reeve Street, Tarraville (Section 1)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO44	<i>Farm complex</i> Shaws Road, Tarraville (CA 7)	Yes	No	No	No	No	No	Individual Heritage Places (rural areas) Permit Exemptions	No
HO38	<i>State School</i> Stewart Street, Robertsons Beach Road, and McCrae Street, Tarraville (CA 9-10/6)	Yes	No	No	No	No	No	-	No
YARRAM									
HO33	<i>Court House</i> 87 Commercial Road, Yarram	-	-	-	-	Yes H1491	No	-	No

WELLINGTON PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO27	Yarram Butter Factory Commercial Road (South Gippsland Highway), Yarram	Yes	No	No	No	No	No	-	No
HO43	Hawthorn Bank Pound Road, Yarram.	-	-	-	-	Yes H256	No	-	No
OTHER									
HO112	Morning Star Gold Battery Site Morning Star Creek (Donnelly Creek Goldfields)	-	-	-	-	Yes H1265	No	-	No
HO117	Goodwood Sawmill Mullungdung State Forest.	-	-	-	-	Yes H2011	No	-	No
HO118	Vallejo Gantner Hut Mount Howitt Track, Howitt Plains.	-	-	-	-	Yes H0046	No	-	No

Wellington Shire Heritage Place Citations

21 August 2007

CONTEXT

Prepared for
Wellington Shire Council

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INTRODUCTION

Overview

This *Heritage Place & Precinct Citations* report is an incorporated document listed in Clause 81 of the Wellington Planning Scheme. It contains citations for all heritage places included in the Heritage Overlay (HO) of the Wellington Planning Scheme.

The majority of the citations have been drawn from the following heritage studies:

- Graeme Butler & Assoc., *Port Albert Conservation Study*, 1982.
- Context Pty Ltd, *City of Sale Heritage Study*, 1994.
- Context Pty Ltd, *Wellington Shire Heritage Study: Stage 1, May 2005 – Volume 1 – Study methods and results*
- Context Pty Ltd, *Wellington Shire Heritage Study: Stage 1, May 2005 – Volume 2 – Environmental History*

The citations from these studies and for other places included in the HO are now contained in an electronic database known as the *Wellington Heritage Places Database* (WHPD). This report has been derived from the WHPD.

This volume should be read in conjunction with the relevant heritage study reports listed above, which provide an explanation of the methodology used in the identification and assessment of the heritage places. Some places are also on other registers such as the Victorian Heritage Register, the National Trust of Australia (Victoria) register and the Register of the National Estate, which may provide further information about the place.

Purpose

The rich and diverse historic cultural heritage of Wellington Shire illustrates the historic use, development and occupation of the land since first contact. This history is demonstrated by a wide range of heritage places that include buildings and structures, monuments, trees and landscapes, and archaeological sites. They have one thing in common:

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

The heritage place citations provide a description of the history of the heritage place and its surviving fabric (including buildings, trees, fences, etc.) and, on this basis, provide an assessment of the significance of the place.

The purpose is to assist Council and other key stakeholders in making decisions about the future use, development or management of the place by providing information about the significant heritage values that should be considered when preparing a development application in accordance with the Wellington Planning Scheme.

Date of adoption

This document was added as an incorporated document listed in Clause 81 of the Wellington Planning Scheme by Amendment C26 (Part 1), which was adopted by Wellington Shire Council on 21 August 2007.

HOW TO USE

Introduction

The citations in this report are listed by locality and use a standard report layout provided by the Wellington Heritage Places Database. In summary, the citations explain the reasons why the places are significant and provide recommendations for future conservation and management. The information that will be relevant to most users is included under the following headings:

- Description
- History
- Statement of Significance
- Recommendations

The *Wellington Shire Heritage Study: Stage 1, May 2005 Volume 2 Environmental History* should also be considered as it provides important additional contextual information about the themes that were important in the historic development of the area.

The terms used throughout this report are consistent with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (1999). A glossary of key terms and their meanings is provided in Volume 1.

NOTE:

While every effort has been made to ensure that the information contained in the citations 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.

The information contained in the citation should therefore 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.

Description

This provides a description of all the surviving physical fabric (such as buildings, trees, fences, etc.) that illustrates the history of the place and contributes to its significance. It may also describe elements that are considered intrusive or non-contributory to significance. Note: Further investigation may be required as outlined above.

History

This provides a history of place on the basis of the information available at the time of that it was originally identified and assessed. It is not intended as a complete history of the place, but rather an outline of the key events and influences that shaped its development. For example, the history would not usually provide a description of all of the owners of a place, but rather of those that were associated with key periods in its development, usually when it was first constructed or established, and when key changes

or improvements were made. The extent of history depends on the availability of primary and secondary source material about a place.

Statement of Significance

The Statement of Significance is based upon the information known about a place including its history and the surviving physical fabric that illustrates that history. On this basis, it seeks to describe the principal reasons for the significance of the place and is intended to be:

... a brief, pithy but comprehensive statement of all the ways in which the place is significant. It should not just be a list of every conceivable reason for significance that the assessor can think up, however, it must state clearly and unequivocally the major reasons why the place is important. It must be supported by the presentation of sufficient evidence to justify the assessment judgement. (Pearson & Sullivan, 1995)

Recommendations

This provides recommendations for inclusion to any statutory registers including:

- The Heritage Overlay of the Wellington Planning Scheme.
- The Victorian Heritage Register or Victorian Heritage Inventory.

For some places or precincts it may also include general conservation objectives and guidelines for buildings (and trees, where relevant) to ensure that future use, development and management of the place or precinct is carried out in a manner that conserves (or minimises adverse impact upon) its significance.

LIST OF CITATIONS

Heritage Overlay No.	Name & address
ALBERTON	
H03	<i>Maree</i> Banks Street, Alberton (Town Lot 5/2)
H08	House Danger Street, Alberton
H011	<i>Eabon Eabon</i> Hawdon Street, Alberton (Part CA 4/17)
H07	House Kirksop Street, Alberton (Town Lot 17/3)
H01	House Johnson Street (Manns Beach Road), Alberton (Part CA A/2)
H02	House Johnson Street (Manns Beach Road), Alberton (Part CA 3-6/3)
H012	<i>Alberton Butter Factory (former)</i> Russell Street, Alberton (Lot 4/17)
H06	House Streleski Street, Alberton (Town lots 1 & 2/3)
H05	Store & residence Tumbull Street, Alberton (Town lot 19/2)
H09	House Tumbull Street, Alberton (Town lot Part CA 1/7)
H010	<i>Victoria Hotel</i> Tumbull Street, Alberton (Part CA 3/9)
H022	House Old Port Road, Alberton. (CA 67D)
H0248	<i>Alberton Cemetery</i> CA 54 & 55, Port Albert Road, Port Albert
H013	<i>Farm House</i> Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63)
H016	House Yarram-Alberton Road (Pound Road East), Alberton (Part CA 103)
H014	House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63)
H015	House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 100)

WELLINGTON SHIRE HERITAGE PLACE CITATIONS

Heritage Overlay No.	Name & address
BRIA GOLONG	
H078	<i>Mechanics' Institute</i> 9-11 Avon Street, Briagolong
H079	<i>Mount View</i> Gorge Road, Briagolong
BUNDALAGUAH	
H077	<i>Primary School No. 1107</i> Maffra-Sale Road, Bundalaguah
CLYDEBANK	
H054	<i>Clydebank Bridge Scarred Trees</i> Bengworden Road, Clydebank <i>The heritage place comprises the trees and approximately 150ha of land.</i>
COWWARR	
H066	<i>Cowwarr Butter Factory Co. Ltd. (former)</i> Traralgon-Maffra Road, Cowwarr
H067	<i>Home View</i> Heyfield Road, Cowwarr
DARGO	
H048	<i>Old Hotel</i> Dargo High Plains Road, Dargo
H0107	<i>Grant Historic Area</i> McMillans Road, Dargo
H0113	<i>Harrisons Cut Gold Diversion Site</i> Dargo River, Dargo
H0114	<i>Jungle Creek, Gold Mining Division Site, Dargo River, Dargo</i>
H0115	<i>Good Hope Quartz Goldmining Precinct</i> McMillan Track, Grant Historic Area
FULHAM	
H059	<i>Fulham Park</i> Myrtlebank Road, Fulham
GELLIONDALE	
H081	<i>Gelliondale Briquette Plant</i> Coal Pit Road (Lanes Road) and South Gippsland Highway, Gelliondale
GLENCAIRN	
H0108	<i>Barkly River Bridge</i> Licola-Glencairn Road, Glencairn
HIAWATHA	
H0110	<i>'A' Frame Bridge, Little Albert River crossing</i> Albert River Road, Hiawatha

Heritage Overlay No.	Name & address
LICOLA	
H0109	<i>Cheyne's Bridge, Macalister River crossing</i> Heyfield-Jamieson Road (Licola Road), Licola
MAFFRA	
H053	<i>Strathavon Murtin</i> RMB 6196, Beet Road via Maffra
H074	<i>Primary School No. 861</i> Church Street, Maffra
H071	<i>National Bank of Australasia (former)</i> 64 Johnson Street, Maffra
H072	<i>Court House</i> Johnson Street, Maffra
H073	<i>Shop</i> 75 Johnson Street, Maffra
H075	<i>Boisdale</i> Maffra-Briagolong Road, Maffra <i>The heritage place includes the homestead, outbuildings and water tower.</i>
H076	<i>Newburn Park</i> Tinamba Road (Traralgon Maffra Road), Maffra <i>The heritage place includes the stables.</i>
NEWRY	
H080	<i>Mechanics' Institute</i> Boisdale-Newry Road, Newry
PALMERSTON/PORT ALBERT	
H024	<i>House</i> Albany Street, Palmerston (CA 4/1)
H025	<i>House</i> Brisbane Street, Palmerston
H026	<i>House</i> Denison Street, Palmerston (CA 8/5)
H030	<i>Police Station & Immigration Barracks (former)</i> Denison Street and Colville Street, Palmerston (CA 3, 4/4)
H028	<i>House</i> Fitzroy Street, Palmerston (CA 6/8)
H023	<i>Tarrawonga</i> Port Albert-Tarraville Road, Palmerston (CA 79A)
PORT ALBERT	
H034	<i>Port Albert Heritage Precinct</i>
H0108	<i>Port Albert Maritime Museum (former Bank of Victoria)</i> 2 Bay Street & 78 Tarraville Road, Port Albert
H032	<i>Footings of former Powder Magazine</i> (off) Bay Street, near East Street, Port Albert

WELLINGTON SHIRE HERITAGE PLACE CITATIONS

Heritage Overlay No.	Name & address
H035	<i>Old Port foreshore reserve</i> (south of) Old Port Road, Port Albert
H0119	<i>Roberts' drapers shop (former), residence & tree</i> 63-65 Tarraville Road, Port Albert
H0135	<i>Ship Inn Hotel (former) & tree</i> 73 Tarraville Road, Port Albert
H0174	<i>Port Albert Mechanics' Institute</i> 20 Victoria Street, Port Albert
H0116	<i>Turnbull Orr and Co Bond Store and Office (former)</i> 41-43 Wharf Street, Port Albert
ROSEDALE	
H058	<i>St Mark's Anglican Church</i> 55-61 Albert Street, Rosedale
H0111	<i>Railway bridge over Latrobe River & floodplain</i> Dandenong-Sale (Main Gippsland) Railway, Rosedale
H060	<i>Rosedale Hotel</i> 29-31 Lyons Street, Rosedale
H057	<i>Primary school, (1871 building)</i> Prince Street, Rosedale
H062	<i>Mechanics' Institute</i> Prince Street, Rosedale
H064	<i>Masonic Hall</i> Prince Street, Rosedale
H065	<i>Old Post Office</i> Prince Street, Rosedale
H063	<i>Ridge Station</i> 29 Rosedale-Heyfield Road, Rosedale
H069	<i>Nimbrook</i> Princes Highway, Rosedale
H070	<i>Holey Plain</i> Rosedale Longford Road, Rosedale
H082	<i>Rosedale Railway Station complex</i> 31 Willung Road, Rosedale
SALE	
H086	<i>Sale Town Centre Precinct</i>
H0121	<i>Sale Victoria Park Precinct</i>
H0122	<i>Sale St Mary's Precinct</i>
H0123	<i>Sale Lake Guthridge Landscape Precinct</i>
H0124	<i>Sale Esso Executive Housing Precinct</i>
H0125	<i>Sale Railway Precinct</i>
H0126	<i>Sale State Bank Houses Precinct</i>

Heritage Overlay No.	Name & address
H0128	<i>Sale Stawell & Market Streets Precinct</i>
H0129	<i>Sale Thomson Street Precinct</i>
H0131	<i>Sale Netherlands Rural Area Precinct</i>
H097	<i>Sale Cemetery</i> Back Maffra Road & Cemetery Road, Sale.
H0199	<i>Myrtlebank School (former)</i> Lot 1 LP 84352, Back Maffra Road, Sale
H0242	<i>House & front fence</i> 7 Barkly Street, Sale
H0120	<i>House & front fence</i> 15 Barkly Street
H0186	<i>House</i> 18 Codrington Street, Sale
H099	<i>Bishopscourt</i> 4 Cranswick Crescent, Sale
H0153	<i>Cunninghame Street pipe bridge</i> Cunninghame Street, Sale
H0154	<i>House</i> 5 Cunninghame Street, Sale
H0160	<i>House (Medical Clinic)</i> 36 Cunninghame Street, Sale
H096	<i>Remnant trees</i> Cunninghame Street, Sale
H0100	<i>St Paul's Anglican Cathedral</i> 149 Cunninghame Street, Sale
H0127	<i>House & front fence</i> 167-69 Cunninghame Street, Sale
H0207	<i>House & tree</i> 175-77 Cunninghame Street, Sale
H0144	<i>Municipal Pound (former)</i> 14 Dargo Street, Sale.
H0138	<i>Drying Barn</i> 50-54 Dargo Street (CA 14), Sale
H087	<i>Bon Accord</i> 153-155 Dawson Street, Sale
H0237	<i>Peppercorn trees</i> Desailly Street, Sale
H0141	<i>Elm Trees</i> Corner of Desailly & McMillan Streets, Sale
H0249	<i>House & front fence</i> 29 Desailly Street, Sale

WELLINGTON SHIRE HERITAGE PLACE CITATIONS

Heritage Overlay No.	Name & address
H0250	<i>Presbyterian Manse</i> 30-40 Desailly Street, Sale
H0181	<i>House & front fence</i> 185 Desailly Street, Sale
H0182	<i>House & front fence</i> 190 Desailly Street, Sale
H0187	<i>The Minters</i> 207 Desailly Street, Sale.
H0227	<i>St Helen's Private Hospital (former)</i> 37-39 Elgin Street, Sale
H0247	<i>Stables</i> 67-69 Elgin Street (rear of), Sale
H0233	<i>House & front fence</i> 80 Elgin Street, Sale
H0176	<i>Gay Mbr</i> 11 Fitzroy Street, Sale
H0175	<i>House</i> 47 Fitzroy Street, Sale
H0238	<i>House & front fence</i> 146-148 Fitzroy Street, Sale
H0146	<i>House</i> 3 Foster Street, Sale
H0104	<i>St Mary's Catholic Cathedral, former Convent, organ, and Primary School</i> 47-57 Foster Street, Sale
H0251	<i>House (Diocesan Centre Office)</i> 63-65 Foster Street, Sale
H0143	<i>Former ESSO BHPP Offices (Wellington Shire Council Offices)</i> 66-70 Foster Street, Sale
H083	<i>Sale Court House</i> 79-87 Foster Street, Sale
H0252	<i>Borough of Sale Municipal Offices (former)</i> 128-30 Foster Street, Sale
H0253	<i>House</i> 169 Foster Street, Sale
H0220	<i>House</i> Corner of Foster & Palmerston Streets, Sale
H046	<i>Grassdale</i> 33 Grassdale Road, Sale
H0216	<i>House</i> 22 Guthridge Parade, Sale
H0217	<i>House & trees</i> 28-34 Guthridge Parade, Sale

Heritage Overlay No.	Name & address
H0218	<i>House</i> 52 Guthridge Parade, Sale
H0222	<i>Mbeneenoe</i> 124-128 Guthridge Parade, Sale
H091	<i>Fitzpatrick House</i> 143-138 Guthridge Parade, Sale
H0223	<i>Plane Tree, Sale Hospital</i> 143-71 Guthridge Parade, Sale
H0224	<i>The Cottage</i> 146-50 Guthridge Parade, Sale
H0231	<i>Sunnyside</i> 216 Guthridge Parade, Sale
H0225	<i>Blaigowrie House</i> 26 Inglis Street, Sale
H0235	<i>House</i> 86-88 Lansdowne Street, Sale
H0236	<i>House</i> 91 Lansdowne Street, Sale
H0195	<i>Former Woollen Mills (Mylex Factory)</i> 31-47 McGhee Street, Sale
H0155	<i>St Patrick's College Footbridge</i> Macalister Street, Sale
H0156	<i>House</i> 2 Macalister Street, Sale
H0157	<i>House</i> 6-8 Macalister Street, Sale
H0158	<i>House</i> 10-12 Macalister Street, Sale.
H084	<i>Primary School No. 545</i> Macalister Street, Sale
H0101	<i>Victoria Hall</i> 45-49 Macalister Street, Sale
H0254	<i>City of Sale Municipal Offices, Hall & Gallery (former)</i> 82-84 Macalister Street, Sale
H085	<i>Criterion Hotel</i> 90-94 Macalister Street, Sale
H0102	<i>Victoria Park</i> 101-103 Macalister Street, Sale
H0255	<i>House</i> 120 Macalister Street, Sale
H0256	<i>House & front fence</i> 143 Macalister Street, Sale

WELLINGTON SHIRE HERITAGE PLACE CITATIONS

Heritage Overlay No.	Name & address
H0257	<i>House & tree</i> 152 Macalister Street, Sale
H0258	<i>House & tree</i> 154 Macalister Street, Sale
H0259	<i>House</i> 155 Macalister Street, Sale
H0260	<i>House & tree</i> 156 Macalister Street, Sale
H0261	<i>Oak tree</i> 158 Macalister Street, Sale
H0262	<i>House & hedge</i> 159 Macalister Street, Sale
H0263	<i>House & tree</i> 162-64 Macalister Street, Sale
H0264	<i>House</i> 186 Macalister Street, Sale
H0265	<i>House</i> 190 Macalister Street, Sale
H0162	<i>House</i> 26-28 Macarthur Street, Sale
H092	<i>Gables</i> 118-120 Macarthur Street, Sale
H0208	<i>House</i> 123 Macarthur Street, Sale.
H0209	<i>House</i> 125 Macarthur Street, Sale.
H0210	<i>House</i> 133 Macarthur Street, Sale.
H0211	<i>House</i> 135 Macarthur Street, Sale.
H0212	<i>Leslie House</i> 152-56 Macarthur Street, Sale
H0229	<i>House</i> 190-92 Macarthur Street, Sale
H0232	<i>House</i> 209 Macarthur Street, Sale
H0284	<i>World War I Memorial Avenue tree</i> (Cnr.) Maffra-Sale Road & Princes Highway, Sale
H0196	<i>Sale Showgrounds</i> Part CA 92, Maffra-Sale Road, Sale
H0198	<i>Wondella Park</i> 1460 Maffra-Sale Road, Sale

Heritage Overlay No.	Name & address
H0105	<i>Glebe</i> 1496 Maffra-Sale Road (CA 94), Sale
H0197	<i>Myrbedowns</i> 1500 Maffra-Sale Road, Sale
H0214	<i>House</i> 11 Market Street, Sale
H0266	<i>Annie Pain Memorial Kindergarten Hall</i> 61-63 Market Street, Sale
H0213	<i>House</i> 18 Marley Street, Sale
H0267	<i>House & front fence</i> 45 Marley Street, Sale
H0281	<i>Debridge Hall</i> 64-68 Marley Street, Sale
H0268	<i>House, garden & front fence</i> 90-94 Marley Street, Sale
H088	<i>Charles and Elizabeth Ayres Memorial Nurses Home</i> 36-48 Palmerston Street, Sale
H0137	<i>Redgate Reserve</i> CA 7A, Park Street, Sale.
H0221	<i>House</i> 13 Palmerston Street, Sale.
H0228	<i>House</i> 51 Palmerston Street, Sale.
H0234	<i>House</i> 83-85 Palmerston Street, Sale.
H0226	<i>House</i> 88 Patten Street, Sale.
H0269	<i>Diocese of Sale Bishop's Office & front fence</i> 8-10 Pearson Street, Sale
H0103	<i>St Patrick's College</i> 29-41 Pearson Street, Sale
H0179	<i>House</i> 155 Pearson Street, Sale
H0180	<i>House</i> 166 Pearson Street, Sale
H0200	<i>Pooley's Bridge</i> Pooley's Road, Sale
H0106	<i>King George V Jubilee Avenue</i> Princes Highway, Sale
H0147	<i>Bridges & Road Alignment</i> Princes Highway, Sale

WELLINGTON SHIRE HERITAGE PLACE CITATIONS

Heritage Overlay No.	Name & address
H0139	<i>Boat Shed</i> Part CA 23E, Punt Lane, Sale.
H0190	<i>House</i> 1 Raglan Street, Sale.
H0191	<i>House</i> 5 Raglan Street, Sale.
H0192	<i>Brick Works (former)</i> 7 Raglan Street, Sale.
H0189	<i>House</i> 8 Raglan Street, Sale.
H0188	<i>House</i> 22 Raglan Street, Sale.
H0193	<i>Māralinga</i> 31 Raglan Street, Sale
H0194	<i>Lyndhurst</i> 67-69 Raglan Street, Sale
H0245	<i>House</i> 100 Raglan Street, Sale
H0246	<i>House</i> 105-07 Raglan Street, Sale
H0243	<i>House</i> 150 Raglan Street, Sale
H0239	<i>House</i> 174 Raglan Street, Sale.
H0241	<i>House, front fence & trees</i> 197 Raglan Street, Sale.
H098	<i>St Anne's and Gippsland Grammar School</i> 52-66 Raymond Street, Sale.
H090	<i>Continuing Education Centre</i> 63-67 Raymond Street, Sale
H0270	<i>Beaurepaire Tyre Service Pty Ltd</i> 80-88 Raymond Street, Sale
H0271	<i>Bank of Australasia (former)</i> 104-08 Raymond Street, Sale
H0272	<i>AMP Society offices (1930 – former)</i> 118-24 Raymond Street, Sale
H0273	<i>Commercial Bank (former)</i> 123-25 Raymond Street, Sale
H0274	<i>St Columba's church complex & Logie Reserve</i> 131-71 Raymond Street, Sale
H0275	<i>Shop</i> 142 Raymond Street, Sale

Heritage Overlay No.	Name & address
H0276	<i>AMP Society building (former)</i> 164-66 Raymond Street, Sale
H0277	<i>Star Hotel</i> 173-85 Raymond Street, Sale
H089	<i>Cobb & Co Stables</i> 199 Raymond Street, Sale
H0278	<i>Miss Paton's Arcade (former)</i> 229-239 Raymond Street, Sale
H0167	<i>House</i> 456 Raymond Street, Sale
H0169	<i>Hawthorne Dairy & House</i> 462-64 Raymond Street, Sale
H0172	<i>House</i> 478 Raymond Street, Sale
H0166	<i>House</i> 479-81 Raymond Street, Sale
H0173	<i>House</i> 480-82 Raymond Street, Sale
H0283	<i>House</i> 483 Raymond Street, Sale
H0170	<i>House</i> 493 Raymond Street, Sale
H0171	<i>House</i> 499-501 Raymond Street, Sale
H0185	<i>Latrobe Hotel (former)</i> 511 Raymond Street, Sale
H0184	<i>House</i> 517 Raymond Street, Sale
H0183	<i>House, outbuildings & well</i> 525-27 Raymond Street, Sale
H0219	<i>Benacre</i> 1-3 Rebecca Drive, Sale
H0146	<i>HM Prison Sale (former)</i> Corner of Foster & Reeve Streets, Sale
H0159	<i>House</i> 39 Reeve Street, Sale
H0177	<i>House</i> 138 Reeve Street, Sale
H061	<i>Latrobe River Swing Bridge</i> South Gippsland Highway, Sale
H0133	<i>Thomson River Jetty</i> South Gippsland Highway, Sale

WELLINGTON SHIRE HERITAGE PLACE CITATIONS

Heritage Overlay No.	Name & address
H0134	<i>Robinson Park Trees</i> CA 18C, 23F, & 23G, South Gippsland Highway, Sale
H0136	<i>Sale Canal</i> CA 3 & 18A, South Gippsland Highway & Canal Road, Sale
H0163	<i>House</i> 38 Stawell Street, Sale
H0164	<i>House</i> 40-42 Stawell Street, Sale
H0165	<i>House</i> 44 Stawell Street, Sale
H0168	<i>House</i> 77 Stawell Street, Sale
H0279	<i>House, garden & front fence</i> 154-56 Stawell Street, Sale
H0230	<i>House</i> 2 Stead Street, Sale
H095	<i>Powder Magazine (former)</i> 37-45 Stephenson Street, Sale
H0132	<i>Latrobe Wharf, Swan Hotel, & Victoria Hotel Site</i> Swing Bridge Drive, Sale
H0161	<i>House</i> 46 Thomson Street, Sale
H0280	<i>House</i> 62 Thompson Street, Sale
H0178	<i>Teray</i> 122 Thomson Street, Sale
H0215	<i>Post Box</i> Corner York & Macalister Streets, Sale
H0152	<i>Sale Waterworks Pumping Station</i> Part CA 42D, Waterworks Road, Sale
H0140	<i>House</i> 8 York Street, Sale
H0142	<i>House</i> 57-59 York Street, Sale
H094	<i>Our Lady of Sion Convent</i> 123 York Street, Sale
H093	<i>Mechanics' Institute Group</i> 125-141 York Street, Sale

Heritage Overlay No.	Name & address
H0201	<i>Milk Dairy</i> 178 York Street, Sale
H0202	<i>Shop</i> 184 York Street, Sale
H0203	<i>Fire Station (former)</i> 203-07 York Street, Sale
H0204	<i>Baptist Church</i> 209-13 York Street, Sale
H0205	<i>Garbette</i> 222-30 York Street, Sale
SALE/WURRUK	
H0149	<i>Wurruk Primary School</i> 15-19 Fisk Street, Wurruk
H0150	<i>Tom's Cottage</i> 10-12 Otway Street, Wurruk
H0148	<i>House</i> 2 (Part CA3) Riverview Road (Princes Highway), Wurruk
H068	<i>Kilmarny Park</i> Settlement Road and Reid Drive, Wurruk
H0151	<i>Oak Tree</i> Settlement Road and Reid Drive, Wurruk
STRATFORD	
H050	<i>Stratford Court House (former, now library)</i> 66 Tyers Street (Princes Highway), Stratford
H052	<i>Old Methodist Church</i> 14 Hobson Street, Stratford
H055	<i>Knob Reserve</i> Old Redbank Road, Stratford
H056	<i>Ramahyuck Cemetery Reserve</i> Ramahyuck Road, 17 km south-east of Stratford
H046	<i>Strathfieldsaye</i> 87 Strathfieldsaye Road, Perry Bridge, via Stratford
TARRAVILLE	
H037	<i>House</i> Bridge Street, Tarraville (CA2/4)
H041	<i>Farm House</i> Loughnan Street, Tarraville (Lot E of Block 13)
H018	<i>Woodcot Park</i> Tannery Road (Manns Beach Road), Myrtle Point/Tarraville (CA29)
H019	<i>Farm house</i> Tannery Road (Manns Beach Road), Myrtle Point. (CA30)

WELLINGTON SHIRE HERITAGE PLACE CITATIONS

Heritage Overlay No.	Name & address
H021	<i>House</i> Tannery Road (Manns Beach Road), Myrtle Point/Tarraville. (CA 105E)
H036	<i>Christ Anglican Church</i> Tyers Street, Tarraville (CA3-6/1)
H039	<i>Ruinous house</i> Manns Beach Road and Old Sale Road, Tarraville (Section 23)
H042	<i>Green Hills</i> Ray's Road, Tarraville (Lot 18a)
H040	<i>House (former Commercial Hotel)</i> Reeve Street, Lot south of south east corner with McCabe Street, Tarraville. (Section 1)
H044	<i>Farm complex</i> Shaws Road, Tarraville (CA7)
H038	<i>State School</i> Stewart Street, Robertsons Beach Road, and McCrae Street, Tarraville (CA 9-10/6)
YARRAM	
H033	<i>Court House</i> Commercial Road, Yarram
H027	<i>Yarram Butter Factory</i> Commercial Road (South Gippsland Highway), Yarram
H043	<i>Hawthorn Bank</i> Pound Road, Yarram.
OTHER	
H0112	<i>Morning Star Gold Battery Site</i> Morning Star Creek (Donnelly Creek Goldfields).
H0117	<i>Goodwood Sawmill</i> Mullungdung State Forest.
H0118	<i>Vallejo Gantner Hut</i> Mount Howitt Track, Howitt Plains.

CITATIONS

Place name Butter Factory and Creamery

Survey Date:

Other name Yarram Butter factory (1908)

Id: 716

Street Commercial Road

Last Update

Locality Yarram

Postcode 3971

Official Locality

Property No HO27

Local Government Area Wellington Shire

Property Info

Precinct: Not in precinct

Easting

Northing

Map 0

Workshop number

Workshop votes

Field survey number

Community priority

Designer

Builder

Ownership

Built Date 1907-08 **Change Date**

Description The building appears to be sandstone blocks on the double storey section which were then cement faced, with plain sandstone blocks on the single storey section. The back walls are brick which have also been rendered. The single storey may have been added later as the ventilators are of a different design. The building appears to be now empty, certainly has no machinery but could be used as a store on occasions. The newer complex has been built behind and to one side of the old building allowing it to remain undisturbed. (RNE 016384)

Condition Good

Integrity Minor Modifications

Building

History The Yarram Butter and Creamery was constructed in 1907-08.

SOURCES

Heritage Victoria File No. 60810

Heritage Protection Register	Reference	Zoning	Status
National Trust Register	B5060		Listed
Planning Scheme	HO27		Listed
Register of the National Estate	018433		Recommended
Victorian Heritage Register	60810		File only

National Estate

Research Required

Recommendations Requires some additional documentation to support existing protection under planning scheme.

Fieldwork priority?

Stage 1 Ranking Assessed & protected **Stage 2 priority** No Action: Already include

Final Ranking Local significance **Final Recommendation** Amendment C26

Statement of significance The Yarram Butter Factory Building was erected in 1908 and designed by Crawley and Knights. It is an elegant double storey building of sandstone blocks, cement faced, with an additional single storey attached, probably at a later date although in a similar style. Although situated on the edge of town it fronts the highway. The Building is remarkable for its ornate lettering and for the visual contribution it makes to the town streetscape. It is indicative of the importance the dairy industry had, and still has, on small Gippsland towns and its part of the continuing dairying industry still occurring on the same site. It is unusual in that the old building has not been incorporated into any newer additions but left free standing. (RNE 016384)

Extent of designation

Informant

Notes

Follow up

Bibliography

STRATEGIC PLANNING SUPPORTING DOCUMENT 2 to C100



Amendment: C100 - Yarram Butter Factory - correction to Heritage Overlay

Subject: SUPPORTING DOCUMENT 2 – An Era Passed – A Brief History of the Yarram Butter Factory

An Era Passed – A Brief History of the Yarram Butter Factory



AN ERA PASSED

A Brief History of the Yarram Butter Factory



By Ron Nicoll
&
Yarram & District Historical Society Inc.

The Yarram & District Historical Society Inc. wishes to thank Mr. Ron Nicoll for allowing us to re-publish his history of the Yarram Butter Factory "An Era Passed", where he spent a lot of his working life. Without his blessing this book would not be possible. Thank you Ron for your generosity.

Also to the following, who have contributed to this book, which documents an important part of this district's history, the factory touched many families, both as farmers and employees and the community at large.

This book is not, and is not meant to be a complete history of the Yarram Butter Factory, but a glimpse into its long 117 years of history. **An Icon in our district.**

Acknowledgements

Mr. Ron Nicoll

Yarram Standard News who again have given their kind permission to use pieces from the Gippsland Standard. We are fortunate that in our early papers the articles on people and events are so descriptive.

Mrs. Melva James

Mrs. Maureen O'Neill

Mrs. Margaret Greenaway

Photographs

From the Yarram & District Historical Society's collection

Mrs. Elaine Jeffs

Mr. David Gregory

Mr. Ian May

Mr. Ron Wigg

Mr. Robert Oliver

¹ "From These Beginnings" by John Adams

² "The Land of the Pelican" by Ken Cox Courtesy of the Country Roads Board.

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Front Cover: Yarram Butter Factory 1891

AN ERA PASSED

By Mr. Ron Nicoll

A Brief History of the Yarram Butter Factory

The Yarram Butter Factory, like many other milk product factories, commenced operations late last century. The following is a short history gained from the old factory records.

JULY 10th 1891

A meeting of a sub-committee was held in the office of Mr. R. W. Wyatt, Yarram, for the purpose of forming a Company.

Present were Mr. A. Bland (Chairman of the meeting), Messrs Gellion, Jas. McKenzie, Hamilton and Chappell.

200 Prospectus Forms were to be printed. It was resolved that an advertisement be placed in the Yarram Chronicle inviting applications for a suitable site for the proposed factory. The advertisement suggested that about $\frac{1}{2}$ an acre would be required.

JULY 17th 1891

The sub-committee again met and decided to call a General Meeting for Wednesday, the 22nd of July.

At the meeting it was decided that a number of shares be limited to 2000. It was also moved that the number of Directors should be 7, with 5 needed for a quorum.

A ballot was taken and the following were appointed
Directors:- Messrs. A. Bland, D.T. McKenzie, J. Hamilton, D. Fraser, Jas. Buckley, B. Hobson and Jas. McKenzie.

JULY 24th 1891

Mr. Jas. McKenzie was appointed Chairman of the Company, Mr. B.P. Johnson was appointed Solicitor to the Company. It was moved that the Company's account be opened at the Bank of Australasia in the name of the South Gippsland Creamery and Butter Factory Co. Ltd. And the position of Company Secretary was to be filled from the Advertisement in the Chronicle and Gippsland Standard

AUGUST 7th 1891

The Company decided to accept the offer of Mr. Bland of $\frac{1}{2}$ of an acre of land with frontage of $2\frac{1}{2}$ chains extending towards the creek for the sum of 100 pounds. The terms were 50 pounds cash and 50 pounds in paid-up shares in the Company.

Mr. Wyatt was appointed Secretary at the salary of 30 pounds per year. This price also included the use of Mr. Wyatt's Office.

AUGUST 8th 1891

It was decided to place advertisements in the Chronicle, Gippsland Standard and the Gippsland Mercury, inviting Tenders for the erection of a Butter Factory at Yarram.

An offer of Mr. Bland to fence the factory site for a sum of 5 pounds was accepted.

AUGUST 22nd 1891

Five tenders were received for the erection of a Factory. The tender of Mr. James Graham for the sum of 197 pounds and 12 shillings, with an extra 3 pounds and 12 shillings for cementing work accepted.

A penalty of 1 pound per day was to be imposed if work was not finished on time.



Factory as built in 1891

AUGUST 24th 1891

Share capital was extended from 2000 to 5000 shares of one pound each.

Negotiations with Mr. F. C. Mason for obtaining a site for a creamery at Devon. It was also decided to erect a creamery at Won Wron. Calrossie Creamery operating.

SEPTEMBER 1st 1891

Resolved that advertisements be placed in the Age and the Argus inviting applications for the position of Working Manager to the Company.

The tender of Mr. Casbolt's was accepted for the building of an underground tank. The price was 22 pounds.

Letter from Registrar general that the company was duly registered on the 12th day of September 1891.

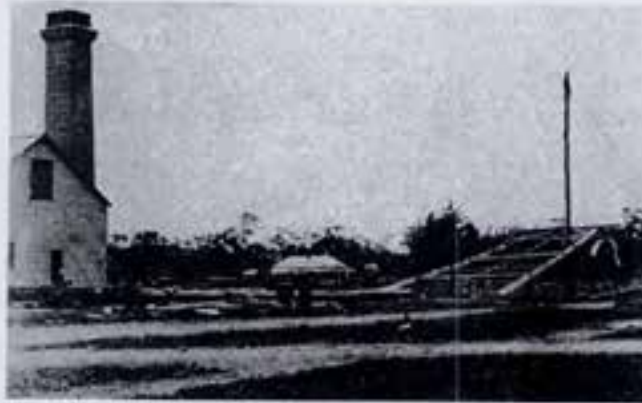
Six applications for the position of Manager were received and Mr. G. Bland was appointed on the salary of 2 pound 10 shillings per week.

Tenders called for the supply of 50 tons of "good dry fire wood" to the Factory in 3 foot 6 inch lengths. From seven applications, Mr. John Wood's tender of 3 shillings and 9 pence per ton was accepted.

OCTOBER 13th 1891

Tenders for carting cream were received from J. J. Morris, C. J. Moore, G. E. Jeffs, J. Coulthard, J. J. Whitford and A. C. Davis.

An Advertisement was placed in local papers for "Wanted a strong lad to drive cart and make himself generally useful", salary to be stated.



Water tank stand being erected (Nita Aylshbury Homestead in background) Approx. 1891

A sub-committee was appointed to procure a horse and harness and trap for cream carting.

Invitations were sent out for the "Official Opening" of the Factory at 11 am. On the 23rd of October 1891.

The sub-committee recommended the purchase of a 5 year old horse from Mr. Rodgers for 13 pounds and 10 shillings, and a 6 year old from Mr. Hunter for 13 pounds. The manager was authorised to purchase scrubbing brushes.

APRIL 8th 1892

Manager reported that butter was rather pale in colour and colouring could be purchased to improve the problem.

Resolved that the price paid for milk be 4 pence per gallon for four weeks.

Butter for Gray & Co. Melbourne, to be sent from Port Albert by the Steamer "Dispatch" to arrive in time for Monday sales.

MAY 23rd 1892

Resolved that butter should be sent by rail twice a week and that every effort should be made at reducing costs in the Factory.

A motion was moved that no interim dividend be paid. (Carried)

Resolved that a 600 Gallon Cherry Churn be ordered and that Mr. L. McGauley be appointed Engine Driver and General Useful, on a salary of 25 shillings per week.

Resolved that suppliers must hold 1 share for every 3 gallons of milk supplied daily to the company.

SEPTEMBER 16th 1892

Lengthy discussion re the advisability of making ice at the Factory.

The Board instructed the Manager that in future neither skim or butter milk were to be given to the public, nor were children allowed in the Factory.

OCTOBER 21st 1892

The Company's Factory to be insured for 1000 pounds.

Cream from the Welshpool area to be delivered by train to the Alberton Railway Station.

Manager resigns. New Manager, Mr. Page, requested a 5shilling per week increase. When refused he also resigned. (Accepted).

MARCH 27th 1896

Resolved that the Company's Solicitor be instructed to write to the Proprietor of the Gippsland Standard at Alberton demanding that statements made in the paper on 18th March be substantiated or an apology to the Directors be published.

AUGUST 20th 1897

A motion of condolence was moved by the Chairman in reference to the death of Mr. Bland, and Mr. W. Moore was nominated for the vacancy of the Board of Directors.

MARCH 27th 1906

An additional block of land adjoining the Factory was purchased from Messrs McConaches and Reid for the price of 50 pound.

The cost of 1 pound, 14 shillings was incurred for repairs to the buggy due to horse bolting.

The Board decided to terminate the present agreement they had by which they pumped water from the Water Trust.

AUGUST 5th 1907

Mr. Thomas Whitney was appointed to the Company.
Enquiries were made about the merits of cream pasteurization.

Cream was now coming into the Factory from the Carrajung area.

Enquiries commenced for more land to store boiler wood and for horses.
Mr. Longmore, the Manager, expressed regret at the displeasure created by his resignation.

JANUARY 11th 1908

The Secretary was instructed to write to Mr. Longmore requesting that he return the Testimonial which he had received from the Yarram Directors forthwith.

The Secretary Mr. T. Whitney, was appointed "Acting Manager".

The Company advised the Water Trust that the charge for pumping water would be 60 pounds per first half year with a maximum supply of 20,000 gallons daily and 30 pounds for the second half year.

The Board decided that preparations should be started for the building of a new factory.

Rough estimates were presented to the next meeting for the cost of erecting a new factory. This estimate was 3,500 pounds. Mr. Crawley was asked to prepare more precise details with all possible expedition.



JUNE 26th 1908

A special meeting of suppliers was called for July 4th to consider the question of erecting a new building.

The day of the meeting duly arrived and after a lengthy report to the 50 suppliers present it was moved that a new factory should be built.

Five tenders were received for the new building and the tender of 2,828 pounds from A. Rose & Wales was accepted, and Mr. H. Watt was appointed Clerk of Works for the project at 10 shillings per day.

A new 66/81 Hornsby Suction Gas Engine was purchased for a price of 802 pounds. Installed it was said that this engine would have enough reserve power to generate sufficient electricity to light the town in addition to run the Factory.

Early steps were taken to supply the town with electricity. The Shire Council would pay 150 pounds per year for the street lighting for 5 years. In March 1909 a special meeting was called to alter the articles of association to allow the Company to manufacture and supply electricity.

At the meeting on the 19th of May 1909 the Board thanked the Building Contractor for the satisfactory manner in which he carried out his work on the new building.

In 1911 the Company took shares in the new Gippsland and Northern Company, also about this time correspondence was received re the extending of the rail line to Yarram.

In May 1912 it was decided to install another cream cooler in order to try and reduce the "high" wages which would now have to be paid. The Directors resolved that the Manager's salary be increased to 350 pounds per annum.

MAY 12th 1914

The Manager reported that estimates had been prepared for the erection of a chaff and grain storage shed which showed labor 32 pounds 10 shillings and 9 pence, cement floor 17 pounds, totaling in all 133 pounds 8 shillings 9 pence. The Board were satisfied, and instructed the Manager to proceed at once.

Considerable discussion on the advantages of a new type of wagon wheel brake which Mr. McAlpine had seen at Traralgon.

Mr. A. J. Thompson made written application for 50 Amperes of electricity for 2 nights each week for Picture Show purposes in his new "Strand Hall". After a report prepared by the Manager it was decided to grant the request provided Mr. Thompson guarantee the sum of 36 pounds 6 shillings and 10 pence per year for 5 years.

JANUARY 19th 1916

An application from the Agricultural Society for a donation of 1 guinea was refused. However a donation of 10 pounds sterling was made to the Sick and Wounded Soldiers Fund.

MARCH 16th 1917.

The Board were negotiating the sale of the Company's electrical undertaking to the Yarram Hydro Electric Company.

MAY 1918

The Board considered the installation of equipment to convert buttermilk into casein. The cost would have been 300 pound, however the matter was deferred.

FEBRUARY 12th 1919

The Board welcomed back servants Robert Parry and Cecil Holman from active service. The Manager reported the making of condensed milk. Manufacture was soon to commence at Upper Maffra. A further 1 acre of land was purchased from Mr. M. Sweeny for 120 pounds.

An application from the cream wagon drivers for an increase in pay of 1 shilling per day was discussed. Whilst the Directors agreed with the mens contention that the costs had gone up in recent times, Director Jeffs expressed the view that the drivers could take advantage of their travelling amongst the farms and purchase the more costly necessaries of life at the farms at a cheaper cost and thus helping themselves.

MARCH 1919

The price of local charcoal was now 1 shilling and six pence. It was decided to make enquiries in Melbourne re supply.

1921

It was decided to purchase 1 x 1 1/2 ton motor lorry as an experiment to see if they are better than the horse drawn lorries. The Board accepted the offer of A.E.C. of London to provide a 2 ton lorry for 1 month free of cost. A later meeting reported the trial as unsatisfactory. It was decided to try a Ford 1 ton model.

In 1923 plans and specifications were prepared for building a rail siding to the factory, however costs were too high to consider it.



*Factory Blacksmith Shop. Approximately 1925
Left to right in photograph
Fred Wilson, Eddie Whitford, Dick Runciman, Roy Brand.*

1924

The Manager reported that Mr. E. G. Griffith had been absent for 4 weeks due to illness.

1926

In June the Manager reported that it had been suggested to him that the Directors consider the planting of an avenue of trees in Commercial Road, from the Mechanic's Hall corner to Carpenters Bridge. The Shire Engineer advised it would take 60 trees for one side of the road, plus the cost of the tree guards making an all up cost of 42 pounds. The Company agreed to donate 10 pounds and Mr. Sweeny announced that he would personally donate 6 pounds for the 60 trees. No further mention was made until August 1927 when it was mentioned that the avenue of trees would be planted on the following day at 2.00pm. in honour of the original Directors of the Company.

1927

Reported the death of Mr. James McKenzie who had been Chairman and leader since the inception of the Company.

APRIL 1927

The manager reported that Mr. Light would be getting married shortly. The Board granted him 3 weeks leave to "Compass" the event.

In 1927 discussion took place which eventually led to the Company being appointed an agent of the Commonwealth Oil Refineries, the forerunner to B. P. Petroleum. It was decided to build storage for 260 cases of kerosene and 260 cases of petrol. About this time cool room space was provided for the chilling of rabbits.

1940

Saw petrol rationing and gas producers being installed on motor trucks, and several meetings saw considerable discussion on the merits of the various types of equipment.

1941

Recorded the death of the late Chairman, Mr. W. Growse, who had been a Director since 1897.

The purchase of milk had not up until this time been made in its raw form since the very early days, however the Board commenced discussions with Mr. L. Ryan for the purchase of his Alberton Factory.

A public meeting was held in the Shire Hall on 22nd September 1941 to gauge the support of district dairymen to the cheese making proposal at Alberton. The meeting carried a resolution of support for the project.

The Board expected that the cheese factory would commence operation about mid December 1941. The piggery at Alberton was leased to Mr. Kee.

After the Company's name was changed to the Yarram Dairy Company and operated in that name until 1951, when due to an amalgamation of the Yarram Dairy Co. and the Traralgon Butter Factory, the Company's name was changed to South Eastern Milk Products Limited.

The Great Southern Co-operative Co. at Foster and Welshpool and the Heyfield Dairying Co. also joined in the enlarged Co-operative.

About 1954 the manufacture of cheese ceased at Alberton and most of the plant was transferred to a new building which had been built in Yarram. New can conveyors greatly improved the speed of handling the milk. A Leura spray dryer was installed which could dry the surplus milk not required for cheese making.

During these years under the management of Mr. Ian Patience a continuous butter making plant was installed and a new butter cool room built. In the early 60's milk cans were replaced by on farm bulk tanks which refrigerated the milk immediately the milk came from the cows, thus improving the quality of the product. Insulated tankers replaced the open trucks for bringing milk into the factory. Cheese making continued for a number of years and was phased out when casein based products came more into prominence.

About 1971 the East Gippsland Factorises of Maffra, Bairnsdale and Orbost joined in and the name was again changed to Gippsland Amalgamated Milk Products, with Head Office in Maffra. On July 1st 1973 G. A. M. P. and South Gippsland Milk Industries at Leongatha, Korumburra and Adare at Archies Creek joined forces with Murray Goulburn Co-operative Co. Ltd. Under the leadership of Managing Director Jack McGuire. Murray Goulburn already operated factories at Cobram, Rochester, Milawa, Koriot and at Finley in New South Wales.

Butter making continued until 1976, after which the cream was sent to Leongatha or Maffra for processing into table cream, butter or butter oil depending on what was required. The skim milk is used for manufacturing either Sodium Caseinate or Co-precipitated these are both high protein powders.

The last few years has seen the labour force of the Factory scaled down considerably to the stage where the operation is only a shadow of its former glory.

With the changing trends in the dairy industry since 1891 till the present day it would indeed require a very good crystal ball to pick what lies ahead in the years to come.

CONCLUDING CHAPTER

Registered NATA Pathogen Laboratory

During 1980 the Company decided to develop a new test laboratory at Yarram. There were two good reasons for this. These tests were additional to the normal testing such as butter fat moisture etc. on the dairy products. The world markets required much more sophisticated information about the quality of the range of products that the Company were now producing. The original Board Room and several other offices were now available due to the transfer to Melbourne with a minimum amount of work this area was brought up to NATA standard for such facilities. This work was over-seen by the late Mr. Martin Hoystead who was based at Leongatha for

Murray Goulburn and secondly we had a suitably qualified person to perform the testing in the person of Mrs. Jocelyn Gebler. Jocelyn had completed a degree in microbiology at Massey University in New Zealand and she was already on the staff.

Like many other things this laboratory commenced as a relatively small unit, however, as testing of dairy products came to require more tests and the range of products increased, various extensions were made to the building. The staff increased to the stage when up to fifty personal were employed in the testing at the peak of the season.

This employment of mainly local people was a great benefit to the local community.

For about 28 years this testing laboratory was a great asset to the district as well as Murray Goulburn being able to keep a close watch on the quality control of its great diversity of products.

Unfortunately for the local area, the Board of Murray Goulburn decided to transfer the testing of all the product to a new laboratory in Melbourne and this was done in 2007. This meant the complete closure of the Yarram Testing Laboratory.

The Company trading store for farm suppliers still operates which is a great help to local farmers. One hundred and seventeen years of continuous service has now come to an end. One can only hope that the Board of the Company can find a suitable use for the site.

AUTHOR'S NOTE.

The purpose of this booklet has been to relate to the reader the information which I gained through reading the Official Minute Books of the Company from 1891 to 1941.

I have purposely kept to the style that the minute books were written to maintain historical accuracy.

I feel that the information which I have presented could be a good starting off point for perhaps a future publication in greater detail of the events and the people mentioned in this booklet.

The coverage of the period from 1942 to the present I have written from my knowledge of the Company and Industry.

I would like to thank the following people for their kind assistance.

Miss Tania Bell for typing help.

Mr. Ian Jeffs for access of old records

Mr. Eddie Whitford for the use of his photo of the old Ford Truck and for supplying me with the names of the people in the photo of the old factory Blacksmith shop.

Ron Nicoll

Yarram

10 March 1983

ABOUT THE AUTHOR

Ron Nicoll was born at Yarram in 1931 the youngest of 10 children born to Ella B. and Thomas N. Nicoll who had Butchering and Farming interests at Binginwarri and Alberton West.

He commenced work in the dairy industry at the Alberton Cheese Factory in 1952. During 1953 he spent several months at the Traralgon Milk Factory and commenced at Yarram Factory in the Spring of 1953 when the first can of milk was received at the new factory. Over the next few years he gained Certificates as a Boiler Attendant, Milk and Cream Grader and Tester and Butter Maker.

In 1973 he was transferred to Cobram branch as Field Officer. In 1977 he returned to Yarram on being appointed Manager of the Yarram branch. He continued in that position until ill health caused him to resign from the Dairy Industry in December 1981 and he still resides in Yarram.



The Yarram & District Historical Society would like to add the following excerpts from the Gippsland Standard, pertaining to the history of the Yarram Butter Factory

THE OPENING OF THE BUTTER FACTORY

Gippsland Standard 28th October 1891

After a long list at the Court the attention of the public was transferred to the opening of the butter factory, where a large number of both ladies and gentlemen had already congregated. The building was formally declared open by Mr. Jas. McKenzie, chairman of directors, who made a few remarks suited to the occasion. For the next few hours the building, machinery, etc., were exposed to the critical inspection of the public, and all expressed their approval of the manner in which the arrangements had been affected, and many hearty wishes for the company's future welfare and success were expressed.

Those who attended were given a souvenir pound of butter to take home.¹

THE YARRAM BUTTER FACTORY ADDITIONS AND ALTERATIONS

Gippsland Standard 31st July 1901

Quite a radical change has been affected during the past few weeks at the Yarram Butter Factory, which cannot fail to arrest the attention. For the somewhat hungalowed edifice has been transformed into a lofty and commodious building, the cleanly appearance of which suggests the edict: No microbes may enter here. It is over ten years since the Gippsland Creamery and Butter Factory Co. was formed at Yarram for the purpose of exploiting the butter trade for the good of the district, the first step being erection of a factory on a site a stone's throw of the Tarra Creek.



Mr Weaven driving his bullock team past the Yarram Butter Factory cir 1909

What a boon the undertaking has proved to the town of Yarram in particular and shire generally is recognized by all, whether dairymen, tradesmen or business men. For it has been the medium for circulating thousands of pounds throughout the district. That it has not been the mammoth success that promoters anticipated is perhaps accounted for by lack of unity on the part of district dairymen. Though if cowkeepers living within reasonable distance of the factory or its several branches had but co-operated, and remained loyal from the outset, undoubtedly the good intentions would have been realized. In business ventures, as in families, little quibbles have arisen, with the result that some valued suppliers have left the ranks in favor of their own ideas, which in the majority of cases meant the setting up of a miniature separating plant on the farm. But despite occasional adverse influences the company has held its own, and having made a substantial profit as the result of last year's successful operations, the amount has been very wisely laid out in necessary and complete reforms. The idea throughout has been to minimize labor, provided efficiency was not sacrificed, and in handling cream a perfect revolution has been introduced. The carts from the company's south lying creameries now draw up under the receiving room, a new addition on the top story, where the cans of cream are hoisted up by means of a patent and easily worked pulley.

The new cream room, in which are several vats for ripening purposes, is adjacent, and as soon as received the cream is emptied into these vats, connected with which is a Lawrence cooler.

But what, perhaps, is the chief point of interest is the peculiar construction of the newly-built walls, for between the lining boards is inserted what is known as two-ply rubberoid, thus ensuring a room perfectly air-tight and microbe-proof.

The walls are double, and in the interstice is placed Firth's calcined sterilized peritive insulator, a patent material is manufactured in New Zealand for the retention or exclusion of heat or cold. The company's manager, Mr. A.J. Wyatt, having been assured of the effectiveness of this latest innovation which is incombustible, and will not absorb moisture- several cwt. was purchased, so that the cream room, when complete, will be equal to anything in the colony. The cooling will be effected by water pumped from the ice tank, which will reduce the temperature of cream to necessary coolness as low as 30 deg. if required. Around the walls of the cream room will be attached ammonia coils or piping, these of course being connected with the large Hercules refrigerator, which works on the ground floor. By this means the temperature of the room may be safeguarded by the manager. In the cream room there will be placed a large water tank, also fitted with ammonia coils, so that the water may be reduced to the desired temperature.

Purity of water in butter making has long proved of inestimable advantage, so much so that several shillings extra per cwt. have been realized on the material turned out by factories where the purest water has been used. And under this head the Yarram factory will not take second place, for the water is supplied to the tank in the cream room direct from a battery Abbott filter, having power to supply 200 gals an hour. It is interesting to know that this water is drawn from the creek into an underground tank. At an elevation above this are placed two large galvanized tanks. In the evening the top tank is filled from the underground one, and a precipitate added which sends all vegetable matter to the bottom. The water is then drawn off into the lower galvanized tank, from which a pump passes direct through the Abbott filter, thus ensuring water free from germs, as proved by an analysis made by Mr. Potts.

Ventilation at proper times is generally recognized by factory managers, and Mr. Wyatt has taken the precaution to have a passage 2ft. 6ins. wide made round the cream room; whilst in the room itself several air vents which, when opened, will allow a free draught with the air passing out the ceiling. To overcome the difficulty experienced in getting the necessary draught during a muggy day in summer, Mr. Wyatt intends to try the effect of a fan or blower, which will create the passage of air through vents on the floor line. Even the architecture of the roof has been carefully planned, being on the principle of a tent with a fly. For both cream and receiving rooms have double roofs of iron, in a

space of fins. intervening, the lower roof only being watertight. The top roof is open at the ridge, hip and eaves, to allow free currents of air. Both have received a coating of refrigerating paint, which, it is alleged, will reduce the temperature by 17 to 20 deg. Taking all those improvements into consideration with a view to lowering the temperature, it is considered that a saving will be effected, as the refrigerator need not be constantly used in the summer season up to its utmost capacity. The above are the chief alterations, but minor conveniences are being studied in the churn and butter making rooms, all with the idea of saving time. Power is supplied by a 10h.p. Tange engine and boiler.

It is a noteworthy fact that the butter-maker is a native of the district, Mr. Ralph Mitchell, who has been in the service of the company, having benefited from the experience of some of the best men, until he is competent to turn out a first-class article. As supervisor of the butter factory Mr. A. J. Wycett holds a certificate from Mr. J. I. Dow, which was obtained as the result of several days' examination under that gentleman in the Sale butter factory.

In fact the whole concern is now managed by district men, the Devon creamery being in charge of Mr. J. W. Davis junr.: Wonwron creamery, Mr. H. Turnbull junr.: Calrossie creamery, Mr. W. Coghill: Carrabung Mr. A. Turnbull. Next year as the result of radical and effective alterations and careful supervision, much higher prices are confidently anticipated. And that these expectations may be realized will be the hope of every one who has at heart the true interest of the district, and its increasingly prosperous dairy industry.

YARRAM BUTTER FACTORY FORMAL OPENING A BRILLIANT SUCCESS



Gippsland Standard September 1st 1909

Yarram was *en fete* on Friday last. People from all over the country round about poured into the town, and on few occasions has there been a larger crowd. At half past three the cabs brought the illustrious visitors, in the persons of the Hon. G. Graham, Minister of Agriculture, Mr. John Thompson, M.P. for Dundas, Mr. Thos. Livingston, M.P. for Gippsland South, Mr. R. Crowe, the dairy expert, and Mr. A. W. Wilson and Mr. Osborne, the respective managers of the Gippsland and Western District co-operative selling companies. These gentlemen were joined by the directors of the

factory, and altogether they were conveyed to the new building. By this time a large assemblage had gathered, so large indeed that it was difficult to move about. Timely warning was given to visitors by Mr. Jas. McKenzie, chairman of the directors, lest their enthusiasm should lead them into danger when the wheels and belts were set in motion. Before the ceremony commenced a general inspection was made of this substantial brick building. The front is tuck pointed, the cement and rough cast facings giving a neat appearance. This is surmounted by an artistic shield, bearing in gold lettering, "South Gippsland Creamery and Butter Factory Co. Ltd.". The front gives but little idea of what is to be seen inside. On the ground floor is the large manufacturing room, 42ft. x 27ft., with tiled floor and walls, and ceiling of Winderlich steel; also two cold storage rooms, 15ft. x 14ft., similarly tiled. The 1st storey includes two cream maturing rooms and a cooling room, each with tiled floor and walls, and zinc ceiling, and a box store room having cement walls and zinc ceiling communicating with the manufacturing room by a convenient shoot. On the second storey are reservoir vats, into which the cream is pumped for gravitation over coolers and thence to the maturing vats. The grouping of the rooms is so arranged as to reduce the work of supervision to a minimum. The cream from the vats in the top storey runs through pipes to the second storey, passes over the coolers, and is conveyed through the pipes direct to the churn. The plant embraces a Cherry's Victory combined churn and butter worker, of a capacity of half-a-ton; a 200wt. butter worker, packing machine, equal to the work of two men with rammers; and one of Cherry's butter printing machine. Next week, we are informed, two 600lb concussion churns will be put in. The building throughout is well lighted and ventilated, the ventilators being Rodger's patent (Warnambool) with haize and lever adjustments. The wash-up room is detached, with capacious slate wash troughs, hot water being supplied from a boiler placed outside. The drainage of the factory is all above ground, the internal drainage being discharged by vitrified tile gutters, delivered into pitched channel, laid in cement out-side. The foretime manufacturing room in the old building will now be a cream receiving room; and the former cool room is to be converted into a reading room and committee room, and a corner will be set apart for a bathroom. Adjacent to the wash up room are racks for the empty cream cans; and at the entrance to the yard are two traveling platforms, on to which the full cans will be unloaded from the wagons. From the fore-going it will be seen that the chief features of the new premises are cleanliness, impervious-ness, drainage, lighting and ventilation. The engine room is detached, in which a 66 h p Hornsby suction gas plant has been installed. But of this we will have something more to say in a subsequent issue. The new building was erected at the busiest time of the year, but so perfect were the arrangements that not the slightest inconvenience was caused the working staff at the factory.

Crude in design and arrangement, the first butter factory built in Yarram in 1891 was wood, but which served its purpose in those days. The Tangye engine was only 3h p., with a 6 h.p. boiler. Mr. Geo. Bland was manager at this early period, and Mr. John Corcoran engine driver. Some years later came changes. In Mr. A. Wyatt's time substantial alterations were made, the premises being enlarged, and a second storey added. The driving power became inadequate, with the result that a second hand 20 h.p. boiler and 25 h.p. engine were secured in North Gippsland, which answered very well, equal to driving the plant when output reached 27 tons per week. Change followed change; alterations became necessary almost every season, until the time arrived when the old buildings had outlived their usefulness. Being dissatisfied with the general condition of the factory, data was secured which demonstrated to directors the necessity for drastic reform; indeed, it was reported that the old place was likely to be condemned. Thanks to capable management, the butter maintained its excellent quality notwithstanding the numerous disabilities under which the staff worked, to say nothing of the colonies of germs which permeated the old premises. Not till last year was the consent of the shareholders obtained for erection of new premises on up-to-date lines, and

straightway the enterprising directors, embracing Messrs Jas. McKenzie (chairman) W. C. Growse, D. D. McAlpine, B. Hobson, Chas. Gellion, M. Sweeney and G. E. Jeffs acted upon the authority given to them. Plans were submitted, the most favoured being those drafted by Mr. J. Wm. Crawley, of Warmambool, which were accepted. The tender for the erection of the building was secured by Messrs. Rose and Walls, of Richmond for about 3000 pounds, and under Mr. Hugh Watt as clerk of works the factory was completed in February last. Needless to say the workmanship reflects credit on all concerned. Several alterations and additions were afterwards made by Mr. H. W. Watt, the building of the engine room being an extra. The painting of the old building was carried out satisfactorily by Mr. A. McDougall.

After speeches the deeply interested throng then entered to engine room and Mrs. James McKenzie pressed a lever and started the suction gas engine, and the whirr of machinery commenced. The Hercules refrigerator was set to work, also the large churn, in which half a ton of butter was manufactured - while the crowd waited.

In the old manufacturing room tea and refreshments were supplied to the large gathering, and in the Secretary's room success to the enterprise was drunk in orthodox fashion. Towards evening people dispersed, all favorably with the wonderful strides made in machinery for the production of first class butter, and the expeditious handling thereof.

Friday's arrangements were carried out very creditably by Mr. T. Whitney, manager and secretary of the butter factory, who, we need hardly remark, is anxious to do his utmost to cement that good feeling that should subsist between the manger and the supplier.

The directors may be complimented upon having secured the services of Mr. Ralph Mitchell as butter-maker, and in Mr. James English the company has a thoroughly qualified engineer, in whom all concerned have implicit confidence.

THE BANQUET

The accommodation at the Club Hotel was well taxed in the evening, when all available seating accommodation was taken up by the large number that attended. Cr. F. Blanc J.P. was in the chair, supported by Hon. Geo. Graham (Minister of Agriculture) and Messrs. Livingston and Thompson, M's.P. and representatives of surrounding districts.

The large dining room was tastefully decorated for the occasion with japonica, and the utmost was done by the host to uphold the best traditions of the Club Hotel. Many toasts were proposed and responded to during the evening.

SUPPLIERS SOCIAL

It was a happy thought of the directors to arrange a social for the suppliers and shareholders, who turned out en masse with their families. The Mechanic's hall presented a brilliant spectacle, and in the mazy dance was found full enjoyment till the small hours, to music supplied by Messrs. A. J. Dalton (cornet) and W. Boundy (piano) Mr. George Davis proved a capable M.C. The arrangements were entrusted to Messrs. Chas. Barlow, W. Roberts, Geo. Davis, Geo. Clark and T. Whitney, who are to be credited with the success of the social, and the hope was expressed that the function would be an annual affair. Miss Norton favored the company with an overture. Jas. McKenzie kindly lent his gramophone, which was in charge of Mr. Les. Bland, and some excellent music was discoursed. There were about 250 people in the hall. Mr. Thos. Livingston and Mr. John Thompson M's L.A. entered the hall in company of Mr. Jas. McKenzie, after the banquet, and briefly addressed the assemblage.



Rear row left to right Jacks Meadows, Bill Coghill, Fred Wilson, Joe Davis, Eric Wharidon, Alf Light, Dick Runciman, John Coghill. Second row 'Brick' Brand, 'Darika' Brand, Bill Han, Eddie Whitford, Percy Timms, Cliff Boyd. Front row Leo Gleeson, Ernie Griffiths (secretary), Tom Whitney (manager), Fred Runciman



This photograph is unnamed



1932-1940 E Griffiths, E. Wheelton, G. Coghill, A. Light, L. Pongford, S.Wigg, F. Cockledge,
W. Mitchell, R. Coulthard, B. Bownman, J.M. Atack, R. Griffiths.



Back Row Ron Nicoll, Perc Dixon, Alan Cook, Bob Wilson, Nestle Runciman, Alan Thomas,
Front Row Eileen Bedford, Joyce Starling, Margaret Wilson, Bessie Runciman, Jean Thomas

Butter Factory

1909

By Edith Rendell

Well may shareholders look with pride
Upon this stately pride;
It augurs well for future days,
And says things are worth while
It lifts one's minds above these times
Of trial and scarcity;
And speaks of that which will come
Of sure prosperity.

It tells us at no distant day
Our trials will pass away;
And brighter things for all will rule
When plenty doth hold sway.
That men at length will realize
Production must increase,
Dependence on the natural grass
Must surely cease.

Morass and swamp lands will be drained,
And far more useful be,
When rushes have all been removed,
And fine green crops we see
And paddocks that are littered up
With stumps, and roots, and logs
Will have instead, more profit too,
Large herds of grunting hogs.

The ensilage-making will prevail,
And silos will abound,
No fear of snow and biting blasts
When winter cometh round,
The cattle will have shelter sheds-
Protected from the weather,
Will give a greater yield of milk
And richer altogether.

Each brick of this great structure built,
Now than a message true,
Oh dairymen attend to things,
There's wealth ahead of you,
We have a glorious country here
No better could be found,
And should week with right good will
That riches may abound.

The shoulder to the wheel must go,
And riches must be found;
What use to us is treasure now
Concealed in the ground.
Methinks amongst the farmers here
If any sin there be
That standeth out more than the rest,
'Tis lack of industry.

They strip the land of all its good
And never will repay;
And then surprised are they to find
There comes an evil day.
When grass is scarce, and cattle die,
As that they wonder why,
"Oh, all things are amiss with us"
Is their despairing cry.

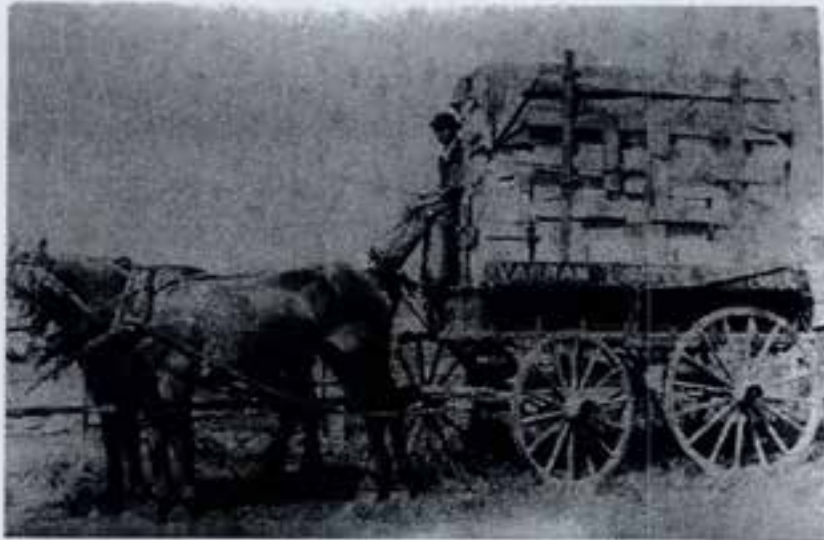
Be up and till your hands ye men!
Provide the fodder crops;
And never waver from your toil,
Till earth with fatness drops.
May this fine butter factory here,
Now snark and ces new,
When enterprise and energy
Will blossom forth anew.

May it send a strong electric force,
Not only through the town;
But with the power of magic wand
The distant hill tops crown.
With the light that comes from knowledge wide
Of science and of art,
That intense culture may succeed
And take the foremost part.

That every slope and valley fair
May be put to better use,
Then we can show to all the world,
What our lands will produce.
Let forward be our watchword bold,
Deadnought our policy,
Australia ever in the van
Of thought and industry.



Cream wagons such as this left the Yarram Butter Factory daily loaded with empty cream cans containing food and farm supplies for each dairy farm. After negotiating impossible tracks in all weathers the wagons returned with cream. Drivers, constituting one link with civilization, cheerfully undertook all sort of commissions. The scene is typical of cleared hill country.²



Hubert J. Meadows, driver of the Yarram Butter Factory Wagon



Ian & Elaine Jeffs loading up at Won Wron



1962 A bulk tanker discharges its load into the factory



*Ron Wigg and Gary Avery
doing maintenance.
Les Marshall drove this truck.*



Tanker driver Robert Oliver.

Following is the "*In Memoriam*" of the three pioneering gentlemen mentioned in the minutes. It gives the reader an insight into how they and others helped shape and lay the foundations for Yarram and District.



Mr Abraham Bland
Gippsland Standard
4th August 1897
IN MEMORIAM

It is once more our painful duty to report the death of a very old and respected resident of South Gippsland, whose sudden death, shortly before noon on Friday last caused a painful sensation to the residents of Yarram; the subject of our present *in memoriam* notice being Mr. Abraham Bland, of "Aylesbury". The owner of this picturesque and well kept estate on the banks of the Tarra was in his equal health at breakfast time, and when he left his residence to proceed to an adjoining paddock to superintend some ploughing operations. No one would have doubted the probability of his seeing another ten years of active and happy life. For with the exception of a slight heart trouble, for which the doctor had attended him a considerable time back, there seemed to be nothing wrong with him- either mentally or physically. In fact he appeared to be in every sense a hale subject of sixty five, and the shock that was caused by his demise can be far more easily imagined than described. After handling the rather fresh and active horses for awhile, Mr. Bland felt a sudden pain at the heart; and at once walked up to the house, where his wife administered a homely palliative, and advised him to retire to his room. He was at once assisted to undress, but he had only got into bed when the final spasm came, and with a wave of the hand towards his wife he uttered the name of Jesus twice, and immediately expired. When he first went into the house he complained of very severe pain, and Mrs. Bland sent at once for Dr. Birch; but so sudden was the sad event that the messenger

could hardly been clear of the gate when the death message was given, and cheerfully responded to by a devoted husband and father, whose later years had been blessed with peace and prosperity, in which his family had shared to no inconsiderable extent. In consequence of the suddenness of the attack, no medical man being present, Dr. Birch was unable to give a certificate *re* cause of death, although he had no doubt that it was a result of heart disease. But this difficulty was disposed of by Constable Cameron, who reported the matter to Mr. B. Hobson, J.P. and as there was no ground for suspicion the usual magisterial order was issued for interment of the body, which took place at the Alberton General Cemetery on Sunday afternoon, in the presence of one of the largest assemblages ever witnessed at a grave in South Gippsland.

The burial service at the grave was read by Rev. Oliver Dowsing (Wesleyan minister), of whose church the deceased had been an active and consistent and liberal contributor to the church funds. The Rev. D. Telfer (Presbyterian) also took part in administering the funeral rites. The coffin, which was covered with floral wreaths and crosses before leaving the homestead, was lowered into the grave by friendly hands, in the presence of children, grandchildren, and a very large company of mourners. The pall-bearers being Messrs Wm., Geo. and Jas. Bland, and Geo. Ruby. In the course of a brief but impressive address, Mr. Dowsing referred to the consistent Christian life of Mr. Abraham Bland, who had on more than one occasion expressed the opinion that his time for departure was not very far distant, and whose last appeal before he died was to Jesus. He (also had their



bulkheads full of merpreacher) also exhorted his hearers to take *Mrs Abraham Bland* counsel from the useful life and sudden death of one who, as those who had any dealings with Abraham Bland could testify, had been an honorable and upright man, and faithful servant of the Master. The arrangements for the funeral, were entrusted to Mr. Jas. Graham, were carried out in a very satisfactory manner.

The subject of our present notice was a native of Suffolk, have been born in Hesselst, near Bury St. Edmunds, 22nd January 1832. It will be seen from this that he was in his 68th year when he was suddenly called away. In the year of 1857 he left England in the *Star of the South* accompanied by his wife and two children (Mr. Wm. Bland and the late Mrs. W. Devonshire), and arrived in Hobson's Bay on the 6th August. The next week found them at Port Albert along with several fellow voyagers from England, including Messrs. Rooney, Newberry, and Fitzgerald, who also became permanent residents in the district.

Mr. Bland at once entered into the service of Mr. John Carpenter, landholder and mill owner at Yarram, and continued to work and manage for his employer for a number of years. In fact he lived with Mr. Carpenter until the latter removed to Maffra. But prior to his departure Mr. Bland took the Yarram mill on lease with the rite to purchase; and so industriously and successfully did the Bland family work on, and pull together for one common object, that in the early seventies the magnificent estate called Aylesbury became the property of Mr. Bland, who lived on it ever since, excepting about three years spent on his property near Sale (Crosslea) which he purchased on very reasonable terms and disposed of it at a large advance before returning to Yarram for good. In every transaction in regard to the purchase of real estate he seemed to know how far to go; and his advise to young enterprisers he would say- don't buy too much land; but what you do get be sure to manage well, and keep it clean. His purchase of about 800 acres of land on Reeves' Survey about fifteen years ago, from the trustees at a very moderate figure, showed his shrewdness and far-sightedness as well as his desire for the advancement of his sons by dividing the land between George and James a year or two later on; both these farms being in good hands, and realizing well for their industrious owners.

A few words then, the late Abraham Bland was a man of active and progressive temperament, bold and speculative, but watchful and circumspect. Never given to land booming, nor tempted to part with "Aylesbury" at a price which represented by five figures (about 30,000 pounds) at the land boom stage eight years back. He was neither an inordinate lover of money, nor a hungerer after land; but he certainly improved what he held, as witness the present condition and English home-like appearance of the property on which he died. In years gone by he held a seat in the Alberton Shire Council, he was also one of the fathers or founders of the present Agricultural Society in the eighties; and took part in the annual meeting at Yarram on Tuesday the 27th ultimo. The fact of his having owned the Yarram flour mill, which was burnt down, re-erected, and again destroyed by fire, and all within a few years, showed the material he was made of as a thorough going and never-tire enterpriser. Even on the morning of his sudden demise he was bearing a hand with a pair of lively horses while ploughing was proceeding. In short he died in harness, and left a record behind him which might well be envied by those who spend their lives in sordid money-grubbing or luxurious ease. Added to which he supported his church, charitable institutions, and so forth in a rational and reasonable manner, and those whom he has left to mourn his sudden departure cannot do better than follow in his foot steps.

In concluding our *in memoriam* notice we may state that the three sons who survive him are William, George, and James (all married and have families). The three daughters are also married- namely, Ellen (Mrs. Rout), Sarah (Mrs. R. Williams), Edith (Mrs. R. W. Gibson), and Emily (Mrs. Geo. Ruby junr.). In addition to sons and daughters there about fifty grandchildren to keep his memory green, and to remind one of the whole hearted and straight going progenitor who enjoyed their society while living, and has left something behind him as a result of industry, frugality, and good management.



PIONEER PASSES
Death of Mr. James McKenzie.
District's Foremost Builder
A Man of Vision
Gippsland Standard 7th January 1927

The intimation given in our columns on Wednesday, that Mr. Jas. McKenzie was undergoing a serious operation, prepared our readers for the worst, which happened on Tuesday night. At about 10p.m. word reached Yarram that Mr McKenzie had passed away. On Wednesday morning flags were at half-mast at the Co-operative Store confirmed the report, and as word went round genuine regret was felt for the loss of one who has been a benefactor to the district, insomuch as by pioneering in business he helped those who pioneered on the land, and together they prospered. Unfortunately times have changed, but this fact does not detract from the incomparable vision of Mr. James McKenzie. He had unbounded faith in this district, which amounted to love, for we recall a head line in one of our advertisements, "Back again in dear old Yarram." He had a personal regard for all the old hands; those who like himself started from scratch and gradually made good; men of grit, who nobly faced difficulties, and overcame them.

Mr. James McKenzie was of Scotch descent, born in Cromarty, in the county of Ross Shire, Scotland, in 1849. He was educated in his native country, and at the age of twelve left for Australia, arriving by steamship Great Victoria in 1864. In 1875 he commenced business as a merchant in Port Albert, having served his apprenticeship with the well-known firm of Sargood & Co. Melbourne, and continued there until 1884. In the latter year he sold out and removed to Yarram, which was beginning to boom. He opened up business in a large way as general merchant, and the name James McKenzie was a household word. No pains were spared to make his store and stock up-to-date in every respect. He built a handsome two-storey brick building, adjacent to his store, which in later years was sold to the Yarram Club, when the family removed to Brighton.

Mr. McKenzie was an ardent co-operator, and the first great achievement with which he was closely connected was establishment of the South Gippsland Creamery and Butter Factory Co. Ltd. In 1891, and from its inception until his death Mr. McKenzie was chairman of directors. This was fitting testimony to his loyalty in the cause of co-operation, and to hold such a position for 36 years was a record of which anyone might be proud. Mr. McKenzie continued to advocate co-operation, and so strongly were the dairymen impressed that in Yarram was built up one of the most thriving butter factories in the State. By its means the district expanded, and but for the dairying industry it would never have attained its present prosperity. Mr. McKenzie's spirit of co-operation was not appeased by this accomplishment. He set his mind on a State wide co-operative movement, hence formation of the Gippsland Northern Co-operative Selling Co. Of this, Mr. McKenzie was chairman of directors, and having removed to Brighton he was able to give to this movement the benefit of his wide experience and undoubted influence. Today the Gippsland and Northern is one of the strongest auctioneering combinations in the State. Mr. McKenzie was also chairman of the Co-operative Insurance Co. of Australia; a director of the Co-operative Box factory and co-operative Wheat Group. With Mr. A. W. Wilson (General manager of G. and N. Co. Ltd.) he visited N.Z. and, on their recommendation, the first pasteuriser in Australia was installed in Leongatha.

It is thirteen years since Mr. McKenzie retired from business in Yarram. He had prospered in business, and having reached the age when most men should be able to retire, he turned the big store over to the newly formed Co-operative Society.



This after a long run of successful business enterprise for about forty years. Mr. McKenzie also possessed a farm adjoining Calrossie, and it was his pleasure to regularly visit "Llanos" managed by his sons. He regularly attended the board meetings of the Yarram butter factory, and was absent only when he went to England and Scotland some years ago. Mr. McKenzie was a justice of the peace, and connected with every institution which had for its object the advancement of the district and the betterment of the people. He was a member of the Alberton Shire Council for ten years, during which term he

filled the presidential chair. He married in 1896 Mrs. Gellion, daughter of the late Mr. Henry Bodman, one of the earliest settlers in South Gippsland, and had a family of three sons and one daughter. There are families today who owe their prosperity to the help given by the local storekeepers in the early days, foremost amongst whom was Mr. James McKenzie. Unfortunately a critical operation ended his days, but his life was lived to the full, and no man who ever stepped into this district has done so much for its general welfare. His name will never be forgotten, and his pluck and persistent enterprise is a lasting lesson for the rising generation. The last respects were paid yesterday in the Alberton General Cemetery by a large circle of friends and admirers of the district foremost builder. The service was impressively read by Rev. F. Thornton, in absence of Professor Oxer. The coffin was enveloped in beautiful floral emblems.



Mr James McKenzie's home - later The Mens Club

Mr. W.C. GROWSE
Gippsland Standard 12th February 1941
Death of Mr. Growse.

There passing away on Saturday Morning at Hamilton Russell Hospital, Melbourne, a gentleman whom everyone on the Alberton Shire revered, and held in the highest esteem. They could not do otherwise, for the life of Mr. William Charles Growse was bejewelled with acts of kindness, yet not made manifest by the slightest sign of self-aggrandisement. He believed it to be the finest thing in the world to be a "gentleman" by which word he had been taught to understand the careful habit of avoiding the infliction of any needless pain to any human creature, poor or rich, and of taking pride in giving up his own pleasure for the sake of others, who were not so well circumstanced as himself. When appropriate, he exhibited considerable wisdom and forced home argument outwitting any who tried to disconcert him on all occasions that he felt truth and equity to be closely

associated with him to know the charm which dominated his high character. He was a Christian in as much as he would not bear a word said derogatory to anyone in or outside his employ. He paid his employees what was due, and no matter what was said outside, so long as they served him faithfully he was their steadfast friend, and thus was built up his extensive and successful business.



Mr. William Charles Growse arrived in Yarram in December, 1886. He came from Rushworth, having commenced business in Mr. Wallbran's store in that town. His intention was to "spy out the land", but being convinced that Yarram was a town of big possibilities he determined to remain, and was not long in calling tenders for the erection of a store, the largest in the town at that time. Mr. Growse has had no reason to repent of his choice. He became prosperous in a district that in its' embryo stage, and being of a kindly disposition helped many a struggling settler on to his feet financially. A book could be filled of the good deeds of Mr. W. C. Growse as a Yarram citizen. He was indeed a benefactor, so steadfastly did he stand by the struggling settler. He was their banker; their "guide, philosopher and friend". Absolutely trusted by all, he stood out as a leading townsman; his store was one of quality, and he is a man beyond reproach. Mr. Growse advanced with the district, and later on built a brick store. In after years when the district

prospered and the man on the land became more independent, coupled with the opening of further business places, Mr. Growse failed to understand that those he helped should go over to other concerns for business. But those people were of coarser grain, and did not fully appreciate what he had done for them.

Established in 1885, the Mechanics' Institute in those days was considered a wonderful achievement, Mr. Growse was a member of the committee, when the secretary, Mr. Maudsley Herbert lived in a cottage at the rear of the Institute, afterwards destroyed by fire. Mr. Growse was a member of the Yarram Dramatic Society, and organized a concert party to tour the neighbouring towns. So that he gave his spare time to help local movements. When Mr. Growse came to Yarram in 1886 he was accompanied by his brother Mr. Richard Growse and his sister Emily. Fred Growse at the time was at Dookie College. Later Mr. Fred Growse entered the business until he went onto the land and later moved to Flynn's Creek. Mr. Richard Growse started business in Welshpool, which he conducted until retirement 15 years ago.

In 1923 Mr. Growse converted the business into a proprietary firm, under the style and title of W.C. Growse Pty. Ltd.



In 1939 the business was closed and Mr. Growse retired. Mr. Growse was foundation member of the Yarram Club, established in 1893, so ably conducted that it is outstanding today amongst the clubs of Victoria. An excellent code of rules was framed, which, if strictly adhered to, will rebound to the credit of Mr. Growse and other early founders for all time.

Amongst his town activities was the position of commissioner on the Water Trust. He was elected in November, 1908, to fill a vacancy, and held the position until his death. He was also on the board of Guardians of the Church of England. No matter what position held, he devoted to it that business acumen and purposeful effort which characterized his life.

Dairymen of the district will never realize what he did for them, as a member of the board of directors of the South Gippsland Creamery and Butter Factory, Yarram. Himself a land owner, having owned a dairy farm at Tarra Valley, he was conversant with the work involved in the industry, and the need for upliftment over the course of years. It was always his endeavour to improve the lot for dairymen, and to this end he supported every move towards introducing the last machinery, and the re-building of the factory on modern lines, so that it stands to day admirably equipped and staffed, a credit to the town and district. Mr. Growse became a director in 1897, a position he held until his death. He was vice-chairman of directors at the time of the death of Mr. James McKenzie, chairman, in 1927. On Mr. McKenzie's passing he was unanimously chosen as chairman and re-elected from period to period until his lamented death has created a gap that will

be difficult to so worthily fill. The flag was flown at half-mast as a mark of esteem to the late director.

Mr. Growse took a keen interest in the Yarram Bowling Club, and only a few Saturdays ago had to retire from rink play. He was one of Mr. Percy Clark's rink for whom he played second. On Saturday local bowlers wore black armbands to signify their regret at the loss of a fellow bowler.

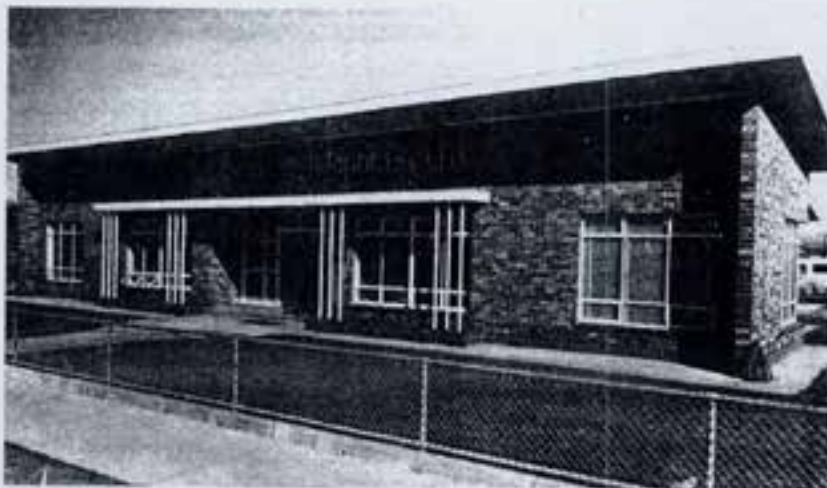
Mr. Growse's illness was of short duration. He entered hospital on Thursday, Jan. 30, and underwent an operation. On Friday, Feb. 7, visited by some members of his family, he was so cheerful that his home-coming was very shortly expected. But some complication occurred, and he passed away peacefully on Saturday February 8.

Mr. Growse was born at Whroo, near Rushworth, in 1863, therefore he was 78 years of age when death came. He first married Miss Margaret Nicol, and had twin daughters, Misses Margaret and Jean Growse, whose mother passed away. He next married Miss Jean Simpson, on the staff at the Yarram School, and leaves a widow and two grown up daughters, Misses Jocelyn and Lois Growse, to mourn the loss of husband and father. Miss Margaret Growse married Mr. J. Gregory, West Alberton, and Miss Jocelyn Growse is abroad as masseuse with the A.I.F.

Conceivable that the funeral on Monday would have been the largest in the district, for no one could have been more esteemed than Mr. Growse. But the district knew nothing of his passing. However, the funeral was a lengthy one, conducted by Messrs Matthews, of Melbourne. A short service was held in Holy Trinity Church, conducted by Rev. N. A. McLean, who made reference to the life of one held so high in the estimation of all church people. The remains were interred in the Yarram Cemetery, beside those of his brother Frederick. The casket was covered with beautiful floral tributes. The pall-bearers were Messrs. G. Growse, J. Gregory, W. T. Bodman, E. O. Hobson, W. Coghill, and H. P. Clark.

Cheese being wrapped and sealed in Yarram 1961





General Offices in Yarram 1939



Aerial view of Yarram Butter factory S.E.M.P. 1967

Yarram Standard News May 6th 1987 The Factory and our History

The Yarram milk factory is part of our history but because of the vitally important role it played in the town's history, it could almost be said that it WAS our history.
The factory was responsible for supplying both electricity and water to the town as well as a livelihood for many people both farmers and factory workers.
It is indeed a sad day for the town.
May 7 1987 – factory closed.

STRATEGIC PLANNING SUPPORTING DOCUMENT 3 to C100



Amendment: C100- Yarram Butter Factory correction to HO

Subject: SUPPORTING DOCUMENT 3 – Heritage Citation

Heritage Citation – Yarram Butter Factory



The Heart of Gippsland

Citation:

Yarram Butter Factory (former)

21 June 2018

Locality: YARRAM

Place address: 40 Commercial Road

Citation date: 2017

Place type (when built): Butter factory

Recommended heritage protection: Local Planning Scheme: Listed H027
Vic Heritage Register: Not Recommended - 600810 File only.
Heritage Inventory (Archaeological): Not Recommended
National Trust Register: Listed B5060
Register of the National Estate: Listed G18433

Place name: Former Yarram Butter Factory (South Gippsland Creamery and Butter Factory Company Ltd)



Architectural Style: Federation Anglo-Dutch

Designer / Architect: J W Crawley and W P Knights

Construction Date: 1908 - 1909 (two storey section)

Builder: Rose & Wales

Heritage Intelligence Pty Ltd

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Statement of Significance

This statement of significance is based on the history, description and comparative analysis in this citation. The Criteria A-H is the Heritage Council Criteria for assessing cultural heritage significance (HERCON). Level of Significance, Local, State, National, is in accordance with the level of Government legislation.

What is significant?

The former Yarram Butter Factory (1908 - 1909) at 40 Commercial Rd, Yarram, is significant. The original form, materials and detailing, as originally constructed, are significant. The interior layout and material are significant.

Later outbuildings, alterations and additions to the buildings are not significant.

How is it significant?

The former Yarram Butter Factory (1908 - 09) at 40 Commercial Rd, Yarram, is significant for its aesthetic and technical values to the State of Victoria, and significant for its historical and social values, to the Shire of Wellington.

Why is it significant?

The former Yarram Butter Factory (1908 - 09) is **historically significant at a local level** as a surviving, substantially intact, purpose-built butter factory. The distinctive appearance, of the former Yarram Butter Factory (1908-09) combined with its well known industrial history, contribute to its landmark qualities. The former Yarram Butter Factory is historically significant for its associations with the Gippsland dairy industry which has been of critical importance to the development of the region and the State.

The operation of a butter factory commenced in an earlier building on this site in 1891 from which time operations and infrastructure grew and evolved over a period of 85 years until butter production ceased at the site in 1976. This building is the earliest surviving structure from the highly successful commercial production of butter, cream and cheese. It successfully serviced the commercial needs of local dairy farmers and was a major employer and contributor to the economic viability of the town of Yarram.

The Yarram Butter factory is historically significant at a local level for its associations with the Gippsland dairy industry which is of commercial importance to the development of the region. It is also significant at a local level as the remnant of the dynamic late nineteenth century and early twentieth century growth of the Yarram Butter Factory business which served as impetus to drive development in and around Yarram irrevocably changing the built landscape. (Criterion A & B)

The former Yarram Butter Factory (1908 - 09) is **socially significant at a local level** as the physical manifestation of the long held association between the Yarram Butter Factory and the community of Yarram where generations of residents, over nearly 100 years, have had their fortunes intimately tied to the success or failure of the factory. Of particular social significance at a local level is the pioneering use of 'factory conveyancing' of product to the old factory by the Yarram Company and the effect of this on the lifestyle, employment and social opportunities of suppliers. (Criterion G)

The former Yarram Butter Factory (1908 - 09) is **aesthetically significant at a State level for its architecture, and locally as a landmark building in Yarram's main street.** It is architecturally significant as a fascinating and rare adaptation of a building designed in the Anglo-Dutch style for industrial use in a country town in Victoria. The land mark building is located close to the street boundary, and very dominant in the main commercial street, due to it's height, striking architectural design and location at the northern entry to the town along the South Gippsland Highway. The Yarram Butter Factory is architecturally significant as an early and rare example of a two storey brick butter factory in Wellington Shire, and possibly Victoria, which has a highly intact internal layout providing evidence of the factory scale gravity cooling process for milk and cream as well as an exterior designed in the Federation Anglo-Dutch style. The exterior includes very significant fenestration illustrating its original commercial use, with an elaborately sculpted Art Nouveau name plaque (originally finished in gold) in the gable-end surmounted by a curved pediment. The interior employs a structural corrugation method to support a concrete floor above, and floor to ceiling tiled walls and tiled floors for increased hygiene. It is an architecturally distinctive building in Yarram's main commercial streetscape. (Criterion E).

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The former Yarram Butter Factory (1908 - 09) is architecturally important as a very early and creative work of the noted Camperdown architect W Perry Knights together with Warrambool architect and engineer J W Crawley. (Criterion H)

The former Yarram Butter Factory (1908 - 09) is **scientifically significant at a State level** for its use of a two storey building to enable a factory scale gravity cooling process for milk and cream; internally the distinctive appearance of the vitreous white-tiles (which are less likely to craze than clay based tiles and therefore remain hygienic) which fully lined the walls as well as the architraves and reveals of the doors and window openings, the matt finish hexagon shaped brown-red tiles (possibly from Mitcham Works Melbourne) on the floors, Wunderlich pressed metal ceiling cladding, and structural corrugation system "Lysaghts" or "Traegerwellblech" with wrought iron joists supporting a 'concrete' floor above. Whilst its significance is reduced a little by the removal of the butter making equipment, the architectural design and finishes of the extant two storey building are largely intact and provide a unique understanding of how the design of the building facilitated the butter making process on a commercial scale. (Criterion F)

Note: The Yarram Butter Factory site and the company that operates the site have been known by many different names across the lifetime of the site. For the purpose of this report the site is always referred to as the Yarram Butter Factory as it appears to have been continuously colloquially known and the company that operated the site are referred to as the Yarram Company except where describing the change of name is part of the historical research.

Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the extent of the title boundaries as shown on the map.

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Outbuildings or fences which are not exempt under Clause 43.01-3	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	No
Aboriginal Heritage Place	Not assessed

Map of recommended boundary for Heritage Overlay



Boundary of HO in Red.

History

Locality history

The following is based on information taken from the *Wellington Shire Thematic Environmental History* (Context 2005:7-8, 41), unless otherwise cited:

The Tarra Creek pastoral run was taken up in the 1840s, in the area that now encompasses the Yarram township. In the early 1850s, John Carpenter built a flour mill and sawmill near the Tarra River, upon which a bridge was soon built. A small township began to develop on private land on the west side of the River, which was first named Barkly, after Victorian Governor Sir Henry Barkly. However, the small township soon became known as Yarram Yarram; the parish name. Yarram is an Aboriginal word thought to mean 'plenty of water' or 'billabong'. The town would be called Yarram Yarram until 1924 (Fletcher & Kennett 2005:79; Yarram District Historical Society website).

Yarram was part of the first Shire established in Gippsland – Alberton Shire established 1864 – where a District Road Board was formed in 1855 (Context 2005:38). In 1857, the first store was opened in the town of Yarram Yarram by Charles Devonshire. Soon other stores were established as the town grew, including a shanty on the site of the Yarram Hotel. The development was a result of the marketplace located in Yarram, which served local farmers who preferred the location over the more distant Port Albert (YDHS website). The first Mechanics' Institute was built in 1860 and a school opened in 1861. All communication during this period was via Port Albert to the south (Fletcher & Kennett 2005:80).

Yarram's growth was constrained by the release of private land for sale. Development within the town gained momentum from the 1880s, with town allotments purchased from private landholders (Fletcher & Kennett 2005:80). One such developer was James Nicol, who owned the land east of Commercial Road, between (just north of) Gipps Street and James Street. Nicol subdivided the land and sold town allotments from 1889. By the 1890s, Yarram had established itself as a commercial centre, servicing an extensive dairying and grazing district. The Yarram Butter Factory (1891) was a major component of the industry in this area of the Shire (Context 2005:12, 38). The township of Yarram Yarram was gazetted in 1893 and in 1897 the Alberton Shire offices were relocated to Yarram, establishing the southern town as a seat of Government (Context 2005:38; YDHS website).

From the early 1900s, large areas of land were selected in the Strzelecki Ranges to the north and west of Yarram for dairying, supplying cream to the butter factory. By 1903, Yarram Yarram also had a Shire hall, four churches, the Commercial and Yarram hotels, Masonic and Rechabite Lodges and a state school. At the centre of the pastoral district, Yarram remained the cattle market for southern Gippsland (*Australian handbook* 1903). The Yarram courthouse opened in 1908, the hospital was officially opened in 1914 and a higher elementary school was established in 1918. In 1921, the Great Southern railway Line from Melbourne reached Yarram (Context 2005:30, 41, 44). The Forests Commission established an office in Yarram in 1945 to manage the reforested lands in the region. From the 1950s, the Housing Commission and several housing co-operatives built many new homes in Yarram. However, the town was affected by the decline of rural industries in the 1970s. The milk factory and railway line closed in 1987 (Fletcher & Kennett 2005:80).

In 1994, Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and Maffra, the former City of Sale, most of the former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire (Context 2005:39). The town continues to serve as an important regional centre. It is also the location of the regional headquarters for the Department of Natural Resources and Environment (Fletcher & Kennett 2005:80).

Thematic context

This place is associated with the following themes identified in the Wellington Shire Heritage Study: Stage 1 Volume 2: Environmental History (2005) and the following research is arranged according to these themes.

- Settling the Land
- Developing Primary Production
- Building Settlements and Town

Place history

SETTLING THE LAND

Yarram Butter Factory Site History

The traditional custodians of Yarram including Crown allotment 53 are the Bratasalung clan of the Gunaikurnai people. (Gunaikurnai Land and Waters Aboriginal Corporation Whole of Country Plan, 2015, p. 4).

Europeans first occupied this country as part of the Tarra Creek pastoral run taken up in the 1843 by Patrick Coady Buckley (Caldow W, 2010, in The La Trobe Journal No. 86, p. 24). Crown allotment 53 incorporates river frontage and in 1857 included what appeared to be a natural water hole suggesting that the site may have been a source of food and resources for the indigenous people of this country. (Figure 2)

Following his selection of Crown Allotment 53, County of Buln Buln, Parish of Yarram Yarram in 1856 (Figure 3) John Carpenter erected flour and saw mills on the site. (Figure 2) The enterprise was called Barkly Mills and was opened 9 April of 1852. (Figure 2) (Gippsland Guardian 10 April 1857 p. 2) Other than land donated by Carpenter for a Mechanics Institute in 1860 (An Act relating to the Yarram Yarram Mechanics' Institute and Free Library, 1st October 1924) and the reservation of Carpenter Street before 1875, crown allotment 53 remained largely undeveloped until the Yarram Butter Factory was constructed in 1891. (Figure 3)

In 1864 Carpenter's Barkly mills were leased and operated by Abraham Bland who worked for Carpenter. Around 1869 Bland purchased the property including Carpenter's Aylesbury homestead (Figure 4) (Hooper, 2017, p. 70). Bland's mills burnt down in 1870, were rebuilt to be steam operated and burnt down again in 1884. Bland was living in the Aylesbury homestead when he died in 1897. (Hooper, 2017, p. 70)

The Yarram Butter Factory site now stretches across several parts of crown allotment 53, County of Buln Buln, Parish of Yarram Yarram in the Shire of Wellington.

The first Yarram Butter Factory building was located on a single 3/4 acre parcel of Crown Allotment 53 sold to the Yarram Dairy Company by Abraham Bland in August of 1891. (Figure 1) (Adams, 1990, p. 133) The sale price was £50 cash and £50 paid up shares in the company. (Nicoll, 2008, p. 1)

The several parcels of allotment 53 occupied by the Yarram Butter Factory by 1951 stretched across 12 separate titles including easements on Factory and Carpenter Streets and had "...erected thereon factory and grain store buildings and two residences and other buildings and erections and improvements." (Petition in the matter of the companies act 1938 doc 5914/8)

In 1951 William Trenton Bodman, a Director of The Yarram Company stated that the company held this land as tenants in common in equal shares with another party (unnamed) although they (The Yarram Company) had occupied the land exclusively for "very many years." (Petition in the matter of the companies act 1938 doc 5914/8)

DEVELOPING PRIMARY PRODUCTION

Until the late nineteenth century dairy product processing in Victoria was "...still centered on primitive farmyard techniques using settling tray and hand churns..." (Gippsland Heritage Journal 1987, p. 3) Government incentives, the prospect of greater efficiencies and the potential to access lucrative export markets encouraged Victorian farmers to establish and develop factory processing of butter and other dairy products from the late nineteenth century onwards. (Gippsland Heritage Journal 198, pp. 3-5)

History of the Yarram Butter Factory Building

Within 5 months of the Yarram Butter Factory first being mooted in the press a prospectus was issued (Gippsland Farmer's Journal and Traralgon, Heyfield and Rosedale News, 28 July 1891), shares taken up, directors appointed, land purchased and a building erected. (Adams, 2008, p. 133)

The South Gippsland Creamery and Butter Factory Company Limited, operating as the Yarram Dairy Company, was incorporated on the 12th September 1891 (Bodman, 1951) and the Yarram Butter Factory was operating by the 26 October 1891. (Adams, 1990, p. 133)

The "principal objects of the Yarram Company were the purchase, manufacture and sale of farm and dairy produce and the treatment and disposition of waste and residual products." (Bodman, 1951)

Some Yarram Dairy Company directors inspected existing factories in Melbourne and elsewhere (Gippsland Standard, 8 August 1891) and noted dairy expert Mr D. Wilson was also invited to visit and assist the directors with their plans (Nicol, 2008, p.2) before construction of the first Yarram Butter Factory. The first Yarram Butter Factory was "... a timber building with iron roof and brick foundations with cellar, office, boiler room, separating and butter rooms and wash-up and store rooms." (Adams, 1990, p. 133). An underground tank was also installed by Mr Casbolt for L22 in 1891. (Nicol, 2008, p. 2)

Tenders were called for the erection of the first Yarram Butter Factory on the 10 August 1891 and the tender winning contractors John Graham and William Casbolt (Yarram Genealogy Group newsletter #2, n.d.) had completed the building in time for an official opening on the 23 October 1891 (Gippsland Standard, 13 October 1891 in Nicol, 1990, p. 12).

At the time of the opening of the Yarram Butter Factory the Yarram Company established three off-site creameries at Boodyam, Devon, and Won Wron and also sourced cream from a fourth existing private creamery at Calrossie. (Argus, 26 October 1891; Adams, 1990, p. 133)

The addition of cheese manufacturing to the Yarram Butter Factory was suggested in 1894 (Gippsland Times, 19 January 1894) and by 1901 productivity had grown so that substantial alterations were made to the Yarram Butter Factory complex which changed the building from a "bungalow edifice (to a) lofty and commodious building" (Adams, 1990, p. 136) (Figure 5 and Figure 6). The chief alterations were reported in The Gippsland Standard 31 July 1901 as:

- the addition of a second story including a receiving room with patent pulley
- a cream room with several vats for ripening and a lawrence cooler
- 2 ply rubberoid between the lining boards of the walls
- the wall cavity filled with Firth's calcined sterilized peritive insulator
- passageway around the cream room for ventilation
- a new engine room with a boiler procured from a Sale flour mill

- double roofs of iron on the cream and receiving rooms with bottom roof watertight and top roof open at ridge, hip and eaves to allow free air currents

and

- a 12 metre smoke stack and whistle (Adams, 1990, p.136)

Technological innovations and growth of the enterprise led to constant alterations to the Yarram Butter Factory including enlarging the churning and cream rooms, office areas and testing room in 1903 at which time acetylene gas was also connected to the premises. (Adams, 1990, p. 137)

So extensive were the continual changes to the Yarram Butter Factory that by 1905 there was "only one little portion of the original factory left...in the middle of the complex..." (McAlpine in West Gippsland Gazette, 18 April 1905) (Figure 5 and Figure 6) and it was reported that the condition of the old Yarram Butter Factory and its many additions was so poor as to put it at risk of being condemned (Gippsland Standard, 1st September 1909 in Nicoll, 2008, p. 15)

On the 4th of July 1908 permission was obtained from shareholders to build an entirely new factory (Nicoll, 2008, p. 5). Plans for the new buildings prepared by Messrs Crawley and Knights were accepted, tenders called for (Age, 11 August 1908, p.) and contractors Rose & Wales successfully tendered to build the brick and tile factory for L2828. (Building: the Magazine for the Architect, Builder, Property Owner, 1908, p. 87; Age 7 August 1908).

Comprehensive details of the new Yarram Butter Factory (Figure 7, Figure 8 and Figure 9) were published in the Gippsland Standard 1st September 1909 (Nicoll, 2008, p. 15). The chief features are described as cleanliness, imperviousness, drainage, lighting and ventilation and some of the built elements described include:

- Front of the building is tuck pointed with cement and rough case facings and "surmounted by an artistic shield bearing in gold lettering "South Gippsland Creamery and Butter Factory Co. Ltd".
- Ground floor large (42ft x 27ft) manufacturing room with tiled floor and walls, Wunderlich steel ceiling and two similarly tiled cold storage rooms.
- First storey including "...two cream maturing rooms and a cooling room, each with tiled floor and walls, and zinc ceiling, and a box store room having cement walls and zinc ceiling communicating with the manufacturing room by a convenient shoot." (Gippsland Standard, 1 September 1909 in Nicoll, 2008, p. 15)
- Top storey reservoir vats pumping cream over coolers to maturing vats with pipes connecting cream from vats direct to the churn.
- Detached wash up room with slate wash troughs and hot water
- Above ground drainage, "...the internal drainage being discharged by vitrified tile gutters, delivered into pitched channel, laid in cement out-side." (Gippsland Standard 1 September 1909 in Nicoll, 2008, p. 15)
- Manufacturing room in old building repurposed as a cream receiving room
- Former cool room converted into a reading and committee room with a corner set apart for a bathroom

and

- Detached engine room with Hornsby suction gas plant

The new Yarram Butter Factory was **officially opened 27 August 1909** attending officials including the Hon. G.Graham Minister of Agriculture, Mr John Thompson MP for Dundas and Mr Thomas Livingston MP for Gippsland South.

Immediately following completion of the new building improvements to the factory continued to be made including:

- 1910 a new conveyor system added (Adams, 1990, p. 137)
- 1914 erection of chaff and grain storage sheds at the complex (Nicoll 2008, p. 6)
- 1915 a pasteurisation plant costing more than £1000 (Adams, 1990, p. 137; Gippsland Standard and Alberton Shire Representative, 3 September 1915)
- 1915 extension of electrical plant costing £800 (Gippsland Standard and Alberton Shire Representative, 3 September 1915, p. 2)
- 1919 new system of moving cream around introduced involving modifications to the interior especially the floor including a miniature railway track and rails (West Gippsland Gazette, 30 September 1919, p. 3)
- 1927 Yarram Butter Company was appointed an agent for the Commonwealth Oil Refineries (later B.P. Petroleum) and storage was built for 260 cases each of kerosene and petrol. (Nicoll, 1990, p.8)
- 1929 Improvements to the factory plant and maintenance to the building (Gippsland Times, 7 October 1929, p. 4)
- 1931 brick additions including modern offices (Age, 2 December 1931) (Figure 10)
- 1951- 53 the reconstruction and modernization of part of the Yarram Butter Factory (Bodman, 1951 and Nicoll 2008, p. 11) (Possibly the time that the reinforced concrete beams were added in areas D, E, F.)

In 1976 butter production ceased at the factory (Nicoll, 2008, p. 9) which became a depot for Murray Goulburn who repurposed and expanded areas of the site to establish a testing laboratory during 1980. (Nicoll, 2008, p.9)

In 1987 the Yarram Butter Factory depot closed (Yarram Genealogy Group Inc. newsletter no. 82, n.d) and in 2007 Murray Goulburn closed the Yarram Butter Factory testing laboratory. (Nicoll, 2008, p.10)

In 2012 following some renovations to the old laboratory buildings the Yarram and District Historical Society moved their museum and archival collection to the Yarram Butter Factory site. (Yarram and District Historical Society website and Darren Chester Federal Member for Gippsland website, 2012)

Yarram Butter Factory Business Development

From its inception the "principal objects of the Yarram Company were the purchase manufacture and sale of farm and dairy produce and the treatment and disposition of waste and residual products". (Bodman, 1951). These authorised objects were altered on 4 April 1905 and again on 29 December 1909 in order to widen the scope of the companies operations including adding the generation and supply of electricity in 1909. (Nicoll, 2008, p. 6)

A hallmark of the development of the Yarram Company was its innovation and the diversification of its business.

In the first instance relationships were established between the Yarram Company and nearby farming communities such as Blackwarry (Gippsland Farmers' Journal and Traralgon, Heyfield and Rosedale News, 3 May 1895, p. 2) and the Calrossie creamery and creameries at Devon, Won Wron and Boodyam were developed and maintained (Leader, 26 September 1891, p. 13; Age, 17 September 1897, p. 7)

Relationships were also fostered with pig farmers with which the Yarram Butter Factory worked cooperatively to their mutual economic benefit as the pig industry could use the difficult waste of butter and cheese manufacturing as feed for stock. (Mildura Cultivator, 23 June 1909, p. 5)

The export of Yarram butter was prioritised to the degree that a representative was sent to supervise the marketing of the product in England. (West Gippsland Gazette, 26 April 1908, p. 2) Butter was exported to England from at least 1896 (Argus, 18 September 1896, p. 3) with at least a ton being sent to England in 1897 (Age, 17 September 1897, p. 7) and 100 cases ordered from Cape Town South Africa in 1898 (Argus, 10 January 1898, p. 6)

The detached engine room opened at the new Yarram Butter Factory in 1908 supplied electricity to Yarram by arrangement with the Yarram council who accepted the offer of the Yarram Butter Factory Company to install an electric light plant powered by the butter factory engine room to light Yarram for a guaranteed return from council of £150 per year for 5 years. (Gippsland Times, 12 October 1908, p. 3; Nicoll, 2008, p. 6). The electricity plant illuminated the factory and supplied power to light the town (Leader, 7 December 1918, p. 9) until the cost of maintenance and improvements required to meet demand became unmanageable and the plant was sold to the Yarram Hydro-Electric Company Ltd around 1920. (Bodman, 1951 and Nicoll, 2008, p. 6; Gippsland Standard and Alberton Shire Representative, 27 October 1916, p. 3)

By 1905 the Yarram Butter Factory was one of the largest in Victoria in honour of which achievement a banquet was held for the directorate at the Yarram Shire Hall in recognition of the "...energy, enterprise...business capacity, time, labour and financial risk..." (West Gippsland Gazette, 18 April 1905, p. 7) they had undertaken. Particular notice was paid to Mr McAlpine who had turned around some early faltering in the Yarram Butter Factory business by insisting they buy cream. (West Gippsland Gazette, 18 April 1905, p. 7)

Around 1912 the Yarram Company "...extended its business to include the purchase of stock fodder and seed and the supply of those and other requirements to farmers..." (Bodman, 1951) and in 1951 this part of the business serviced most farm needs other than farm machinery. (Bodman, 1951)

Yarram Company shareholders and suppliers of which there were 200 by 1918 (Leader, 7 December 1918, p. 9) continually discussed and considered ventures to expand and diversify the Yarram Companies interests. Proposals considered included setting up a flour mill (The Age, 5 March 1915, p. 6), commencing ice production (Nicoll, 2008, p.4), producing casein (Nicoll, 2008, p. 7) and installing a dedicated railway siding (Nicoll, 2008, p. 7) after the railway finally reached Yarram in 1921. (Weekly times, 1 April 1939, p. 18)

A telephone had been installed at the Yarram Butter Factory by 1914 (Gippsland Standard and Alberton Shire Representative, 11 February 1914, p. 3) and around 1927 a motor spirits license was acquired by the Yarram Company (Bodman, 1951)

In 1941 the Yarram Company purchased the Alberton Butter Factory and the company was renamed the Yarram Dairy Company. (Nicoll, 2008, p. 9) The Alberton factory was extended and re-equipped to become a cheese making depot which operated until 1953/54 when all production at the Alberton Factory was relocated to Yarram (Bodman, 1951; Nicoll, 2008, p. 9; SEMIP General Correspondence, 1948-1973). The relocation of the Alberton Cheese making works to Yarram necessitated the construction of a new factory building at the rear of the Yarram Butter Factory site which was completed in 1953. (SEMP General Correspondence, 1948-1973)

Continuing investment in land meant that by 1951 the Yarram Company had established a substantial property portfolio. (Petition in the matter of the companies act 1938 doc 5914/8) At this time they also carried sundry debtors of L33625/2/7 on their books indicating the level to which the fortunes of the factory were intertwined with the social and economic fortunes of the district. (Petition in the matter of the companies act 1938 doc 5914/8)

Co-operative Enterprise

Co-operative enterprise was encouraged by the Government as the best operational model for industrial dairy production providing farmers with a direct financial interest in the success of the venture. (Gippsland Heritage Journal, 1987, p. 4) Private and proprietary owned factories also operated in and/or sourced their cream from Gippsland creating competition for supply. A supplier's capacity to consider multiple options of disposal of their product depended on whether it was bulky rapidly perishable milk that must be conveyed to the nearest factory or smaller loads of longer lasting cream for which longer and less regular travel could be considered. From early in the 1890's the Yarram Butter Factory directors pursued a course of educating farmers in best practice for at home separation and not only accepting cream from farms but reportedly pioneering the use of factory conveyancing to collect the product from suppliers. (McAlpine in West Gippsland Gazette, 18 April 1905, p. 7) The increased convenience and cost savings of this process to suppliers considerably reduced the likelihood of suppliers seeking an alternate more distant depot to dispose of their product and ensured the vital supply that enabled the Yarram Butter Factory to flourish while other factories failed. (Gippsland Heritage Journal, 1987, pp. 5-7)

As a co-operative enterprise the Yarram Butter Factory company was able to advocate and advance the interests of the dairy and specifically butter industry on behalf of members. Membership of the co-operative was said to be designed to enable any supplier to join on the 'easiest and simplest of conditions' and in 1908 the board of the factory was described as "receiving neither fee nor concession of any kind for their work." (Leader, 4 July 1908, p. 8)

In 1904 the Yarram Butter Factory was part of the inauguration of the Gippsland Butter Factories Association and in this role actively negotiated with shipping carriers for improved tariffs for bulk freight. (Morwell Advertiser, 17 June 1904, p. 3)

The Gippsland Butter Factories Co-operative Produce Company (GBFC) in which the Yarram Butter Factory took an active role, was inaugurated in 1905 and included the butter factories of Sale, Traralgon, Bloomfield, Foster, Heyfield, Leongatha, Poowong, Mirboo North, Dumbalk, Crossover, Stoney Creek and Boisdale. (Traralgon Record, 25 July 1905, p. 7)

As well as teaming up with other similar factories, Directors of the Yarram Butter Factory advocated on behalf of the GBFC and the broader industry by:

- calling for an enquiry into the Pure Foods act and the subsequent impact on the butter industry (Weekly Times, 6 April 1907, p. 39)
- expressing alarm at restrictions on the export of butter (Gippsland Standard and Alberton Shire Representative, 1 September 1916, p. 5)
- Expressing concern about the mixing of Australian butter with other fats to produce cheap margarine thereby undermining the dairy processing industry in Australia (Advertiser (SA), 25 January 1913, p. 20)
- calling for Government aid due to heavy cattle loss in Yarram which could see farmers lose their holdings (Weekly Times, 29 September 1923, p. 35)

In 1951 the Yarram Dairy Company merged with the Traralgon Creamery and Butter Factory to form South Eastern Milk Products Ltd (SEMP). (Nicoll, 2008, p. 9) The intention of this development was to combine "...the business assets of the Traralgon and Yarram companies (to)

- enable a replanning and reorganization of the business operations and methods of both companies (to)
- result in a greater turnover, a reduction of overhead expenses, elimination of duplication of some plants and processes and
- greater efficiency generally, with consequential overall economy." (Bodman, 1951)

In addition the petition listing the Yarram Company assets identifies the Traralgon Creamery & Butter Factory Company Limited as a debtor to the Yarram Dairy Company at L7763/18/6 which may have influenced the merger. (Petition in the matter of the companies act 1938 doc 5914/6)

In 1971 SEMP Ltd merged with Gippsland Consolidated Milk Co. (including the East Gippsland factories of Maffra Bairnsdale and Orbost and Gormandale which had joined SEMP in 1970) and became known as Gippsland Amalgamated Milk Pty Ltd (GAMP) based in Maffra. (Yarram Genealogy Group Inc. and Nicoll 2008, p. 9)

In July 1973 GAMP and South Gippsland Milk Industries at Leongatha, Korumburra and Archies Creek merged with Murray Goulburn Pty Ltd which already operated factories in NSW. (Yarram Genealogy Group Inc. newsletter 32 n.d. and Nicoll, 2008, p. 9)

In 1976 butter making ceased at Yarram, cream being sent to Leongatha or Maffra for processing (Nicoll, 2008, p. 9) and the factory operation at the site closed down in 1987 (Yarram Genealogy Group Inc. newsletter no. 82, n.d.).

Murray Goulburn Pty Ltd developed the disused Yarram Butter Factory into a new registered NATA Pathogen laboratory during 1980. (Nicoll 2008, p. 9) At peak times the testing facility employed up to fifty mainly local staff until Goulburn Murray centralised all testing in Melbourne and closed the laboratory in 2007. (Nicoll, 2008, p. 10)

The development of the Yarram Butter Factory from its first timber co-operative venture to the closing of the factory as the small component of a large dairy empire illustrates the story of the development of mechanised dairy production in Victoria.

BUILDING SETTLEMENTS AND TOWNS

The Yarram Butter Factory and the Yarram Community

At the time the Yarram Butter Factory commenced operation South Gippsland was so heavily reliant on the dairy industry as to be 'almost at a standstill' without it. (Gippsland Farmers' Journal and Traralgon, Heyfield and Rosedale News, 5 February 1892, p. 3) So influential was the Yarram Butter Factory on the region and the development of farm product processing facilities that a parliamentary deputation visited in 1894 to inspect the facility. (Argus, 5 May 1894, p. 7)

A correspondent in the Weekly Times in 1939 described Alberton as the principal town in South Gippsland and Yarram as having 'practically nothing' before the arrival of the Yarram Butter Factory, the coming of which "set the seal on the future success of Yarram". (Weekly Times, 1 April 1939, p. 18) Two years after the opening of the Yarram Butter Factory the township of Yarram Yarram was gazetted and the Alberton Shire Offices were relocated there in 1897. (Context 2005:38 in Heritage Intelligence 2016, Wellington Shire Stage 2 Heritage Study Volume 2 II, Part 5 Tinamba Yarram, p. 991; Yarram District Historical Society website)

Although it was not the first butter factory in Gippsland as the 'pioneer venture in Old South Gippsland' (Gippsland Farmers' Journal and Traralgon, Heyfield and Rosedale News, 5 February 1892, p. 3), the Yarram Butter factory was central to revolutionising product processing in the district thereby influencing the terms of engagement and social framework by which communities operated as small holding farmers. The Yarram Correspondent to the Gippsland Times described the opening of the factory as "driving another nail into the coffin of conservatism in South Gippsland." (Gippsland Times, 30 October 1891, p. 3)

The Yarram Butter Factory provided employment and economic stimulus to the area distributing £25000 to district farmers in its first 14 yrs of operation (Weekly Times, 24 November 1906, p. 39). The Yarram Butter Factory also provided a framework for processing which included fixed times for the collection of milk and farm gate pick ups known as 'factory conveyances' which relieved the time and money spent delivering cream to the factory and reduced the supplier processing work load. Yarram Butter Factory has been credited as the first to introduce factory conveyances which had become standard dairy industry practice by 1918. (Leader, 7 December 1918, p. 9)

Changes to the mode of operating a dairy farm brought about by increased mechanisation and off farm processing altered the everyday experience of a dairy farming family. Opportunities for leisure time may have increased and conversely job opportunities may have decreased and community engagement may have reduced as farmers had less need to leave their property.

If the Yarram Butter Factory actively contributed to community affairs outside of their commercial interests they do not appear to have been widely recognised for it. Although the Yarram Butter Factory directors donated £50 to the Belgian Relief Fund and £10 to the Australian Sick and Wounded Fund in 1915 (Gippsland Standard Alberton Shire Representative, 5 March 1915, p. 2; Gippsland Standard and Alberton Shire Representative, 3 September 1915, p. 2) their community engagement appears to have been otherwise confined to activities related to their commercial operations. Community engagement activities included conducting the testing for a 1908 dairy competition (Traralgon Record, 27 November 1908, p. 3) and organising a celebration for the suppliers on the opening of the new factory in 1908. (Gippsland Standard September 1 1909, in Nicoll, 2008, p. 16)

Declaring their interest in educating the next generation of suppliers, the Yarram Butter Factory was providing educational tours of the factory for interested groups in 1933 and "district schools (were) allowed a half day a month for visiting". (Weekly Times, 25 November 1933, p. 51)

In 1942 the Yarram Butter Factory facilitated the operation of the Alberton Cheese Factory by the women's land army (Gippsland Times, 28 September 1942, p. 4) and along with other factories suspended their butter operations in 1943 in order to send their milk to Mafra for conversion into powdered milk for soldiers. (Morwell Advertiser, 1 April 1943, p. 6)

In 1947 the Yarram Company became a contributor to the Dairy Factory Superannuation Trust Fund organised by the Australian Institute of Dairy Factory Managers and Secretaries for the benefit of employees of the dairy industry and by 1951 27 employees of the Yarram Company were members of the fund. (Bodman, 1951, 5914/11)

The pattern, scale and development of the Gippsland farming landscape and indigenous environment was also driven by the operation of the factory as "from the early 1900s, large areas of land were selected in the Strzelecki ranges to the north and west of Yarram for dairying, supplying cream to the butter factory". (Context 2005:38 in Heritage Intelligence 2016, Wellington Shire Stage 2 Heritage Study Volume 2 II, Part 5 Tinsamba Yarram, p. 991)

A more deliberate alteration to the landscape was made by the company in 1927 when an avenue of up to 60 trees was planted along Commercial road from the Mechanic's Hall corner to Carpenter's Bridge in honour of the original directors of the company (Nicoll, 2008, p.8)

By the early twentieth century land around Yarram had become identified by its relationship to the butter factory and convenience to product collection points as illustrated by advertisements for land sales at Celliers Woodlands estate (Traralgon Record, 9 May 1905, p. 2), Bucklys Greenmount Estate (The Leader, 18 August 1906, p. 2), Biggs Brookside Estate (The Leader, 6 October 1906, p. 27) and the Trenton Valley Estate (The Leader, 19 June 1909, p. 2).

Towns outside of Yarram were influenced not only by the centralisation of butter processing but the establishment and eventual abandonment of localised creamery facilities. (Bodman, 1951). Although initially supported and developed by Yarram Butter Factory after the factory began accepting product separated 'on farm' (Gippsland Farmers' Journal and Traralgon, Heyfield and Rosedale News, 10 August 1894, p. 3) the creameries slowly became redundant (Bodman, 1951)

Yarram Butter Factory Architects

J W Crawley Jnr. & Warburton Perry Knights

Crawley and Knights established their name as butter factory designers following their successful entry in a competition to design the Grassmere Butter Factory. (Leader, 24 June 1905, p. 6) The factory was completed in 1905 and featured vitreous material lined sandstone walls on the interior, tessellated pavement on the floor (from Mitcham works Melbourne) and stamped iron design work lining the ceilings. (Leader, 24 June 1905, p. 6)

Endeavouring to capitalise on their success Crawley and Knights styled themselves for a time thereafter as 'butter factory experts' however (The Australasian, 7 October 1905, p. 58) however their diverse practice over the following 5 years appears to have included only two other butter factories; a new build for the Yarram Butter Factory and additions and improvements at the Perishurst and District Butter Factory. (Age, 7 August 1908, p. 9; Age 15 March 1907, p. 11) Crawley and Knights may have worked together as late as 1924 on alterations and additions to the Glenormiston Butter and Cheese Factory for which Crawley was commissioned but Knights involvement in this project is not certain. (Tonkin and Westbrooke, 2014, p. 265)

Crawley and Knights originally worked together prior to 1895 after which time Knights teamed up with Hamilton and Co in Colac. Crawley and Knights formed an architectural and engineering partnership around 1904 with Knights operating from an office in Camperdown and Crawley from Warnambool (Tonkin and Westbrooke, 2014, p. 265).

The output of the partnership between Crawley and Knights was prolific and versatile. The architects issued dozens of tenders between 1904 and 1909 including for buildings, additions, plastering, paper hanging and painting, an electric lighthouse, dairy buildings, parish hall, stables, cottages, renovations, picnic boxes and commercial premises. (Trove, "Crawley and Knights", 1904-1910)

The partnership of Crawley and Knights is thought to have dissolved around 1910 with both Crawley and Knights continuing from this time to pursue their own private professional practice. (Tonkin, 1970 in Tonkin and Westbrooke, 2014, p. 265) As well as operating a private architectural practice Crawley served as the Shire Engineer for Warnambool from 1895 to 1935. (Warnambool City Council Roads Register Demo, n.d.) Warburton Perry Knights (1872-1954) was particularly competent in the application of Art Nouveau decorative elements in his designs as displayed in a house he designed in 1907 for Doctor Richard Horace Gibbs, in Colac. (raacn99, 2014)

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Figure H1. Certificate of Title 16 December 1891 part of Crown Allotment 53, Vol. 2399, Folio. 479636.
Source: General Law Library Laverton Victoria.



Figure H2. Marked up portion of parish map 1854 with 1857 additions Yarram Showing original house and likely mill location and area of waterhole, Crown Allotment 53 County of Buln Buln Parish of Yarram Yarram. Source. State Library of Victoria. Allotments in the parishes of Yarram-Yarram and Wooranga, Gipps Land [cartographic material](surveyed by E.W.Griedl); lithographed at the Surveyor General's Office, Melbourne, October 12th 1854 by R. Meikle

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Figure H3. Part parish map 1875 showing land reserved for Carpenter Lane and Mechanics Institute from Crown Allotment 53. Source. Public Record Office Victoria VPRS16171/P0001/Plans Wh-Z, Yarram-Yarram Parish Plan, Imperial Measure 3963



Figure H4. Water tank being erected at Yarram Butter Factory incorrectly dated as 1891 but stack built in 1901. Aylesbury homestead visible in the background. Source. Nicoll, 2008, p. 3



Figure H5. Yarram Butter Factory in 1909 following 1901 additions. Source. Abraham, 1990, 132



Figure H6. Yarram Butter Factory c.1909, artist/photographer V.S. Lalor. Source. From website selling vintage postcards. <<http://www.forestenwalker.com/detailsprint1b.asp?CAT=AusPPC-Vic&CAT2%20=AusPPC-Vic&ProductID=STK-00020835>>



Figure H7. Yarram Butter Factory described as 'second stage' n.d. showing works done in 1908/1909. Source. Adams, 1990, p. 133



Figure H8. Yarram Butter Photograph after 1909. Source: Moansh University, Faculty of Arts, School of Humanities, Communication and Social Sciences, Centre for Gippsland Studies in Trove, <<http://trove.nla.gov.au/version/13106532>>



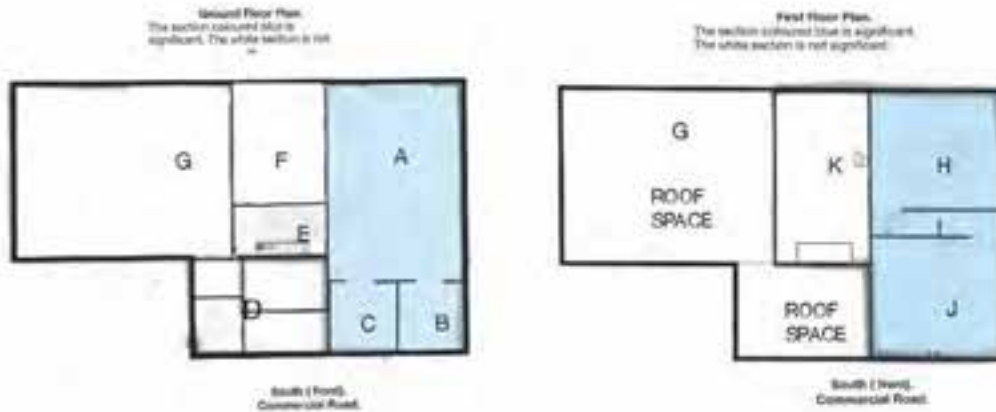
Figure H9. Labelled "Mr Weavers driving his bullock team past the Yarram Butter Factory c. 1909. Source: Nicoll, 2008, p.12



Figure H10. Photograph of what appears to be a celebration at the butter factory incorrectly dated as 1909 because the timber office has been replaced with a brick office built in 1931. Source: Nicoll, 2008, p.14



Figure H11. Photograph of factory fronting Commercial Road, c1980s. Source: From Victorian Heritage Database <<http://hd.heritagecouncil.vic.gov.au/places/69971>>



GROUND FLOOR

Area A. 1908-9 Manufacturing Room.

Area B. 1908-9 Cold Storage Room

Area C. 1908-9 Cold Storage Room.

Area D. 1931 Offices

Area E. 1931 and 1951 ?

Area F. 1931 and 1951 ?

Area G. 1931

FIRST FLOOR

Area H. 1908-9 [Cream maturing Room ?]

Area I. 1908-9 [Box Store ? Room.]

Area J. 1908-9 .

Area K. Mezzanine

Description

This section describes the place in 2017. Refer to the Place History for important details describing historical changes to the physical fabric.

The author did a site visit with Andrew Martin (Chartered Structural Engineer) and Nikki Taylor, (Planner) on 17 July 2017. Views of the interior were restricted due to the lack of natural light on the ground floor and lack of access to the first floor due to the unsafe timber ladder. Therefore views of the first floor rely on the 2017 photographs and report "Memo Structural Condition Report of Original Butter Factory Building at Yarram, Victoria Rev (A) " 28th August 2017, by Andrew Martin.

The exterior of the Inter War period 1931 office extension is rendered brick scored to resemble ashlar, as is the large gable roofed factory behind and to the west side of it.

This treatment was also given to the lower part of the facade of the 1908-1909 building. An important part of the original Federation Anglo-Dutch style, was the tuck pointed red brickwork with contrasting decorative stucco mouldings, roughcast, plaque and elaborate Art Nouveau writing in the gable end.

More information regarding the exterior of the brick two storey 1908-09 building is described in detail in the photos below.

The interior of the 1931 offices is essentially a standard arrangement, clad in asbestos sheet linings. The interior of the factory immediately behind the offices consists mainly of rendered walls and a concrete ceiling supported by reinforced concrete beams which are severely corroding.

The factory to the west of this area consists mainly of brick walls, with metal roof trusses clad in galvanised iron. The integrity of both the 1931 office and factory buildings behind it are fair to good however the condition is poor to fair. The following floor plans are adapted from those provided by Andrew Martin, which showed the location of the photographs he took.

The integrity of the exterior and interior of the 1908-09 building is high. The condition overall is good, although the corroded corrugated roof of Area A needs to be investigated further, by a forensic heritage structural engineer.

Two storey building 1908-09 (Blue areas A, B, C, H, I, J)



Floor plans showing the areas A to K, used in this report. Ground floor A-G. First Floor H to K.



Figure D1. Blue Areas A, B, C, H, I, J. The 1908-9 former Yarram Butter Factory building south (front) elevation. The 1891 date refers to the date the Yarram Dairy Company commenced, not the date of this building. The front facade has a high degree of integrity as a fine example of the Federation Anglo-Dutch style applied to an industrial building. The original tuck pointed red brick walls (now rendered) contrasting with the elaborate rendered gable end were typical finishes in the Federation period. The elaborate gable end with Art Nouveau style writing is rare on surviving industrial buildings in Victoria. Changes that have occurred include painting the decorative gable end, rendering and scoring over the former tuck pointed red brickwork on the lower section to appear like stone (probably at the time of the 1931 extensions), and bricking-in a ground floor opening. The segmentally arched openings with projecting sills and four pane windows are typical of the Federation period.



Figure D2. Two storey blue areas A, H. Single storey areas F, G, K. The northern elevation of the existing two storey 1908-09 butter factory (on the left in Figure D2) in which there are three segmentally arched openings with projecting sills dating from 1908-09. Alterations to the two storey section include 'bagging' the red brick wall, enlarging the first floor doorway and inserting a roller door. On the ground floor the double doorway has been enlarged c1931 and double doors inserted. The single storey extension (on the right in Figure D2) is c1931 (and later) is not significant. .



Figure D3. Blue areas A, B, H, I, J. The east elevation has a good degree of integrity. Figure D3 shows the gabled roof clad in galvanised iron and the red brick wall 'bagged'. Segmentally arched openings are located towards the front section. The first floor left hand window is original, the next one has been altered to be a doorway. Two small windows have been bricked up. Towards the northern end of the wall, at first floor level, are three square openings with flat arches, one of which has timber louvres and it is likely that they all had louvres. At ground level are three large flat arched window openings which have been temporarily blocked up on the inside and one that has been infilled. All the openings, except the altered doorway, have projecting sills as seen on the south facade and all of these openings date from 1908-09. The spouting has corroded and is allowing water to soak around the base of the building, most likely contributing to the uneven settling and minor cracking.



Figure D4. Blue area J. The upper level of the south elevation of the 1908-09 building. Note the skilled craftsmanship of the highly ornamental decorative gable end and parapet which wraps around the corner of the east and west elevations. The original joinery of the doors and windows is intact. The Federation Anglo-Dutch design with Art Nouveau writing is a unique, fine and intact example as there are no other known examples on butter factories in Victoria. The architects designed Art Nouveau writing on plaques on other buildings but these are mainly in the Western District and arguably this is the best example.



Figure D5. Blue Area A. View looking south towards the doorways into Areas B and C. The door on the right goes into Area F. Note all the walls are lined with glazed white tiles (now dirty) as are the architraves and reveals, the floor is lined with matt finish hexagon shaped brown-red tiles and the ceiling appears to be comprised of wrought iron joists supporting arched, deep-gauge (?) corrugated iron. The roof appears to be supporting a concrete floor. The method of construction is now rare, and appears to be similar to that used in the Queens Warehouse, Melbourne and described by Miles Lewis as 'Lysaght's Galvanized Tinned Iron 20 Gauge [sic]; Heavy Weight ... equal to sample'; and 'Traegerwellblech'. "In 1902 Lysaght's *Metal Trades Reference* listed 'weight-bearing'

Lysaght Orb iron of four inch [102 mm] pitch and 2 1/2 inch [38 mm] depth." (Structural Corrugation: February 2017 8.05.29. The roof was most likely used in this case to assist with keeping the building cool. It is also noted that the girders and corrugated iron are corroding. It is recommended that a forensic and heritage structural engineer investigate the actual method of structure and recommendations for repair.



Figure D6. Area A. Detail of door to Area E/E, small hatch and door to Area C, and floor tiles. Note the white glazed tiles with specially curved ones used to cover the edges of the openings and the thick doors on both sides of the small opening.



Figure D7. Area B. Note the white glazed tiles on the walls, red-brown hexagon tiles on the floor and concrete roof and detail of hatch which opens out to the front (south elevation) of the building.



Figure D8. Area C. Looking south to the intact white glazed wall tiles, red-brown hexagon floor tiles, pressed metal ceiling, small hatch, and window and the door opening lined with curved tiles.



Figure D9. Area H (left) Looking north. Showing the original segmental arched window openings in the north elevation and the square window opening in the east elevation, all with architraves of curved white glazed tiles and white glazed tiles on the walls, and red-brown hexagon tiles on the floor. The roller door is a later alteration. **Area I (right)**. Looking east to the square window opening, and west to the bricked up opening, with walls clad in white glazed tiles. Note the ceilings may be asbestos cement sheeting. Source. Andrew Martin 2017.



Figure D10. Area J. Looking north, from the loft over area J. Note the intact segmental arched windows, doorway and intact doors. The floor is timber. Source. Andrew Martin 2017.

Single Storey Section with Mezzanine (White Areas D, E, F, G, K)



Floor plans showing the areas A to K, used in this report. Ground floor A-G. First Floor H to K.



Figure D11. Area G. Left: South elevation of the c1931 factory extension, divided into four bays by pilasters, with highlight windows, and rendered to match the 1931 office building adjacent. Right: The rendered gable end of the single storey extension. The north elevation walls are built of brick with some corrugated iron cladding See Figure D2.



Figure D12. Area D. The south elevation of the 1931 office building. Constructed of brick and rendered, it is divided into three bays with banks of three windows either side of a centrally recessed front door accentuated by the cantilevered porch 'supported' by chains attached to the high parapet. The integrity is high however the architectural design is unremarkable compared with the 1908-09 building.



Figure D13. Area D. Typical views of the asbestos clad ceiling and walls of the interior of the 1931 offices.



Figure D14. Area G. Left Typical view of the gabled roof of the single storey c1931 factory, with metal roof trusses and galvanised corrugated iron cladding and brown brickwork. Right. View showing red brickwork and corrugated iron walls. The brown brick sections may be earlier remnants of pre 1931 structures.



Figure D15. Areas E and F. c1931 building located behind the 1931 office building. The timber staircase, located in AREA E goes to the first floor in AREA K. The other two views are of AREA F.

Citation

Yarram Butter Factory (former)

21 June 2018



Figure D16, Area K. View towards a former window which has been crudely made into a doorway from Area K into Area H. Source. Andrew Martin 2017.

Sources

All photos taken in 2017 by Heritage Intelligence Pty Ltd unless otherwise noted.

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Comparative analysis

(based on a desk top study).

The Yarram Butter Factory is a large complex of buildings spread across several parts of Crown Allotment 53 known as 40 Commercial Road Yarram. Buildings on the site date from 1908/1909 to at least as recently as 1953. (SEMP 1948-1973) This comparative analysis is only concerned with three rendered brick buildings on the site. The three buildings face Commercial Road and are described hereinafter as the Yarram Butter Factory historic precinct. The buildings will be individually described as the old factory, the office and the new factory.

The old factory is the oldest building at the Yarram Butter Factory site. The building was constructed in 1908/09 to replace an earlier 1901 timber complex that had grown out of the original 1891 structure. The building was designed by architects J W Crawley Jnr. and W P Knights. Crawley and Knights also designed the Grassmere Butter Factory (Figure 1) and worked on alterations to the Penshurst Butter Factory. (Figure 2) (The Leader, 24 June 1905, p. 6; The Age, 15 March 1907, p. 11; Penshurst Press; 6 September 1907, p. 2)

The Grassmere Butter Factory burnt down not long after it merged with the Murray Goulburn Corporation in 1966 (Victorian Places, 2015, Grassmere) and only one building from the Penshurst butter factory complex survives. There is consequently insufficient information to establish whether the three Crawley and Knights butter factories are designed according to a specific industrial style. A superficial assessment of photographs of the three factories suggests that Crawley and Knights designed specifically for the limitations of each site and the tastes and practical requirements of the owners. (Figure 2) A plan of the Grassmere factory survives and may have informed the practical layout of the Yarram Butter Factory. (Figure 4)

The Yarram Butter Factory appears to be the only work from the architectural partnership of Crawley and Knights recognised on Victorian Heritage Database as being of either State or local significance (Wellington Shire, 2017, HO27)

The individual architectural work of J W Crawley Jnr is not represented on the Victorian Heritage Register nor does any of his work appear to be on the Schedule of a Shire Heritage Overlay. The work of W P Knights is recognised in three entries in the Victorian Heritage Register those being the ; Johnstone Court Shopping Arcade at Terang (H2216), A J Thomas Motor Garage Camperdown (H1383) and the Camperdown Steam Laundry (H1386). (Victorian Heritage Database website)

In common with the old factory in the Yarram Butter Factory historic precinct, the Glenormiston Butter Factory and Camperdown Steam Laundry features a decorative written plaque (Figure 5; Figure 6) and the Glenormiston building includes similar decorative cement facings to the old factory in the Yarram Butter Factory historic precinct (Figure 5; Figure 7).

The Western District of Victoria embraced the factory production of butter with greater alacrity than Gippsland, however once they began the Gippsland region developed butter factories to such a degree that by 1907 the quantity and density of factories across Gippsland exceeded any other region in Victoria. (Figure 8; Figure 9)

Although a common feature of the late nineteenth to mid-twentieth century Gippsland landscape the gradual closure or amalgamation of butter factories across Victoria led to them being abandoned or demolished. Of the few that have survived some are derelict or empty and others have been repurposed. (Table 6) The Warrnambool Cheese and Butter Factory in Warrnambool City appears to be the only butter factory still used as part of an operational dairy processing factory site in Victoria. (Warrnambool Cheese & Butter Factory website, n.d.)

The Yarram Butter Factory was operated by the South Gippsland Creamery & Butter Factory Company Limited which was the 12th co-operative Dairy Company registered in Gippsland and one of 9 registered in Gippsland in 1891. (Gippsland Heritage Journal, 1987 p.8) By 1911 only 4 of those first 12 registered dairy co-

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operatives were still in operation and in 1951 the last two still believed to be operating independently, Yarram and the relatively new Traralgon premises which was located on a different site from the original factory, merged to form South Eastern Milk Products Ltd (SEMP) (Nicol, 2008, p.9)

A search of the Victorian Heritage Database indicates that of the surviving butter factories in the Wellington Shire only the Cowwarr Butter Factory is recognised on the Victorian State Heritage Register. The Cowwarr Butter Factory is a unique example of Arts and Crafts design being utilised in an industrial building in Victoria. (Victorian Heritage Register H1282, 1999) (Table 1) The Cowwarr Butter Factory is one of five butter factories on the Victorian Heritage Register. Each factory is distinctive for the style and design of its buildings and the type of industrial dairy processing it represents. (Table 2)

Three butter factories at Cowwarr, Yarram and Alberton are recognised on the Schedule to the Wellington Shire Heritage Overlay and a further 3 butter factories within the Wellington Shire at Heyfield, Gormandale and Maffra appear on the VHD as National Trust files. (Table 3) As there are only three non-butter factories recognised on the Schedule to the Wellington Shire Heritage Overlay butter factories represent half of all factories recognised as locally significant to the Wellington Shire. The proportional representation of butter factories in relation to other industries reflects the significance of butter factories and the dairy industry more broadly to the development of the Wellington Shire.

A search of the VHD reveals that at least 24 former butter factories have been identified across the Gippsland Shires of Wellington, East Gippsland, South Gippsland, La Trobe City, Baw Baw, Cardinia and the Bass Coast. A further butter factory at Orbost in the East Gippsland Shire has been identified but does not appear on the VHD. Of the 24 butter factories identified on the VHD and independently one is on the Victorian Heritage Register (Table 2) and 12 are the subject of local heritage overlays as outlined in Table 4.

The 24 butter factories identified in Gippsland represent close to half of the number of butter factories operating in Gippsland in 1907 (Figure 8) of which approximately half again are recognised as locally significant by inclusion in the Schedule to the Heritage Overlay for all shires in Gippsland. As there are only six non-butter factories that appear to be recognised on the collective Schedules of all Heritage Overlays in Gippsland (Table 5) butter factories represent three quarters of all factories recognised as locally significant to the collective Shires of Gippsland. The proportional representation of butter factories in relation to other industries reflects the significance of butter and the dairy industry more broadly to the development of the Gippsland region.

There are six surviving brick/masonry butter factories in Wellington Shire:

- Yarram (1908-09)
- Cowwarr (c1918).
- Newry/Upper Maffra (2nd brick factory)
- Willsmere at Maffra (original brick factory, also significant)
- Heyfield brick factory (recently damaged by fire)
- Gormandale.

Of these six factories, four are typically utilitarian in architectural design, but two, Yarram and Cowwarr are notable for their architectural design: the Federation Anglo-Dutch style (Yarram 1908-09) and the Federation Arts and Crafts style (Cowwarr c1918).

The Yarram Butter Factory is architecturally significant in the Wellington Shire and possibly Victoria as an early and rare example of a two storey brick butter factory which has a highly intact internal layout providing evidence of the factory scale gravity cooling process for milk and cream. The exterior is designed in the Federation Anglo-Dutch style with an elaborately sculpted Art Nouveau name plaque and the interior utilises a structural corrugation method to support a concrete floor above, and floor to ceiling tiled walls and tiled floors for increased hygiene. It is an architecturally distinctive building in Yarram's main commercial streetscape.

The Yarram Butter factory is historically significant at a local level for its associations with the Gippsland dairy industry commercially important to the development of the region. It is locally significant as a major employer in Yarram for more than 100 years from the late nineteenth century until all works at the site closed in 2007. (Nicoll, 2008, p.10)

The Cowwarr Butter Factory example is on the Victorian Heritage Register and is architecturally significant as a rare example of an industrial building employing Arts and Crafts design traditions. The distinctive styling and reinforced concrete construction define the building as an extraordinary example of a factory, particularly in the context of the many other cheese butter factories built in Victoria in the early 20th century. The Yarram Butter factory is important as an architecturally distinctive building in the Federation Anglo-Dutch style, particularly evident in the facade details, its original two storey butter factory form which enabled the system which is typical of a factory scale gravity cooling process for milk and cream, the interior with a structural corrugation method to support a concrete floor above, and floor to ceiling tiled walls and tiled floors for increased hygiene.

Table 5

HO	Shire	Description
HO312	Wellington Shire	Beet Sugar Factory Office (former) and weighbridge Apex Park McMahon Drive Malfra (relocated wooden office and store near Sale Road Railway Crossing)
HO195	Wellington Shire	Former Woollen Mills (Nylex Factory), 31-47 McGhee St Sale (May have been demolished,)
HO52	La Trobe City	73-83 Church Street Morwell
HO142	Baw Baw Shire	57 Sutton Street Warragul
HO16	Cardinia Shire	Cora Lynn Cheese Factory, 464 Boyles-tyrong Road, Cora Lynn
HO197	Cardinia Shire	Dunlop's Cheese Factory

With few exceptions the butter factories recognised as locally significant across the Gippsland Shires were built or established between the early 1890's and the early 1920's. These factories are related through a common purpose and the provision of general appointments as determined by the size and needs of the facility. The significance of these buildings does not generally appear to be for any unique architectural or design feature, they are instead typical of a dairy processing factory at a particular time in terms of the technologies being employed and how long and how successfully the factory had been operating. Nineteenth century butter factories appear to have typically been timber and constructed on a small scale, if the venture proved successful these small scale timber buildings such as that at Yarram were modified and eventually replaced if possible, with substantial masonry structures specifically tailored to industry needs.

The inclusion of a multi-storey building at a butter factory related to how the cream or milk was being processed and the most efficient way in which this process could be achieved. At Yarram the multiple storey building is designed so that cream which has been pumped to the top storey for storage in vats "...runs through pipes to the second storey, passes over (the) coolers, and is conveyed through the pipes direct to the churn..." on the lower floor. (Nicoll, 2008, p. 15). This system is typical of a factory scale gravity cooling process for milk and cream. (From Farm to Factory, 2010.) Other butter factories with towers including Mirboo North, Orbost and Trafalgar are likely to have employed those towers for the same efficient cooling process. The Yarram Butter Factory appears to be one of only two butter factories on the Schedule to a Shire

Heritage Overlay in Gippsland that had or retains evidence of this type of cooling system. The height of the old factory in the Yarram Butter Factory historic precinct indicates the type of processing being conducted at the time of the building's construction.




A superficial assessment of the 12 butter factories recognised on the Schedule to a Shire Heritage Overlay in Gippsland illustrates that the Yarram Butter Factory is an unusual highly decorative example of a regional cooperative butter factory. The detailed cement facings and intricate written plaque are particularly distinctive. The rendering over the red brickwork, appears to have occurred around the same time that the office block was constructed in 1931. (Gippsland Times, 7 October 1929, p. 4)

Where Gippsland butter factories that are recognised on a Shire Heritage Overlay for their local significance survive as large building complexes such as Leongatha and Kongwak (Table 4) they typically include buildings representative of several generations of innovation and fluctuating demand. The three buildings in the Yarram Butter Factory historic precinct illustrate three stages of development. The old factory c. 1908/1909, the office building 1931 (Age, 2 December 1931) and the new factory building which may be the pasteurisation plant installed at the factory in 1915 (Adams, 1990, p.137; The Gippsland Standard and Alberton Shire Representative, 3 September 1915), part of the 1921 brick additions (Age, 2 December 1931, p. 14) or part of reconstruction and modernization works undertaken at the factory in 1951-1953 (Bodman, 1951 and Nicoll, 2008, p.11).

Table of Figures

Description	Source	Filename	Image
Figure 1 Image from VHD Database < http://vhd.heritagecouncil.vic.gov.au/ >	Penshurst and District Butter and Cheese Company Ltd. Chesswas Street and French Street Penshurst Southern Grampians Shire HO413	est. 1898 surviving brick building opened 1929 closed in 1966 following a merger with Murray Goulburn.	
Figure 2 Image from VHD Database < http://vhd.heritagecouncil.vic.gov.au/ >	Former Grassmere Cheese and Butter Company Ltd Wongoon/ Grassmere Road Grassmere Moyne Shire	est. 1888 new factory built 1905/06 Burnt down in 1966 following a merger with Murray Goulburn.	
Figure 3 Image Collection of John Young. < http://www.victorianplaces.com.au/node/67986 >	Photograph of Grassmere Butter Factory 1905	Grassmere Butter Factory burnt down not long after it merged with the Murray Goulburn Corporation in 1966.	

<p>Figure 4</p> <p>Image from http://chestofbooks.com/architecture/Modern-Buildings-Construction-V5/Miscellaneous-Buildings-Part-3.html</p>	<p>Plan for the former Grassmere Cheese and Butter Company Ltd Wongoon/Grassmere Road Grassmere Moyne Shire</p>		
<p>Figure 5</p> <p>Image from Flickr, photographer L.J Gervasoni <http://farm6.static.flickr.com/5109/5678879104_4065109462.jpg></p>	<p>Detail of written plaque on Glenormiston Butter and Cheese Factory Company</p>		
<p>Figure 6</p> <p>Image from VHD, <http://vhd.heritagecouncil.vic.gov.au/places/5310></p>	<p>Detail of written plaque on Camperdown Steam Laundry, 6 Paton Street Camperdown</p>		
<p>Figure 7</p> <p>Image from Flickr, photographer Jeff Boyd <http://farm6.static.flickr.com/5109/5678879104_4065109462.jpg></p>	<p>Detail of cement facings on Glenormiston Butter and Cheese Factory Company</p>		
<p>Figure 8</p> <p>Image <http://search.slv.vic.gov.au/MAIN:Everything:SL_V_VOYAGER658564></p>	<p>Map showing all butter factories (not creameries) in Victoria in 1907 showing approximately 52 butter factories in Gippsland and 33 butter factories in the Western District of Victoria</p>		

<p>Figure 9</p> <p>Image <http://search.slv.vic.gov.au/MAIN:EverythingSLV_VOYAGER658564></p>	<p>Detail of map showing butter factories (not creameries near Yarram in 1907</p>		
<p>Figure 10</p> <p>Image from Nicoll, 2008, p.14, no date, photographer unknown</p>	<p>Photograph showing a celebration at the Yarram Butter Factory, the office and factory building all appear to be rendered uniformly unlike the original facebrick and decorative stucco visible in photographs c.1909</p>		
<p>Figure 11</p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/69971></p>	<p>Photograph of Yarram Butter Factory believed to be taken in the 1980's showing three buildings rendered and what appears to be a single colour on the oldest building and some features are highlighted in a dark colour</p>		

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Table 1
Butter Factories in Wellington Shire on the Victorian State Heritage Register

Name and Image Source	Description	Present Use	
<p>Former Cowwarr Butter Factory H1282</p> <p>Image from VHD, <http://vhd.heritagecouncil.vic.gov.au/places/2477></p>	<p>Former Cowwarr Butter Factory Traralgon-Maffra Road Cowwarr c.1918 closed 1959</p>	<p>Art Gallery and Performance space</p>	

Table 2
Butter Factories in Victoria (other than the Former Cowwarr Butter Factory) on the State Heritage Register

Name and Image Source	Description	Present use	
<p>Former Avon Butter Factory c.1932 Architect I G Anderson for Fitzpatrick Bros Pty Ltd</p> <p>Image from VHD, <http://vhd.heritagecouncil.vic.gov.au/places/12856></p>	<p>Former Avon Butter Factory, 218-222 Nicholson Street Fitzroy Yarra City</p> <p>H2315</p>	<p>Retail premises</p>	
<p>Former York Butter Factory c.1842 Architect possibly Charles Laing and John Gill</p> <p>Image from VHD, <http://vhd.heritagecouncil.vic.gov.au/search?kw=york+butter+factory&aut_off=1></p>	<p>Former York Butter Factory, 62-66 King Street Melbourne, Melbourne City</p> <p>H0396</p>	<p>co-working and educational space</p>	
<p>Former Thoona Dairy and Butter Factory est. 1889</p> <p>Image from VHD, <http://vhd.heritagecouncil.vic.gov.au/search?kw=thoona+dairy&aut_off=1></p>	<p>Former Thoona Dairy and Butter Factory 38 Sargeant Street Thoona Benalla Rural City</p> <p>H1330</p>	<p>Ruins</p>	

Citation

Yarram Butter Factory (former)

21 June 2018


<p>Elvezia Homestead Complex c.1860s</p> <p>Image from VHD, <http://vhd.heritagecouncil.vic.gov.au/places/12296></p>	<p>Elvezia Homestead Complex Limestone Road, Yandoit, H2065</p>	<p>Part of a private property</p>	
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Table 3

Butter Factories from the Wellington Shire recognised by National Trust Files on the VHD (not including Yarram Butter Factory). **Highlighted** properties are also recognised on the Schedule to the Heritage Overlay Wellington Shire

Name and Image Source	Description	Present use	
<p>Alberton Butter Factory (brick)</p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/7002></p>	<p>Alberton Butter Factory (purchased by Yarram Dairy Company in 1911 and converted to a cheese factory) Lot 4/17 Russell Street Alberton HO12</p>	<p>Private Residence</p>	
<p>Cowwarr Butter Factory c.1918</p> <p>Image from VHD http://vhd.heritagecouncil.vic.gov.au/places/2477</p>	<p>Cowwarr Butter Factory 2730 Traralgon-Malfra Road Cowwarr Significant for its use of Arts and crafts style in an industrial building HO66 H1282</p>	<p>art gallery and performance space</p>	

<p>Gormandale Co-op Creamery and Butter Company opened September 1909 reference Gormandale and District History Facebook Page, < https://www.facebook.com/></p> <p>Image from VHD http://vhd.heritagecouncil.vic.gov.au/places/69960</p>	<p>Gormandale Co-op Creamery and Butter Co, Hyland Highway Gormandale Wellington Shire,</p>	<p>unknown</p>	
<p>Old Butter Factory Maffra Image from State Library of Victoria, Photographer Beaumont HB Hammond, printed 1920 from negative taken in 1918 <http://www.slv.vic.gov.au/pictoria/gid/slv-pic-aab73173></p>	<p>Old Butter Factory Maffra</p>	<p>unknown</p>	
<p>Heyfield & District Co-op Butter & Electric Supply Co. Ltd c.1922 reference Victorian Places Heyfield <http://www.victorianplaces.com.au/heyfield></p> <p>Image from: VHD, n.d.</p>	<p>Heyfield & District Co-op Butter & Electric Supply Co. Ltd</p>	<p>Unknown Recently suffered some fire damage.</p>	

Table 4 Surviving Butter Factories identified on the VHD or by individual councils (other than Wellington Shire). Factories on Shire heritage overlay schedules are in bold.



Name and Image Source	Description	Present use	Image
Bairnsdale Butter Factory Image from VHD < http://vhd.heritagecouncil.vic.gov.au/places/67885 >	Bairnsdale Butter Factory 2 Macleod Street Bairnsdale East Gippsland Shire HO47	retail store Bairnsdale Batteries Plus	
Buchan Butter Factory c.1921 Image from VHD < http://vhd.heritagecouncil.vic.gov.au/places/67887 >	Buchan Butter Factory Caves Road Buchan East Gippsland Shire HO242	Community Centre	
Butter Factory Orbest c.1908 Building inscribed 1892-1932 Image from State Library Victoria < http://digital.slv.vic.gov.au/view/action/nmets.do?DOCCHOICE=286112.xml&dvs=1502802592145-993&locale=en_US&search_terms=&adjacency=&VIEWER_URL=/view/action/nmets.do?&DELIVERY_RULE_ID=4&divType=&usePid1=true&usePid2=true > Second Image from State Library Victoria < http://digital.slv.vic.gov.au/view/action/nmets.do?DOCCHOICE=286112.xml&dvs=1504121473730-793&locale=en_US&search_terms=&adjacency=&VIEWER_URL=/view/action/nmets.do?&DELIVERY_RULE_ID=4&divType=&usePid1=true&usePid2=true >	Orbest Butter Factory East Gippsland Shire	brewery	 

<p>Kongwak Butter Factory c.1918</p> <p>Image from State Library Victoria <http://digital.slv.vic.gov.au/view/action/nmets.do?DOCCHOICE=368750L.xml&dvs=1502802277105-937&locale=en_US&se arch_terms=&adjacency=&VIEWER_URL=/view/action/nmets.do?&DELIVERY_RULE_ID=4&divType=-&usePid1=true&usePid2=true></p>	<p>Kongwak Butter Factory 1486 Korumburra-Wonthaggi Road Kongwak Company Started 1896</p> <p>South Gippsland Shire HO4</p>	<p>unknown</p>	
<p>Leongatha Butter and Cheese Factory HOS building started 1905</p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/30863></p>	<p>Leongatha Butter and Cheese Factory 1 Yarragon Road Leongatha</p> <p>South Gippsland Shire HOS</p>	<p>unknown</p>	
<p>Poowong Butter Factory, opened 1892</p> <p>reference Victorian Places Poowong <http://www.victorianplaces.com.au/poowong></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/69610></p>	<p>Poowong Butter Factory</p> <p>South Gippsland Shire</p>	<p>unknown</p>	
<p>Fish Creek Butter Factory Falls Road South Gippsland established 1900</p> <p>reference Victorian Places Fish Creek <http://www.victorianplaces.com.au/fish-creek></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/69615></p>	<p>Fish Creek Butter Factory Falls Road</p> <p>South Gippsland Shire</p>	<p>unknown</p>	

<p>Foster Butter Factory Lower Franklin Road Foster South Gippsland rebuilt after fire 1917 reference Victorian Places Foster <www.victorianplaces.com.au/foster></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/69617></p>	<p>Foster Butter Factory Lower Franklin Road Foster</p> <p>South Gippsland Shire</p>	unknown	
<p>Mirboo North Butter Factory opened 1893 reference Victorian Places Mirboo North <http://www.victorianplaces.com.au/mirboo-north></p> <p>Image from State Library of Victoria Photographer George Sutton c.1912 <http://digital.slv.vic.gov.au/view/action/nmets.do?DOCCHOICE=2575083.xml&dvs=1502801691213-921&locale=en_US&search_terms=&adjacency=&VIEWER_URL=/view/action/nmets.do&DELIVERY_RULE_ID=4&divType=&usePid1=true&usePid2=true></p>	<p>Mirboo North Butter Factory, Baromi Road Mirboo North</p> <p>South Gippsland Shire</p>	unknown	
<p>Mirboo North Butter Factory</p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/69612></p>	<p>Mirboo North Butter Factory, Baromi Road Mirboo North</p> <p>South Gippsland Shire</p>	unknown	
<p>Tarwin Lower Butter Factory est. 1892 reference Victorian Places Tarwin Lower <http://www.victorianplaces.com.au/tarwin-lower> Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/69627></p>	<p>Tarwin Lower Butter Factory cruz South Gippsland Highway and Walkerville South Road Tarwin Lower</p> <p>South Gippsland Shire</p>	private property	

<p>Yinnar Butter Factory formed c.1929 reference Victorian Places Yinnar <http://www.victorianplaces.com.au/yinnar></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/68761></p>	<p>Yinnar Butter Factory Main Street Yinnar</p> <p>La Trobe City</p>	<p>Yinnar Art Resource Collective</p>	
<p>Glengarry Cooperative Creamery and Butter Co. Ltd.</p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/68747></p>	<p>Glengarry Cooperative Creamery and Butter Co Ltd Glengarry La Trobe Shire</p>	<p>Narkoojee Winery</p>	
<p>Traralgon Creamery and Butter Factory Company Ltd established 1892 reference Victorian Places Traralgon <http://www.victorianplaces.com.au/traralgon></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/68768></p>	<p>Traralgon Creamery and Butter Factory Company Ltd Seymour Street Traralgon</p> <p>La Trobe Shire</p>	<p>unknown</p>	
<p>Drouin Co-op Butter Factory est. 1904 references Victorian Places Drouin <http://www.victorianplaces.com.au/drouin></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/67436></p> <p>Reference Baw Baw Shire, 2016, p.10</p>	<p>Drouin Co-Op Butter Factory cnr. Main South Road and Montague Avenue Drouin</p> <p>Baw Baw Shire H0211</p>	<p>Pureharvest Manufacturing Plant</p>	

<p>Drouin Co-operative Butter Factory Complex (now Pureharvest Manufacturing plant) est. 1904 reference Victorian Places Drouin <http://www.victorianplaces.com.au/drouin></p> <p>Image from <http://vhd.heritagecouncil.vic.gov.au/places/67436></p> <p>Reference Baw Baw Shire, 2016, p.10</p>	<p>The Drouin Co-operative Butter Factory Complex 29-95 Lardner road Drouin</p> <p>Baw Baw Shire HO352</p>	<p>Pureharvest Manufacturing Plant</p>	
<p>Trafalgar Co-op Butter and Cheese Factory Factory started 1891 (brick)</p> <p>Image of demolished (?) building, John Young Collection, c.1907 http://www.victorianplaces.com.au/node/71665</p> <p>Image source. L. Huddle 2013</p>	<p>Trafalgar Co-op Butter and Cheese Factory 72-78 Waterloo Road Trafalgar</p> <p>Baw Baw Shire HO248</p>	<p>Trafalgar Holden Museum</p>	 <p>Early building, (demolished?)</p> 
<p>Warragul Butter Factory & Vermont Casein Factory established 1888 reference Victorian Places Warragul <http://www.victorianplaces.com.au/warragul></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/67461></p>	<p>Warragul Butter Factory & Vermont Casein Factory 121 Queen Street Warragul Face Brick Factory Building</p> <p>Baw Baw Shire HO126</p>	<p>Demolition permit issued.</p>	

<p>Lang Lang Butter Factory established 1890s reference Victorian Places Lang Lang <http://www.victorianplaces.com.au/warragul> Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/67368></p>	<p>Lang Lang Butter Factory 1-7 Oxford Street Lang Lang Cardinia Shire</p>	<p>unknown</p>	
<p>Archies Creek Dairy Produce Company c.1902 reference Victorian Places Archies Creek <http://www.victorianplaces.com.au/archies-creek> Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/67348></p>	<p>Archies Creek Dairy Produce Company Bass Coast Shire HO6</p>	<p>unknown</p>	
<p>Maffra Willmere Butter Factory (c. 1921) brick. "Willmere Certified Milk Company opened a factory in 1922." http://www.maffra.net.au/heritage/histown.htm Image http://www.maffra.net.au/heritage/htow7a.GIF</p>	<p>Linda Barraclough</p>	<p>unknown</p>	

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant.

1. Setting

- 1.1. Maintain the dominant setting of the building in the Commercial Rd streetscape, by ensuring new buildings on the site are lower than the spouting height of the existing building and set back by 6 metres on the west side, and set back the full length of the east side to allow the windows to be visible from Commercial Rd.
- 1.2. Do not build forward of the south elevation, in order to retain views of the distinctive form of the building when seen from east, west and south views in Commercial Rd. Refer map on page 49.

2. Alterations, additions and new buildings

- 2.1. Additions to the building may be in any style if they are not visible from Commercial Road.
- 2.2. Additions to the building are preferred at the rear.
- 2.3. Additions on the west side may be attached to the building providing they are set back 6 metres, with similar roof style and pitch, with galvanised roof cladding (not Colorbond or Zincalume) and brick or weatherboard walls.
- 2.4. If solar panels are required, it would be better if they are placed on a new structure at the rear, but if necessary, could be placed on the existing roof as they are reversible, and easily removed in future, leaving the original building intact.
- 2.5. SAFETY: Install a safety balustrade in front of the doors on the first floor which open to the exterior. Paint the balustrade the same colour as the doors so that they blend-in with the doors rather than appear as a feature.

3. Reconstruction and Restoration

- 3.1. Never sand, water or soda blast the brick parts of the buildings as this will permanently damage the bricks, blast out the mortar and render.
- 3.2. Never seal the bricks or render as that will create perpetual damp problems in the walls.
- 3.3. If an opportunity arises, consider restoring and reconstructing:
 - 3.3.1. New galvanised iron spouting and down pipes, in ogce profile and downpipes should be round profile. Reclad the roof in corrugated galvanised iron (not zincalume or colorbond).
 - 3.3.2. Investigate the feasibility of professional removing the render from the front elevation and restoring the tack-pointed brickwork.
 - 3.3.3. Restore the blocked-up windows.
 - 3.3.4. Investigate the original finish on the decorative gable end, and restore the gold leaf on the lettering in the name plaque on the front elevation.
 - 3.3.5. Engage a heritage and forensic structural engineer to determine the exact nature and condition of the corrugated structural system, and methods to protect it as well as alternative methods to safely support the floor above.

4. Care and Maintenance

- 4.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen and Council maintenance staff. Further assistance is available from the Shire's heritage advisor.
- 4.2. Damp
 - 4.2.1. Signs of damp include lime mortar falling out of the joints. It is imperative that the drainage is fixed first or expensive works like repointing will be wasted as the problems will continue to

recur. Repointing must be done with lime mortar, not cement mortar. Traditional mortar mixes were commonly 1:3, limesand.

4.2.2. Do not construct concrete around the base of the building. Pressed granitic sand would be preferable.

4.2.3. Refer to the manual, by David Young, listed below for a full explanation of the problem and how to fix it.

4.2.4. Do not paint the exterior of the building. It is preferable to chemically remove the existing paint. This will allow the walls to evaporate moisture, as they were designed to do. It will also reduce ongoing maintenance costs as the exterior surface will never need to be painted again. Never seal the exterior, or sand or water blast the exterior.

4.2.5. Never seal the solid masonry plinth, they **must be able to evaporate water** which enters from leaking roofs, pipes, pooling of water, storms, etc

4.2.6. Never use cement mortar, always match the original lime mortar. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact! Lime mortar lasts hundreds of years. When it starts to powder it is the 'canary in the mine', alerting you to a damp problem – fix the source of the damp problem and then repoint with lime mortar.

4.3. Landscaping

4.3.1. To minimise damage to the building by rising damp, it is recommended that impervious/ concrete paths, garden beds, bushes, or trees etc, are not placed within 1 meter of the walls, and the ground lowered so that the ground level is a minimum of 250mm lower than the ground level inside the building and slope it away from the building, and the gap can be backfilled with very coarse gravel up to the level of the path. The coarse gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate.

4.3.2. It is recommended that a path of crushed granitic sand one metre wide is placed along the south and east elevations to facilitate evaporation of moisture in the footings of the walls and reduce the incidence of rising damp.

5. Signage

5.1. Ensure all signage is designed to fit around the significant architectural design features, not over them.

6. Services

6.1. Ensure existing and new services and conduits, down pipes etc, are not conspicuous. To do this, locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them or enclose them behind a screen the same colour as the building fabric, that provides adequate ventilation around the device.

Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.



Boundary of HO in Red.

Blue shaded area indicates area suitable for demolition and new works.

STRATEGIC PLANNING SUPPORTING DOCUMENT 4 to C100



Amendment: C100 - Yarram Butter Factory correction to Heritage Overlay

Subject: SUPPORTING DOCUMENT 4 – Consultation

Consultation



Caragh Button

From: [REDACTED]
Sent: Tuesday, 21 August 2018 9:46 AM
To: Barry Hearsey
Cc: Joshua Clydesdale; Ben Proctor
Subject: RE: Yarram Butter Factory

Hi Barry,

Apologies for the delay in responding to your request.

Please be advised that we have no objection to the proposed amendment of HO application to this site.

Kind regards

[REDACTED]
Manager, Property & Facilities

Saputo

Saputo Dairy Australia Pty Ltd
Freshwater Place, Level 16, 2 Southbank Boulevard
Southbank VIC/Australia / 3006



[REDACTED]
www.milk.com.au

www.saputo.com

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From: Barry Hearsey [mailto:barryhe@wellington.vic.gov.au]
Sent: Tuesday, 21 August 2018 9:22 AM

[REDACTED]
Cc: Joshua Clydesdale <joshuac@wellington.vic.gov.au>; Ben Proctor <benp@wellington.vic.gov.au>
Subject: FW: Yarram Butter Factory

Good morning [REDACTED] – in order to progress and resolve this matter, I would very much appreciate your feedback to my initial email of 8 July 2018.

Best regards

Barry Hearsey

Barry Hearsey

Coordinator Strategic Planning

M: 0409 935 535

P: 03 51 42 3083

W: www.wellington.vic.gov.au

18 Dabaily St, PO Box 506, Sale, Victoria, 3850



♻️ Consider the environment. Do you really need to print this email?

Council acknowledges the Gunakamal People as the Traditional Owners of the land that is now Wellington Shire.

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From: Barry Hearsey

Sent: Thursday, 26 July 2018 10:09 AM

Cc: Joshua Clydesdale <joshua.c@wellington.vic.gov.au>

Subject: FW: Yarram Butter Factory

Good morning [REDACTED] – hope this email finds you well.

I wondered if you had taken an opportunity to review the documents that were forwarded to you earlier this month?

Regards

Barry

From: Barry Hearsey

Sent: Friday, 6 July 2018 10:34 AM

Cc: Joshua Clydesdale <joshua.c@wellington.vic.gov.au>, Ben Proctor <benp@wellington.vic.gov.au>

Subject: Yarram Butter Factory

Good morning [REDACTED]

Firstly, apologies for the delay in getting back to you on this matter.

You may recall that we discussed the need for Council to correctly (re)apply the Heritage Overlay (HO) to part of the historic Yarram Butter Factory, through the Planning Scheme Amendment process. We believe that this anomaly occurred during the introduction of the 'new format' Wellington Planning Scheme in 2000.

We are proposing to facilitate the correct application of the HO through the provisions of 20(2) of the *Planning and Environment Act 1987*, which, as a fast-track mechanism, relies on the (written) support of the land owner affected by the proposal.

In essence, the proposal would correctly apply the HO to reflect and align with the corresponding Heritage Citation, which has been prepared to be consistent with Wellington's new format Heritage Citations, which were introduced by the Minister for Planning via Amendment C92 - Part 1 in October 2017.

I have attached detailed information – including the Heritage Citation, which explains the justification/rationale behind the proposed HO and hopefully provides clarity on the matter for you.

I would stress that the HO does not prohibit development on the land to which it applies, rather, it allows for the potential impacts of a proposal to be assessed to ensure that the historic integrity/value of the building is not unduly compromised. As you will see, the Citation clearly illustrates (p.49) where new works and/or demolition of existing buildings would be suitable.

In view of the above, Council would welcome written confirmation of your support for the proposed correction to the Wellington Planning Scheme.

If you require any further clarification, please do not hesitate to contact me directly.

Best regards

Barry Hearsey

ITEM C3.3**PLANNING DECISIONS**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER LAND USE PLANNING

DATE:

2 OCTOBER 2018

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
	✓	✓	✓	✓			✓		

OBJECTIVE

To provide a report to Council on recent planning permit trends and planning decisions made under delegation by Statutory Planners during the months of July and August 2018.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council note the report on recent Planning Permit trends and Planning Application determinations between 1 July and 31 August 2018.

BACKGROUND

Statutory Planners have delegated authority under the *Planning and Environment Act 1987* to make planning decisions in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme, including the issue of planning permits, amended permits, extensions of time, refusal of planning permits and notices of decision to grant a planning permit.

A copy of planning permit decisions made between 1 July and 31 August 2018 is included in Attachment 1.

Attachment 2 provides an overview of recent planning permit trends including decisions made, efficiency of decision making and the estimated value of approved development (derived from monthly planning permit activity reporting data).

OPTIONS

Council may choose to note this report, alternatively, Council may choose to seek further information and refer this report to another meeting.

PROPOSAL

That Council note the report of recent planning permit trends and planning application determinations between 1 July and 31 August 2018.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

COMMUNICATION IMPACT

The monthly report communicates information about planning trends and determinations including the issue of planning permits, amended permits, refusal of planning permits, and notices of decision to grant a planning permit.

LEGISLATIVE IMPACT

All planning decisions have been processed and issued in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme.

COUNCIL POLICY IMPACT

All planning decisions have been issued after due consideration of relevant Council policy, including Council's Heritage Policy, and the requirements of the State and Local Planning Policy Framework in the Wellington Planning Scheme.

COUNCIL PLAN

The Council Plan 2017–2021 Theme 2: Services and Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.3

'Wellington Shire is well planned, considering long term growth and sustainability.'

Strategy 2.3.3

'Recognise and advocate for best practice land development which considers energy efficiency and sustainability for housing.'

This Report supports the above Council Plan strategic objective and strategy.

ENVIRONMENTAL IMPACT

Planning decisions are made in accordance with the relevant environmental standards to ensure that environmental impacts are minimised.

**PLANNING APPLICATION DETERMINATIONS
BETWEEN 1/07/2018 AND 31/07/2018**

Application No/Year	Date Received	Property Title & Address	Proposal	Status
122-2.00/2005	7/06/2018	Assessment No. 198788 LOT: 1 PS: 97978 18 CARRS CREEK RD LONGFORD	Use&development of land for animal boarding (increase dogs 20 to 50).	Permit Issued by Delegate of Resp/Auth 23/07/2018
276-5.00/2011	3/07/2018	Assessment No. 236349 LOT: 1 PS: 705876W 3 SNIPE ST LOCH SPORT	Use and development of a dwelling.	Permit Issued by Delegate of Resp/Auth 12/07/2018
7-2.00/2016	2/07/2018	Assessment No. 111278 CA: 16 SEC: 19 HUGS LANE WINNINDOO	Use and development of the land for Class A Broiler farm.	Permit Issued by Delegate of Resp/Auth 19/07/2018
128-2.00/2016	3/07/2018	Assessment No. 93237 LOT: 2 PS: 812045A 166 GOOCH RD STRATFORD	Subdivision of the land into 2 lots & the construction of a dwelling.	No Permit Required 17/07/2018
305-2.00/2016	13/06/2018	Assessment No. 89714 LOT: 4 PS: 119758 BASFORD LANE STRATFORD	Use and development of the land for a single dwelling.	Permit Issued by Delegate of Resp/Auth 16/07/2018
6-2.00/2017	2/07/2018	Assessment No. 400523 CA: 4 SEC: 1A 502 ROSDALE-FLYNNIS ROSDALE	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 16/07/2018
118-2.00/2017	17/05/2018	Assessment No. 221358 LOT: 1110 LP: 52648 166 MERIDAN RD GOLDEN BEACH	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 3/07/2018
318-2.00/2017	17/05/2018	Assessment No. 210773 PC: 171229 5 HOLMES RD PARADISE BEACH	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 3/07/2018
397-1.00/2017	21/11/2017	Assessment No. 328369 LOT: 2 PS: 212964 146 MUSTONS LANE HEYFIELD	Two lot subdivision.	Permit Issued by Delegate of Resp/Auth 11/07/2018
4-2.00/2018	8/06/2018	Assessment No. 440974 LOT: 2 BLK: 6 LP: 3222 37 QUEEN ST PORT ALBERT	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 26/07/2018
66-1.00/2018	15/03/2018	Assessment No. 110361 LOT: 1 PS: 300238 635 CARNBROOK RD GLENGARRY	Use and development of an indoor recreation facility (Horse Arena).	Permit Issued by Delegate of Resp/Auth 24/07/2018

Application No/Year	Date Received	Property Title & Address	Proposal	Status
100-1.00/2018	27/03/2018	Assessment No. 344259 LOT: 2 PS: 545543U 148 BREWERS HILL RD MAFFRA	Use & development of land for a renewable energy facility(Solar farm).	Permit Issued by Delegate of Resp/Auth 3/07/2018
101-1.00/2018	28/03/2018	Assessment No. 30171 LOT: 1 LP: 10213 197 RAGLAN ST SALE	Buildings and works associated with extension to an existing dwelling.	Permit Issued by Delegate of Resp/Auth 11/07/2018
118-1.00/2018	17/04/2018	Assessment No. 176131 PC: 377385K 12-16 GLOMAR DVE GLOMAR BEACH	Use and development of a dwelling	Permit Issued by Delegate of Resp/Auth 26/07/2018
119-1.00/2018	17/04/2018	Assessment No. 211557 LOT: 24 LP: 32647 4 SHORELINE DVE GOLDEN BEACH	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 24/07/2018
124-1.00/2018	19/04/2018	Assessment No. 404244 LOT: 3 PS: 614930E 324 FALLS LANE BUNDALAGUIAH	Resubdivision of two existing lots to excise an existing dwelling.	Permit Issued by Delegate of Resp/Auth 17/07/2018
133-1.00/2018	30/04/2018	Assessment No. 370726 LOT: 3 PS: 330739 LONGFORD-LOCH SPORT DUTSON DOWNS	Buildings&Works / construction of dwelling & outbuildings.	Permit Issued by Delegate of Resp/Auth 23/07/2018
139-1.00/2018	3/05/2018	Assessment No. 265033 LOT: 1 TP: 326156 1470 TARRA VALLEY RD TARRA VALLEY	Two lot subdivision to excise an existing dwelling.	Permit Issued by Delegate of Resp/Auth 19/07/2018
152-1.00/2018	8/05/2018	Assessment No. 233791 LOT: 217 LP: 50201 56 LAKE ST LOCH SPORT	Use and development of single dwelling.	Permit Issued by Delegate of Resp/Auth 24/07/2018
154-1.00/2018	10/05/2018	Assessment No. 196162 LOT: 4 PS: 736756M 9 IRVING ST SEASPRAY	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 19/07/2018
169-1.00/2018	22/05/2018	Assessment No. 424903 LOT: 1 PS: 804076J 48-46 DAWSON ST STRATFORD	Buildings and works associated with construction of an industrial shed	Permit Issued by Delegate of Resp/Auth 3/07/2018
174-1.00/2018	23/05/2018	Assessment No. 78337 LOT: 3 PS: 60788 37 TYERS ST STRATFORD	Buildings and works associated with extensions to existing shop.	Permit Issued by Delegate of Resp/Auth 11/07/2018
175-1.00/2018	25/05/2018	Assessment No. 216952 LOT: 628 LP: 32648 19 MERIDAN RD GOLDEN BEACH	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 30/07/2018

Application No/Year	Date Received	Property Title & Address	Proposal	Status
177-1.00/2018	28/05/2018	Assessment No. 281634 PC: 366831A 24-26 SEAWARD ST MCLOUGHLINS BEACH	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 10/07/2018
191-1.00/2018	6/06/2018	Assessment No. 413773 LOT: 9 PS: 536464K 22 BROBERG CL HENFIELD	Buildings and Works associated with the development of a dwelling.	Permit Issued by Delegate of Resp/Auth 31/07/2018
200-1.00/2018	13/06/2018	Assessment No. 39651 CA: 25A SEC: B1 51 GUTHRIDGE PDE SALE	Buildings & works assoc. with extensions to the existing tennis club.	Permit Issued by Delegate of Resp/Auth 11/07/2018
205-1.00/2018	18/06/2018	Assessment No. 221622 LOT: 1139 LP: 52648 15 SUNBURST AVE GOLDEN BEACH	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 17/07/2018
215-1.00/2018	21/06/2018	Assessment No. 277087 LOT: 1 PS: 722073V 2 DENISON ST PORT ALBERT	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 30/07/2018
218-1.00/2018	22/06/2018	Assessment No. 344309 CA: 10D 213 BREWERS HILL RD MAFFRA	Buildings and Works associated with the extension to a dwelling.	Permit Issued by Delegate of Resp/Auth 3/07/2018
221-1.00/2018	25/06/2018	Assessment No. 407593 PTL: 2 PS: 547898T 1/60 MARLEY ST SALE	Buildings and works associated with extensions to a existing building.	Permit Issued by Delegate of Resp/Auth 12/07/2018
223-1.00/2018	26/06/2018	Assessment No. 351411 LOT: 224 LP: 54291 39 NARROBUK ST COONGULLA	Buildings and works associated with construction of a new dwelling.	Permit Issued by Delegate of Resp/Auth 30/07/2018
226-1.00/2018	28/06/2018	Assessment No. 228759 LOT: 2379 LP: 70941 9 DAVID CRT LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 3/07/2018
227-1.00/2018	2/07/2018	Assessment No. 283440 LOT: 1 TP: 555614X 14 EDEYS RD ALBERTON	Buildings and works associated with construction of outbuildings.	Permit Issued by Delegate of Resp/Auth 20/07/2018
228-1.00/2018	4/07/2018	Assessment No. 433391 LOT: 15 PS: 631506W 17 NORTHLAND DVE SALE	Extension to existing commercial building.	Permit Issued by Delegate of Resp/Auth 13/07/2018
230-1.00/2018	4/07/2018	Assessment No. 60681 CA: 202 SEC: 1 1,344 MAFFRA-SALE RD SALE	Buildings and works associated with extension to a dwelling.	Permit Issued by Delegate of Resp/Auth 16/07/2018

Application No/Year	Date Received	Property Title & Address	Proposal	Status
231-1.00/2018	4/07/2018	Assessment No. 367532 LOT: 2 PS: 602235R 95 VARDYS RD RIVERSLEA	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 16/07/2018
232-1.00/2018	4/07/2018	Assessment No. 362483 LOT: 1 PS: 419376 854A MAFFRA-SALE RD BUNDALAGU/AH	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 16/07/2018
233-1.00/2018	4/07/2018	Assessment No. 439984 LOT: 3 PS: 736786C 14-16 WELLINGTON PARK SALE	Buildings and works associated with construction of a warehouse.	Permit Issued by Delegate of Resp/Auth 17/07/2018
234-1.00/2018	9/07/2018	Assessment No. 239632 LOT: 1892 LP: 65192 17 ROBIN ST LOCH SPORT	Buildings and works associated with extensions to existing dwelling.	Withdrawn 17/07/2018
236-1.00/2018	9/07/2018	Assessment No. 197111 CA: 15 SEC: 4 29 SHORELINE DVE SEASPRAY	Buildings and works associated with construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 20/07/2018
237-1.00/2018	9/07/2018	Assessment No. 277616 LOT: 1 TP: 108422K 11 PIER ST PORT ALBERT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 24/07/2018
241-1.00/2018	11/07/2018	Assessment No. 247064 LOT: 1254 LP: 58872 20 WATTLE OVE LOCH SPORT	Extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 24/07/2018
243-1.00/2018	13/07/2018	Assessment No. 84020 LOT: 3 PS: 304682 247 INVERBROOM RD STRATFORD	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 30/07/2018
248-1.00/2018	16/07/2018	Assessment No. 83287 LOT: 1 TP: 6166225 90 FOSTERTON RD EAST SALE	Use of the land for animal keeping (breeding from up to eight cats).	Permit Issued by Delegate of Resp/Auth 20/07/2018
250-1.00/2018	17/07/2018	Assessment No. 15701 CA: 13 SEC: 88 61 THOMSON ST SALE	Buildings and works associated with extensions to existing dwelling.	Permit Issued by Delegate of Resp/Auth 31/07/2018
254-1.00/2018	19/07/2018	Assessment No. 409128 LOT: 65 PS: 616486L 4 LISTON CRT SALE	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 24/07/2018
262-1.00/2018	25/07/2018	Assessment No. 378224 LOT: 4 PS: 536611F 19-21 HUNT PL WURRUK	B& W- construction of a warehouse, reduction of 4 carports.	Permit Issued by Delegate of Resp/Auth 30/07/2018

Application No/Year	Date Received	Property Title & Address	Proposal	Status
265-1.00/2018	26/07/2018	Assessment No. 83113 CA: 88F SEC: 1 311 DAWSON ST SALE	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 31/07/2018

Total No of Decisions Made: 48

**PLANNING APPLICATION DETERMINATIONS
BETWEEN 1/08/2018 AND 31/08/2018**

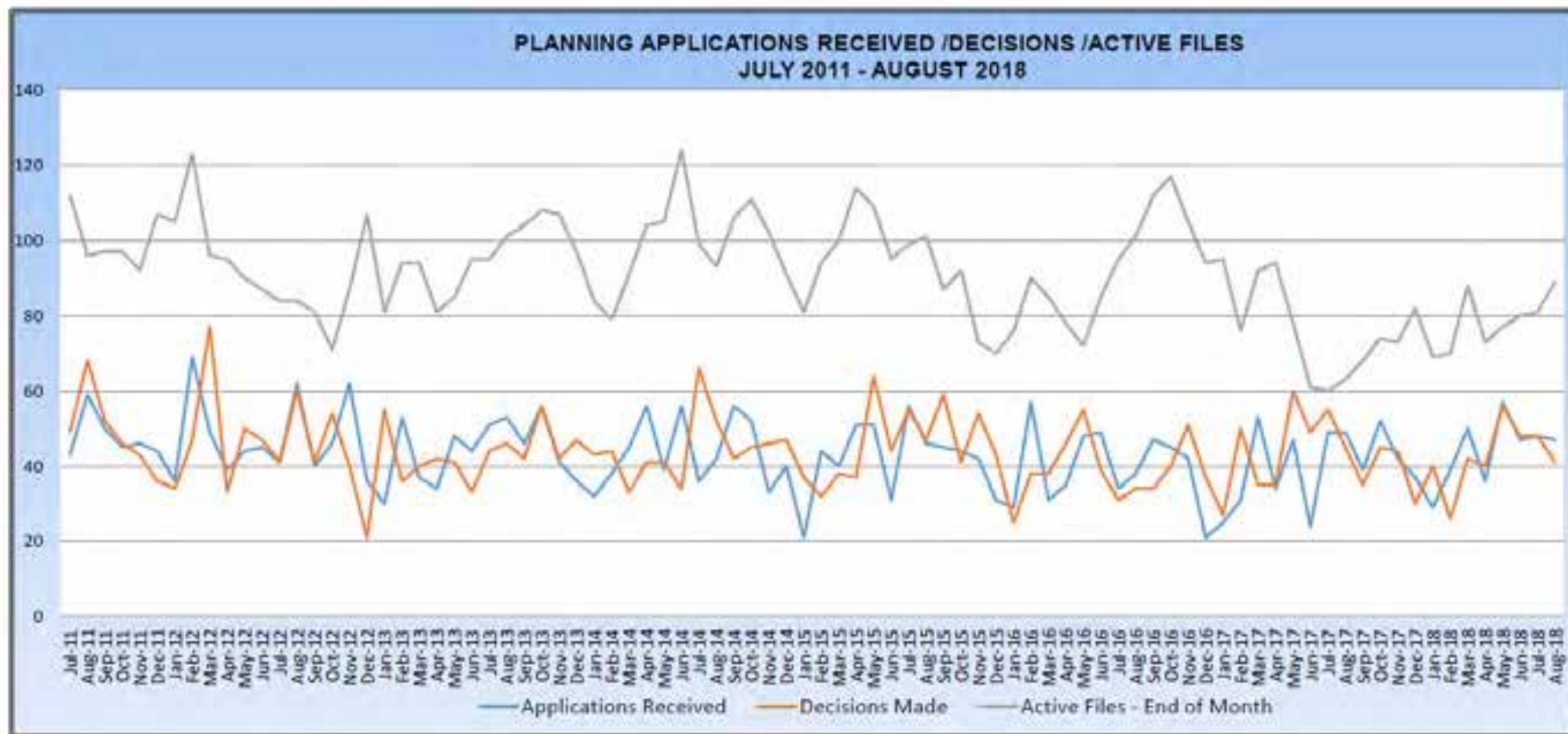
Application No/Year	Date Received	Property Title & Address	Proposal	Status
345-3.00/2010	30/05/2018	Assessment No. 82818 LOT: B PS: 649543Q 21 COBATNS RD SALE	Staged 175 lot R1Z subdivision.	Permit Issued by Delegate of Resp/Auth 20/08/2018
332-2.00/2017	4/06/2018	Assessment No. 330886 LOT: 2 LP: 16065 39 MAIN ST BOHSDALE	Use and development of the land for a place of assembly & carparking.	Permit Issued by Delegate of Resp/Auth 17/08/2018
424-1.00/2017	11/12/2017	Assessment No. 237958 LOT: 1654 LP: 58872 167 NATIONAL PARK RD LOCH SPORT	Buildings & works/construction of a double storey dwelling.	Permit Issued by Delegate of Resp/Auth 17/08/2018
425-1.00/2017	11/12/2017	Assessment No. 119123 PC: 357378U 33 GOLDEN BEACH DVE GOLDEN BEACH	B&W associated with construction of a dwelling	Permit Issued by Delegate of Resp/Auth 3/08/2018
47-1.00/2018	19/02/2018	Assessment No. 265520 LOT: 1 TP: 755940Y GRAND RIDGE RD BLACKWARRY	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 17/08/2018
123-1.00/2018	19/04/2018	Assessment No. 260463 LOT: 1 TP: 164865A 46 GOVERNMENT RD PARADISE BEACH	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 1/08/2018
130-1.00/2018	26/04/2018	Assessment No. 346759 LOT: 3 PS: 410223T 1578 MAFFRA-BRIAGOLONG BUSHY PARK	Two lot subdivision to excise an existing dwelling	Permit Issued by Delegate of Resp/Auth 23/08/2018
132-1.00/2018	30/04/2018	Assessment No. 328690 LOT: 7 PS: 124154 OLD JOES RD HEYFIELD	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 28/08/2018
151-1.00/2018	8/05/2018	Assessment No. 440362 LOT: 2 PS: 713662B 446A SEASPRAY RD LONGFORD	Use and development of a farm dwelling.	Permit Issued by Delegate of Resp/Auth 17/08/2018
157-1.00/2018	14/05/2018	Assessment No. 224873 LOT: 107 LP: 44537 55 CALDWELL ST LOCH SPORT	Buildings and works associated with extensions to existing dwelling.	Permit Issued by Delegate of Resp/Auth 14/08/2018
158-1.00/2018	14/05/2018	Assessment No. 82446 LOT: 2 PS: 534186E 291A MARLAY POINT RD CLYDERANK	Use of the land for animal keeping for up to 12 dogs.	Permit Issued by Delegate of Resp/Auth 10/08/2018

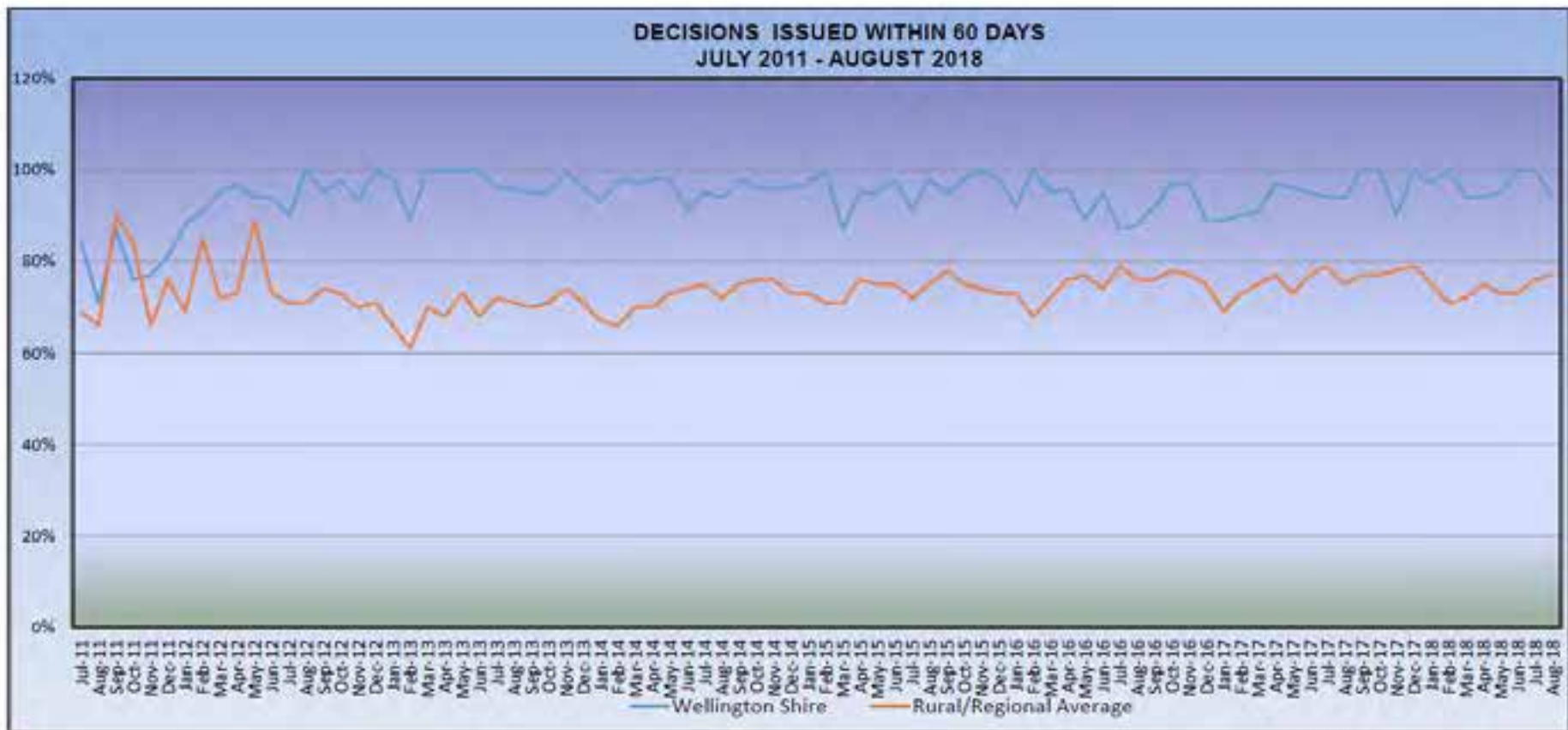
Application No/Year	Date Received	Property Title & Address	Proposal	Status
168-1.00/2018	21/05/2018	Assessment No. 266510 PCA: 49B 17 MACNEES RD CARRAJUNG SOUTH	Two lot subdivision to excise an existing dwelling.	Permit Issued by Delegate of Resp/Auth 10/08/2018
171-1.00/2018	22/05/2018	Assessment No. 107912 LOT: 1 LP: 149642 SWAMP RD DENISON	Use of the land for a sawmill.	Permit Issued by Delegate of Resp/Auth 1/08/2018
173-1.00/2018	22/05/2018	Assessment No. 270090 LOT: 1 TP: 160551 12 MERRIMANS CREEK RD GORMANDALE	Buildings and works associated with extensions to existing dwelling.	Permit Issued by Delegate of Resp/Auth 21/08/2018
180-1.00/2018	28/05/2018	Assessment No. 78212 PC: 107226 16 THOMSON ST STRAITFORD	Subdivision of the land to create three residential lots from two.	Permit Issued by Delegate of Resp/Auth 27/08/2018
193-1.00/2018	6/06/2018	Assessment No. 82263 LOT: 1 PS: 145073 699 CLYDEBANK RD CLYDEBANK	Two lot subdivision to excise an existing dwelling.	Permit Issued by Delegate of Resp/Auth 10/08/2018
197-1.00/2018	12/06/2018	Assessment No. 307660 CA: 12 SEC: 41 35-47 KENT ST MAFFRA	Buildings&works for extensions to existing aged care facility.	Permit Issued by Delegate of Resp/Auth 24/08/2018
204-1.00/2018	18/06/2018	Assessment No. 49619 LOT: 1 TP: 329137A 7 TURNBULL ST SALE	Subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 7/08/2018
207-1.00/2018	18/06/2018	Assessment No. 329391 LOT: 1 TP: 613857E SEATON-GLENMAGGIE RD GLENMAGGIE	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 21/08/2018
214-1.00/2018	20/06/2018	Assessment No. 430660 LOT: 1 PS: 717788F 393 MYRLEBANK-FULHAM FULHAM	Use of the land for a place of assembly (hold wedding ceremonies).	Permit Issued by Delegate of Resp/Auth 30/08/2018
225-1.00/2018	27/06/2018	Assessment No. 6809 LOT: 1 TP: 241307 14 MACARTHUR ST SALE	Subdivision of the land into 4 lots.	Permit Issued by Delegate of Resp/Auth 10/08/2018
235-1.00/2018	9/07/2018	Assessment No. 256768 LOT: 908 LP: 40160 5 TWENTY FIFTH ST PARADISE BEACH	Buildings and works associated with construction of a new dwelling.	Permit Issued by Delegate of Resp/Auth 24/08/2018
244-1.00/2018	13/07/2018	Assessment No. 194712 LOT: 2 PS: 819906J 12B NEWTON ST SEASPRAY	Buildings and works associated with construction of a new dwelling.	Permit Issued by Delegate of Resp/Auth 28/08/2018

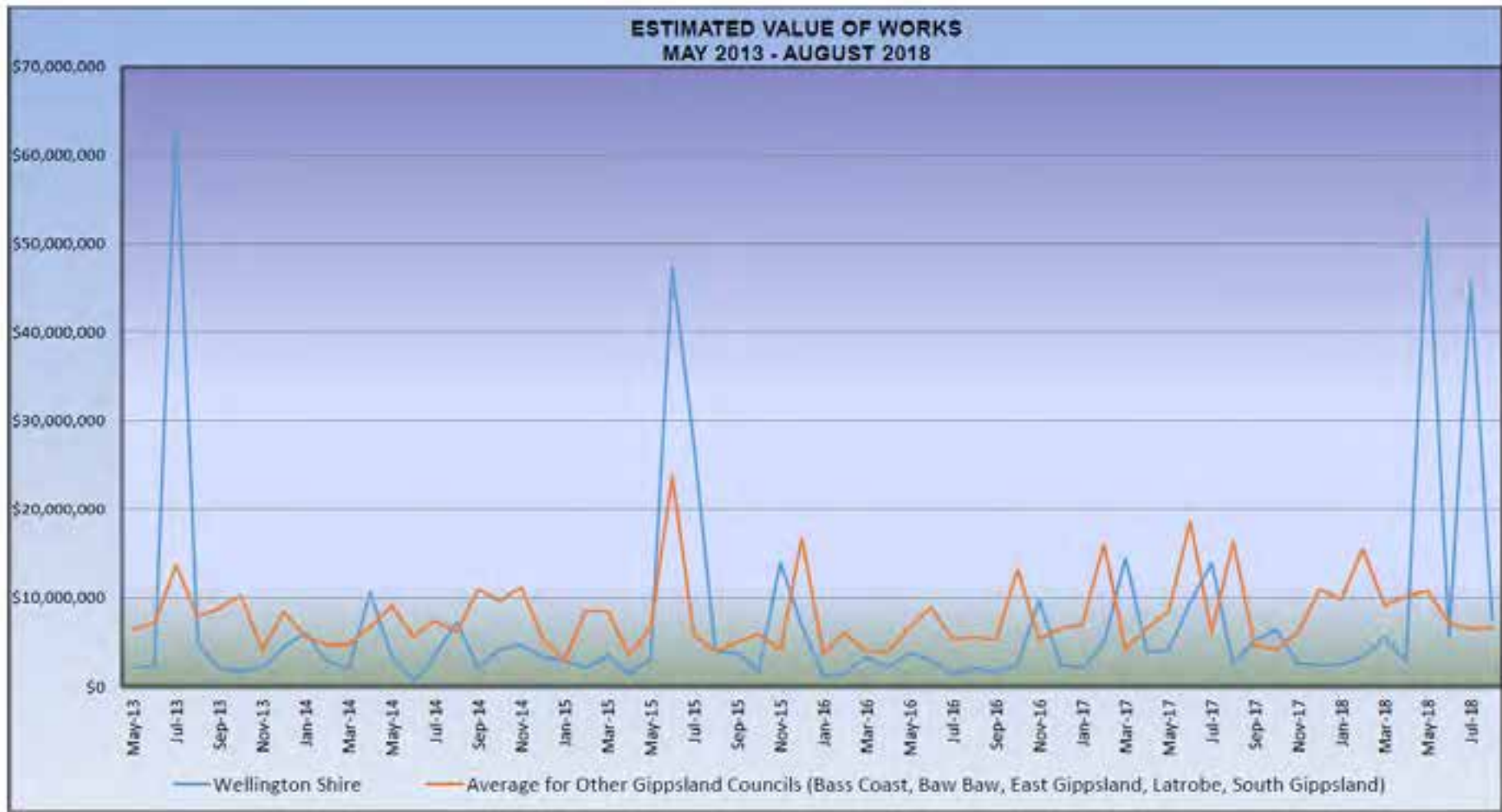
Application No/Year	Date Received	Property Title & Address	Proposal	Status
245-1.00/2018	13/07/2018	Assessment No. 350264 PC: 374175N 45-47 BEN CRUACHAN PDE COONGULLA	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Anth 16/08/2018
249-1.00/2018	17/07/2018	Assessment No. 78279 CA: 9 SEC: 1 1 TYERS ST STRATFORD	B&W-Construction of a supermarket & reduction in car parking.	Withdrawn 28/08/2018
251-1.00/2018	17/07/2018	Assessment No. 434951 LOT: 1 PS: 735460Q 62 TARRAVILLE RD PORT ALBERT	Buildings and works associated with construction of a carport	Permit Issued by Delegate of Resp/Anth 2/08/2018
252-1.00/2018	17/07/2018	Assessment No. 194852 CA: 3 SEC: 8 13 CENTRE RD SEASPRAY	Subdivision of the land into two lots.	Permit Issued by Delegate of Resp/Anth 24/08/2018
253-1.00/2018	17/07/2018	Assessment No. 358168 PC: 370164W 431 BUNDALAGUAH RD MAFFRA	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Anth 20/08/2018
255-1.00/2018	19/07/2018	Assessment No. 363838 PC: 360524S 17 MYRTLEBANK-FULHAM MYRTLEBANK	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Anth 2/08/2018
256-1.00/2018	20/07/2018	Assessment No. 182626 PC: 355207K 51 MANDALAY DVE THE HONEYSUCKLES	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Anth 22/08/2018
258-1.00/2018	23/07/2018	Assessment No. 263327 CA: 54E 2,353 YARRAM-MORWELL MADALYA	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Anth 2/08/2018
263-1.00/2018	26/07/2018	Assessment No. 355917 LOT: 2 PS: 518798M 117 POWERSCOURT ST MAFFRA	Buildings and works associated with construction of a pool.	Permit Issued by Delegate of Resp/Anth 6/08/2018
266-1.00/2018	30/07/2018	Assessment No. 71399 PC: 366420X 74 STEVENS ST SALE	Construct a fence.	Permit Issued by Delegate of Resp/Anth 2/08/2018
267-1.00/2018	30/07/2018	Assessment No. 101253 CA: 5 SEC: E 170 ARNUP RD WURRUK	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Anth 17/08/2018
271-1.00/2018	1/08/2018	Assessment No. 16659 PPC: 353865E 101 MACARTHUR ST SALE	Construction of a fence and display of signage.	Permit Issued by Delegate of Resp/Anth 31/08/2018

Application No/Year	Date Received	Property Title & Address	Proposal	Status
272-1.00/2018	1/08/2018	Assessment No. 400481 LOT: 3 PS: 540162K 29 ALBERT STACEYS BRIDGE	B&W associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 10/08/2018
273-1.00/2018	1/08/2018	Assessment No. 286484 LOT: 1 TP: 239447K 83 ROSS FERGUSON RD BINGINWARRI	B & W associated with extensions to existing dwelling.	Permit Issued by Delegate of Resp/Auth 13/08/2018
279-1.00/2018	7/08/2018	Assessment No. 224808 LOT: 1338 LP: 58872 9 BREAM RD LOCH SPORT	B & W associated with construction of a replacement shed.	Permit Issued by Delegate of Resp/Auth 15/08/2018
280-1.00/2018	8/08/2018	Assessment No. 192510 LOT: 1 TP: 126632 2,194 PRINCE'S HWY ROSEDALE	B&W associated with extensions to existing industrial buildings.	Permit Issued by Delegate of Resp/Auth 14/08/2018
282-1.00/2018	9/08/2018	Assessment No. 233387 PC: 377393L 43 KOOKABURRA ST LOCH SPORT	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 20/08/2018
283-1.00/2018	10/08/2018	Assessment No. 227082 PC: 167226S 58 CENTRAL AVE LOCH SPORT	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 16/08/2018

Total No of Decisions Made: 41









C4 - REPORT

GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

ITEM C4.1**WEST SALE AIRPORT RUNWAY EXTENSION WORKS –
DELEGATED AUTHORITY CONTRACT 2018 - 025**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

DATE: 2 OCTOBER 2018

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
✓	✓	✓			✓		✓		✓

OBJECTIVE

The purpose of this report is to request Council to delegate to the Chief Executive Officer the authority to enter into a contract for the runway extension and associated construction works at the West Sale Airport.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council delegate authority to the Chief Executive Officer to enter into a contract within the existing approved budget for Contract 2018-025 Construction of the West Sale Airport Runway Extension.

BACKGROUND

As part of the process to secure the Basic Flight Training School at the East Sale RAAF base, Wellington Shire Council and the Victorian State Government committed to upgrade the length of the runway up to 1800 metres and to undertake Airfield Ground Lighting and other improvements to support the new RAAF training operations.

The original project timeframes planned on works being tendered earlier this year which would allow Council to award a tender July or early August. Construction was planned to commence in late September or early October subject to favourable weather conditions. The tender was delayed as a result of a permit to complete the works from the Australian Government department of the Environment and Energy under the *Environment Protection and Biodiversity Conservation (EPBC) Act*.

Draft conditions were received from the Department on 29 August 2018 and the tender for works was advertised on 1 September 2018. The Tender for pavement works will close on 3 October and provided that the EPBC permit is issued and the Chief Executive Officer is delegated to enter into these contracts then construction can commence in early to mid-November.

A later award date will jeopardise construction of the runway extension as the asphalt pavement overlay must be done in warm weather to achieve the standard and finished required for the final pavement surface. If the works are not completed in the warmer weather, then the project will be delayed.

A separate contract will be awarded under existing delegations for the procurement of light fittings and fixtures for the airfield ground lighting.

OPTIONS

1. To delegate authority to the Chief Executive Officer to enter into a contract within the existing approved budget, for Contract 2018-025 Construction of the West Sale Airport Runway Extension; or
2. To not delegate authority to the Chief Executive Officer to enter into Contract 2018-025 Construction of the West Sale Airport Runway Extension and to present this contract for consideration to a future Council Meeting.

PROPOSAL

Council delegate authority to the Chief Executive Officer to enter into a contract within the existing approved budget for Contract 2018-025 Construction of the West Sale Airport Runway Extension.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The proposed extension to the West Sale Airport is budgeted for in the 2018/19 Capital Works Program.

COMMUNICATION IMPACT

This project has been ongoing for several years and has included the acquisition and rezoning of land adjacent to the airport. A Communications plan has been created for this project and is broadly supported by existing West Sale Airport Users, the RAAF and emergency service agencies.

LEGISLATIVE IMPACT

Wellington Shire Council is committed to ensuring the Contract tendering process complies with the *Victorian Local Government Act 1989* and the Victorian Local Government Code of Tendering.

RESOURCES AND STAFF IMPACT

This project will be undertaken with the resources of the Assets and Projects unit.

ENVIRONMENTAL IMPACT

This project has planning approvals received from the Local and State Agencies and draft Federal Government approvals under relevant planning, Flora and Fauna Guarantee act (FFG) and EPBC legislation.

RISK MANAGEMENT IMPACT

It is considered that the proposed contract works will not expose Wellington Shire Council to any significant risks. All OH&S risks will be discussed with the contractor and allocated to the party in the best position to manage each risk.

ITEM C4.2**REVOCATION OF UNUSED ROAD LICENCE EAST OF LOT 2
PS613367 SUBMISSIONS COMMITTEE HEARING**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

DATE: 2 OCTOBER 2018

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
✓		✓	✓	✓	✓	✓	✓	✓	✓

OBJECTIVE.

The objective of this report is for Council to receive and consider the report of the Submissions Committee hearing for the revocation of the unused road licence east of Lot 2, PS613367 Coongulla.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION*****That:***

- 1. Council receive and consider the report from the Submissions Committee in relation to the revocation of the unused road licence east of PC377389, Coongulla; and***
- 2. Having regard to the written submissions both for and against the revocation of the unused road licence east of Lot 2, PS613367 and the Submission Committee finding that access is required from Ryans Road to PC377389 the Chief Executive Officer investigate further to ascertain if an agreed position between the two submitters can be reached to provide an improved and safer access point rather than the unused road.***

BACKGROUND

An unused road licence was issued in approximately 1954 for use by the owner of Lot 2 PS613367 for grazing purposes.

The owner of an adjoining property described as Lot 1 & 2 PS610625 (now PC377389) Parish of Coongulla obtained a Wellington Shire Council Planning Permit (P567/2005) for a subdivision that was issued in 2006 that required the future use of part of the unused government road covered by this unused road licence.

Prior to the subdivision, access to the entire parcel of land was from Millers Road to the north.

One condition on the planning permit required a section 173 agreement to be placed on title. Condition 4 (in part) of this agreement requires... "The owner, its assigns, transferees and successors in title agree that prior to the sale of either Lot 1 or Lot 2 on the Plan of Subdivision the owner must construct a gravel private driveway from the Lot, entering Ryans Road on the western side of the current curve in the road alignment adjacent to the subject land".

On the sale of the remaining lot, the owner is to construct a 6.6m wide sealed road to Wellington Shire standards. Upon completion, the road would be placed on Council's Register of Public Roads. The owner has now consolidated Lots 1 & 2 PS610625 and the land is now referred to as PC377389. As there is now only one lot, the requirement to construct a road estimated to cost approximately \$150,000 to \$180,000 is not needed with a private access driveway only required that is estimated to cost \$15,000 to \$20,000. The private access driveway would be used to access PC377389 as well as the adjoining farm in the ownership of the unused road licence holder unless an alternate access is provided.

The access required for PC377389 will require the unused licence to be partially revoked and the road be open to public traffic or an alternate access point provided.

A Submissions Committee was appointed at the meeting of Council on 15 May 2018 to hear the submissions/objections in accordance with Section 223 of the *Local Government Act 1989*.

The members of the Submissions Committee are: Mayor Cr Crossley, Cr Hole and Cr Ripper.

In accordance with Section 223 of the Act a hearing date was set for 10 July 2018 to hear the submissions/objections.

Following the Submissions Committee hearing, discussions were held between council officers and both parties separately to determine if there was a mutually agreed position to providing access to PC377389. An alternate access was suggested to the east of the unused road that would involve an exchange of land for the crown road reserve. The alternate access would provide improved and safer access to the consolidated block, however neither party was willing to contribute to the surveying and legal costs that would be expected to be approximately \$6,000 to \$8,000.

OPTIONS

1. Council receive and consider the report from the Submissions Committee (attached) in relation to the revocation of the unused road licence east of Lot 2, PS613367 Coongulla; and
2. Having regard to the written submissions both for and against the revocation of the unused road licence east of Lot 2, PS613367 and the Submission Committee finding that access is required from Ryans Road to PC377389 the Chief Executive Officer investigate further to ascertain if an agreed position between the two submitters can be reached to provide an improved and safer access point rather than the unused road; or
3. Having regard to the written submissions both for and against the revocation of the unused road licence east of Lot 2, PS613367, determine that the unused road is required for public traffic and recommend that part of the unused road licence is revoked; or
4. Council not receive the report from the Submissions Committee in relation to the revocation of the unused road licence east of Lot 2, PS613367 Coongulla.

PROPOSAL

That:

1. Council receive and consider the report from the Submissions Committee in relation to the revocation of the unused road licence east of PC377389, Coongulla; and
2. Having regard to the written submissions both for and against the revocation of the unused road licence east of Lot 2, PS613367 and the Submission Committee finding that access is required from Ryans Road to PC377389 the Chief Executive Officer investigate further to ascertain if an agreed position between the two submitters can be reached to provide an improved and safer access point rather than the unused road.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

There is no financial impact for Wellington Shire Council apart from officer's time.

LEGISLATIVE IMPACT

The revocation of the unused road licence or alternate agreed position with the submitters will comply with legislation.

COUNCIL PLAN IMPACT

The Council Plan 2017–21 Theme 2 Services & Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.4

"Continued improvement to Wellington Shire's connectivity with further developed, accessible transport networks."

Strategy 2.4.2

"Continue to maintain and enhance Council's road asset infrastructure."

This report supports the above Council Plan strategic objective and strategy.

RESOURCES AND STAFF IMPACT

The project will be undertaken with the resources of the Assets & Projects Unit.

COMMUNITY IMPACT

This decision will not impact on the community.

ENVIRONMENTAL IMPACT

There will be minimal environmental impact, with any works undertaken under the planning permit being undertaken in accordance with the Infrastructure Design Manual's conditions.

ENGAGEMENT IMPACT

Discussions will be held with the adjoining land owners.

RISK MANAGEMENT IMPACT

It is considered that the discussions will result in a safer access point being proposed for access to the property.

ITEM C4.3**SALE OF DISCONTINUED ROAD – PART OF FORMER ROAD AT THE REAR OF 85 FITZROY STREET, SALE**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS & PROJECTS

DATE: 2 OCTOBER 2018

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
✓		✓	✓	✓		✓		✓	

OBJECTIVE

The objective of this report is for Council to consider the sale of a previously discontinued section of former road at the rear of properties between Fitzroy Street and Codrington Street, Sale.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Pursuant to Section 189 of the Local Government Act, Council sells the section of discontinued road at the rear of 85 Fitzroy Street, Sale to the abutting owner by private treaty in accordance with Wellington Shire Council Policy 3.3.5 Sale, Exchange and Acquisition of Land.

BACKGROUND

The owner of 85 Fitzroy St, Sale has been in discussion with Council Officers regarding a proposal to purchase a previously discontinued section of road at the rear of the property.

Council Officers have determined that the City of Sale had completed the statutory process to discontinue and sell sections of the road at the rear of properties between Fitzroy and Codrington Streets in Sale. On 6 February 1990 the City of Sale considered a report and resolved to discontinue and sell sections of this road and subsequently a government gazette notice to this effect was published on 14 February 1990 (Attachment 1).

Further investigation has determined that following the road discontinuance and gazettal that not all sections of the discontinued road were sold and several have remained in Council ownership. These include the section of road abutting 85 Fitzroy Street and 32 Codrington Street. This report only addresses the sale of the section of discontinued road adjacent to 85 Fitzroy Street.

Council Officers have written to the abutting property owner at 32 Codrington Street and this owner has provided written advice that they have no interest in the purchase of this section of former road.

Council Officers have been unable to ascertain why the sale for these sections was not completed at the time. A search of Council archives from the City of Sale has established that the relevant file had been destroyed in line with the document retention policy.

Council Policy 3.3.5 Sale, Exchange and Acquisition of Land outlines that the general principles provided for in the Local Government Best Practice Guideline for the Sale, Exchange & Transfer of Land (2009) should be adopted.

Under these guidelines the sale of land that formed part of a road that has been discontinued is subject to the current provisions of the *Local Government Act 1989*.

The public consultation under section 223 is specifically provided for under the road discontinuance section 207 provisions of the Act. In this instance the road discontinuance of sections of this road, have already been met and are confirmed in the government gazettal notice dated 14 February 1990.

OPTIONS

Council has the following options available:

1. Support the sale of the discontinued road pursuant to Sections 189 of the *Local Government Act 1989* and Council Policy 3.3.5 Sale, Exchange and Acquisition of Land; or
2. Not agree to the sale of the discontinued road.

PROPOSAL

That Pursuant to Section 189 of the *Local Government Act 1989*, Council sells the section of discontinued road at the rear of 85 Fitzroy Street, Sale to the abutting owner by private treaty in accordance with Wellington Shire Council Policy 3.3.5 Sale, Exchange and Acquisition of Land.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The discontinued road is intended to be sold, with costs borne by the property owner. Compensation for the land will be payable to Wellington Shire Council at market value.

LEGISLATIVE IMPACT

The proposed road discontinuance and disposal process was previously completed by the City of Sale under the provisions of the *Local Government Act 1958*.

The City of Sale had previously published a public notice in the Gippsland Times on 10 January 1989 under the then provisions of the *Local Government Act 1958*. It is not considered a requirement to publish another public notice under section 189 of the *Local Government Act 1989*.

The City of Sale had previously published a road discontinuance in the Victoria Government Gazette on 14 February 1990 under the then provisions of the *Local Government Act 1958*.

COUNCIL POLICY IMPACT

There is no Council policy on the road discontinuances and unused road consideration. Each application is considered on merit. The Sale, Exchange and Acquisition of Land Council Policy outlines the principles in dealing with land transactions.

COUNCIL PLAN IMPACT

The Council Plan 2017–21 Theme 2 “Service and Infrastructure” states the following strategic objective and related strategy:

Strategic Objective 2.2

“Council assets are responsibly, socially, economically and sustainably managed.”

Strategy 2.2.2

“Ensure that community facilities within the municipality continue to meet the expectations and service needs of all current and future residents.”

This report supports the above Council Plan strategic objective and strategy.

COMMUNITY IMPACT

This section of former road was previously discontinued via the correct statutory process in 1990, which included public advertisement and as such it no longer has road or public highway status.

Given the current status of the land only the adjoining property owners may apply for its purchase therefore there is no foreseeable broader community impact.

ENGAGEMENT IMPACT

Wellington Shire Council policy requires notification of the proposal be sent to adjacent property owners and statutory authorities.

The current abutting property owner of 32 Codrington Street, Sale has been notified in writing and has responded in writing that they have no interest in the purchase of this former road.

GOVERNMENT GAZETTE NOTICE

Victoria Government Gazette

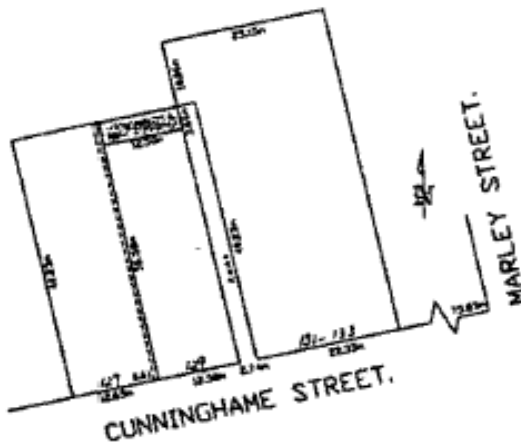
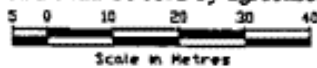
CITY OF SALE

Discontinuance of Road

Notice is hereby given that in accordance with section 528 (2) of the *Local Government Act 1958*, the City of Sale has resolved that the road shown as shaded on the plan attached and described as part of Crown Allotment 19, section 27, Township and Parish of Sale, County of Tanjil, located off Cunningshame Street between properties 129 and 131-133 and being that portion of the roadway at the rear of property known as 129 Cunningshame Street, Sale is not reasonably required as a road for public use and that the Council has resolved to discontinue and sell the said road by agreement.

Now therefore the Council of the City of Sale hereby directs:

- (a) That the said road shall be discontinued upon publication of such resolution in the *Government Gazette*.
- (b) That subject to any such right, title, power, authority or interest in the land the said road shall be sold by agreement.



8867

JOHN L. LOW
Town Clerk

CITY OF SALE

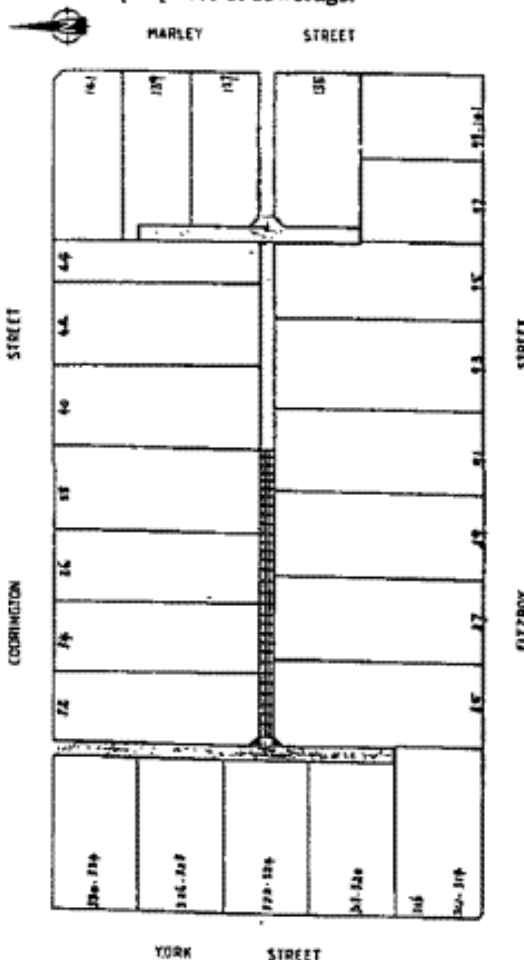
Discontinuance of Road

Notice is hereby given that in accordance with section 528 (2) of the *Local Government Act 1958*, the City of Sale has resolved that the road shown as square hatched on the plan attached and described as section 60, Township and Parish of Sale, County of Tanjil, and being that portion of the roadway off Codrington and Marley Streets located to the rear of properties known as 32, 34, 36 and 38 Codrington Street, Sale is not reasonably required as a road for public use and that the Council has resolved to discontinue and sell the said road by agreement.

G 7 14 February 1990 477

Now therefore the Council of the City of Sale hereby directs:

- (a) That the said road shall be discontinued upon publication of such resolution in the *Government Gazette*.
- (b) That subject to any such right, title, power, authority or interest in the land the said road shall be sold by agreement.
- (c) That the City of Sale continues to have and possess the same right, title, power, authority or interest in or in relation to the whole of the land as it had or possessed prior to such discontinuance with respect to or in connection to any drains or pipes laid or erected in or over such lands for the purposes of sewerage.



8868

JOHN L. LOW
Town Clerk

CITY OF SUNSHINE

Road Discontinuance

Notice is hereby given that in accordance with the provisions of section 528 (2) (a) of the *Local*

Attachment 2.

PROPOSED SALE OF DISCONTINUANCE ROAD
BETWEEN FITZROY STREET AND CODRINGTON STREET,
SALE



 DISCONTINUED COUNCIL ROAD TO BE SOLD

ITEM C4.4**CANSICK STREET RECONSTRUCTION**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

DATE: 2 OCTOBER 2018

Financial	Communication	Legislative	Council Policy	Council Plan	Resources and Staff	Community	Environmental	Engagement	Risk Management
✓	✓			✓		✓	✓	✓	✓

OBJECTIVE

The objective of this report is for Council to consider entering into a contract for reconstruction of Cansick Street, Rosedale between Hood Street and Ireland Court.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION*****That:***

- 1. Council adopt the recommendations contained in the attached confidential Tender Evaluation Report at Item F1.3 Contract 2018-076 Cansick Street Rosedale Pavement Works; and**
- 2. The information contained in the confidential document Item F1.4 Contract 2018-076 Cansick Street Rosedale Pavement Works of this Council Meeting agenda and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Built & Natural Environment on 4 September 2018 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: d) Contractual matters be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989, except that once this recommendation has been adopted the name of the successful tenderer can be made public.**

BACKGROUND

Reconstruction of sections of failed pavement and sections of kerb and channel in Cansick Street between Hood Street and Ireland Court was approved in the 2017/2018 Capital Works Program. The works have been split into two packages and the contract for the road pavement reconstruction is the focus of this report. The concrete kerb and channel works will be awarded under a separate contract.

The tenders for the road pavement works have been evaluated and prepared for Council's consideration.

OPTIONS

Council have the following options available:

- Adopt the recommendations contained in the attached confidential Tender Evaluation Report for contract 2018-076 Cansick Street Reconstruction; or
- Not enter into a contract and not proceed with these works at this time.

PROPOSAL

That Council adopt the recommendations contained in the attached confidential Tender Evaluation Report for contract 2018-076 Cansick Street Reconstruction.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The proposed construction works were budgeted for in the 2017/2018 Capital Works Program and have been carried forward to be delivered this financial year. No additional funds will be needed to complete the works.

LEGISLATIVE IMPACT

Wellington Shire Council is committed to ensuring the Contract tendering process complies with the *Victorian Local Government Act 1989* and the Victorian Local Government Code of Tendering.

RESOURCES AND STAFF IMPACT

This project will be undertaken with the resources of the Assets & Projects unit.

COMMUNITY IMPACT

The construction of these works will produce a positive community impact.

ENVIRONMENTAL IMPACT

The proposed works will have minimal environmental impact, with the contractors providing an Environmental Management Plan which will be strictly monitored.

ENGAGEMENT IMPACT

Wellington Shire Council's standard consultation practices will be implemented on this project.

RISK MANAGEMENT IMPACT

It is considered that the proposed contract works will not expose Wellington Shire Council to any significant risks. All OH&S risks will be discussed with the contractor and allocated to the party in the best position to manage each risk.

ITEM C4.5**PLACE NAMES COMMITTEE - MINUTES**

DIVISION: BUILT & NATURAL ENVIRONMENT
 ACTION OFFICER: MANAGER ASSETS AND PROJECTS
 DATE: 2 OCTOBER 2018

IMPACTS								
Financial	Legislative	Council Policy	Planning Policy	Resources & Staff	Community	Environmental	Engagement	Risk Management
	✓				✓			

OBJECTIVE

The purpose of this report is for Council to receive the minutes from the Place Names Committee meeting held on 14 August 2018 and to consider the recommendations from that meeting.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION*****That;***

- 1. Council receive and note the minutes of the Place Names Committee meeting held on 14 August 2018; and**
- 2. That letters be sent out to owners of properties abutting the unnamed road off Bengworden Road, Perry Bridge and that it be advertised that the road is proposed to be named after Charles Edward Marriott, who was lost and did not return to Perry Bridge after he served in the First World War. If no negative response is received, then apply to the Office of Geographic Names to gazette the name MARRIOTT LANE.**
- 3. That letters be sent out to owners of properties abutting the unnamed road off Glenmaggie Road Ext. and that it be advertised that the road is proposed to be named after the four brothers Alexander, David, Robert (who did not return) and Thomas Langlands who came from Glenmaggie and served in the First World War. If no negative response is received, then apply to the Office of Geographic Names to gazette the name LANGLANDS LANE.**
- 4. That letters be sent out to owners of properties abutting the rear of 300-310 Raymond Street, Sale and if there are no negative objections then apply to the Office of Geographic Names to gazette the common property entrance DOVE COURT.**
- 5. The name ELLIMAN CRESCENT be approved for use in the Cobains Estate in Sale.**
- 6. That a response be written to the Sale RSL supporting the name of the shared path along Aerodrome Road, from Somerton Park Road, Sale to the RAAF Base as the FULLER – ROOS path.**
- 7. The new subdivisional road off Shaws Lane in Rosedale be called SPINEBILL COURT.**

BACKGROUND

The Place Names Committee is an advisory committee that meets quarterly to make recommendations to Council on geographical place name issues.

OPTIONS

Council has the following options available:

- To receive the minutes of the Place Names Committee and consider each of the recommendations; or
- Seek further information and consider at a future meeting.

PROPOSAL

That:

1. Council receive and note the minutes of the Place Names Committee meeting held on 14 August 2018; and
2. That letters be sent out to owners of properties abutting the unnamed road off Bengworden Road, Perry Bridge and that it be advertised that the road is proposed to be named after Charles Edward Marriott, who was lost and did not return to Perry Bridge after he served in the First World War. If no negative response is received, then apply to the Office of Geographic Names to gazette the name MARRIOTT LANE.
3. That letters be sent out to owners of properties abutting the unnamed road and that it be advertised that the road is proposed to be named after the four brothers Alexander, David, Robert (who did not return) and Thomas Langlands who came from Glenmaggie and served in the First World War. If no negative response is received, then apply to the Office of Geographic Names to gazette the name LANGLANDS LANE.
4. That letters be sent out to owners of properties abutting the rear of 300-310 Raymond Street, Sale and if there are no negative objections then apply to the Office of Geographic Names to gazette the common property entrance DOVE COURT.
5. The name ELLIMAN CRESCENT be approved for use in the Cobains Estate in Sale.
6. That a response be written to the Sale RSL supporting the name of the shared path along Aerodrome Road, from Somerton Park Road, Sale to the RAAF Base as the FULLER – ROOS path.
7. The new subdivisional road off Shaws Lane in Rosedale be called SPINEBILL COURT.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

The *Local Government Act 1989* provides Council the power to approve, assign or change the name of a road. Council in exercising this power must act in accordance with the guidelines provided for under the *Geographical Place Names Act 1998*.

COMMUNITY IMPACT

The process for the naming or changing of a road name will be followed by contacting the Office of Geographic Names where emergency services are notified, and relevant databases are updated.



PLACE NAMES COMMITTEE (PNC) MEETING

14 August 2018 AT 3.30 PM

MACALISTER RIVER ROOM

MINUTES

ATTENDEES:

**Councillor Darren McCubbin
Councillor Gayle Maher
Councillor Scott Rossetti
Dean Morahan (Manager Assets & Projects)
James Blythe (GIS Officer)**

MEETING OPENING: 3.30pm

APOLOGIES:

**Sandra Rech (Coordinator Asset Management)
Leah Hepworth (Asset Management Systems Officer)**

CONFLICT OF INTEREST: Cr Rossetti – Item 2.5

CONFIRMATION OF MINUTES FROM PREVIOUS MEETING

It was moved:

Councillor Maher / McCubbin

**That the minutes of the previous Place Names Committee meeting on
8 May 2018 be accepted.**

CARRIED

2.0 CURRENT ISSUES

2.1 Street addressing issues, Earl Street, Woodside

There are several issues regarding Earl Street, Woodside (see attached). The street numbering is not consistent and the constructed road segments are not contiguous.

It was moved at the May 2016 Place Names Committee meeting that a letter be sent to the Yarram Historical Society, Woodside Cemetery Trust and Woodside Primary School asking for road name submissions with a connection to the Woodside area and that Councillors arrange a road trip to visit the area.

Suggested names:

- Brennan – large property owner in Woodside
- Collins – large property owner in Woodside and local hotelier
- Buntine – prominent settler in the district. His wife gave birth to the first child born in Gippsland.

It was moved at 8 August 2017 Place Names Committee meeting that the proposed names BRENNAN, COLLINS and BUNTINE be considered, along with the name LEAR from the ANZAC Commemorative Project; and
That the Committee visit the Woodside area to view the roads.

It was moved at 14 November 2017 Place Names Committee meeting that the section of Earl Street east of High Street and ending at Queen Street, remain named as EARL STREET; and

That the trafficable section of Earl Street west of High Street, Woodside, be renamed BUNTINE ROAD after a prominent settler in the district; and

That the section of Earl Street north of Victoria Street be renamed LEAR LANE after Eric Nightingale Lear, who died in France during the First World War and is commemorated on the Won Wron State School honour roll; and

That all properties accessing these sections of road be advised of this proposal and that it be advertised and that if no negative response is received within 30 days then apply to the Registrar of Geographic Names to formalise these names.

Letters were sent to the affected residents and one letter of objection has been received. See attachment.

It was moved at 27 February 2018 Place Names Committee meeting that

- (i) Apply to the Registrar of Geographic Names for the trafficable section of Earl Street west of High Street to be renamed Buntine Road; and
- (ii) The section of Earl Street north of Victoria Street be renamed Lear Lane; and
- (iii) Letters be sent to affected property owners outlining the history behind the names selected.

On 20 March 2018, Council endorsed the above and the names were submitted to the Office of Geographic Names and are awaiting approval.

It was moved at 8 May 2018 Place Names Committee meeting that a letter be sent to the objector advising of the appeals process of the Office of Geographic Names as outlined in the Naming Rules for Places in Victoria and that this item remains open.

A letter was sent to the objector advising of the appeals process. The Office of Geographic Names have received a letter of appeal and no further advice has been received.

**It was moved:
Councillor Maher / McCubbin
That this item remains open.**

CARRIED

2.2 Request to name an unnamed road Off Bengworden Road, Perry Bridge

An unnamed road off the Bengworden Road, Perry Bridge, has been listed on the Wellington Shire Register of Public Roads.



It was moved at the May 2016 Place Names Committee meeting that a letter be sent to all affected property owners with the view to select a road name at the next Place Names Committee meeting. Several names were suggested by the community; however, none were acceptable to the Office of Geographic Names.

At the 2 August 2016 meeting it was resolved that a letter be sent to all affected property owners that the unnamed road off the Bengworden Road be named Akoonah Lane and that if no negative response is received within 30 days then apply to the Registrar of Geographic Names to formalise the name.

The Office of Geographic Names requested that GLAWAC endorse the proposed name which is still pending.

It was moved at the November 2017 meeting that the road off Bengworden Road, Perry Bridge, be named **STONE ROAD**, in commemoration of ANZAC soldier Archibald Stephen Stone, who died of illness whilst serving in the First World War and is commemorated on the Perry Bridge School Honour Roll; and
That all properties accessing this road be advised of this proposal and that it be advertised and that if no negative response is received within 30 days then apply to the Registrar of Geographic Names to formalise the name.

Letters were sent to the affected residents and one submission for an alternative name was received. The name Bedggood Road has been proposed however it may not be accepted by VicNames as it does not strictly meet duplicate/similar name criteria as there is a Bedggood & Richardsons Road in Briagolong a distance of approximately 28km away.

It was moved at 27 February 2018 Place Names Committee meeting that the Office of Geographic Names be contacted to determine whether the proximity of Bedggood & Richardsons Road is acceptable and if so then Council advertise the name Bedggood Road and if no negative response is received within 30 days then apply to the Registrar of Geographic Names to formalise the name.

On 20 March 2018, Council endorsed the above and the name was submitted to the Office of Geographic Names for in principle support, but to date no response has been received. A response from the Office of Geographic Names was received on the day of the meeting advising that Ambulance Victoria declined the requested name.

It was moved at 8 May 2018 Place Names Committee meeting that a letter be written to the submitter advising of the decision of the Registrar regarding the name BEDGGOOD and advising that the last advertised name of STONE ROAD will be presented to the Registrar of Geographic Names to formalise the name of this road and that there is an appeals process of the Office of Geographic Names as outlined in the Naming Rules for Places in Victoria.

OGN do not support the naming proposal as the proposed road name Stone Road is duplicated by the existing Stoney Road, Cobbannah, Stoney Road, Moornapa, Stoney No One Road, Moornapa and Stoney No 1 Road, Moornapa. all within 26km. The defaulting radius is 30km in the Naming rules. The explanation provided by Council as to the duplication and the other roads being located within the State Forest, is not acceptable. The duplicated road names are within close proximity to the same feature Perry River, as the proposed road name, hence there is the possibility of confusion. OGN has consulted with emergency services who do not support this request. The Naming rules were written in consultation with emergency services and represent best practice with respect to Public Safety; this naming proposal contravenes Principle (D) Ensuring names are not duplicated. This request has been declined.

**It was moved:
Councillor Maher / McCubbin**

That letters be sent out to owners of properties abutting the unnamed road and that it be advertised that the road is proposed to be named after Charles Edward Marriott, who was lost and did not return to Perry Bridge after he served in the First World War. If no negative response is received, then apply to the Office of Geographic Names to gazette the name MARRIOTT LANE.

CARRIED

2.3 Proposal to name oval at Maffra Recreation Reserve, John Vardy Oval

A request was received to name the football oval at the Maffra Recreation Reserve, "John Vardy Oval".

It was moved at the 14 February 2017 meeting that a letter be sent to the Maffra Recreation Reserve Committee seeking its support on naming the football oval, John Vardy Oval. The response received was that the Reserve Committee proposed that the oval is not specifically named after an individual as there have been many people who have contributed greatly over the 148 year history of the oval and it is used for many activities, not just football. The committee felt that as John was the main driver behind the construction of the main pavilion it would be fitting to name it as the "John Vardy Pavilion".

It was moved at the meeting on 9 May 2017 that a letter be written to the proponent, Maffra Football Netball Club and Maffra Recreation Reserve Committee proposing that the pavilion at Maffra Recreation Reserve be named "John Vardy Pavilion" and if no negative responses are received within 30 days, apply to the Office of Geographic Names to formalise the name.

It was moved at the August 2017 Place Names Committee meeting that the main pavilion at the Maffra Recreation Reserve be named the 'John Vardy Pavilion' and that it be advertised and if no negative responses are received within 30 days, apply to the Office of Geographic Names to formalise the name. Eighteen objections have since been received (attached).

It was moved at the November 2017 meeting that following community feedback, the Maffra Recreation Reserve Committee be contacted to determine if they endorse the name of the pavilion as the Maffra Recreation Centre; and
That if the Maffra Recreation Centre name is endorsed then it be advertised and that if no negative response is received within 30 days then apply to the Registrar of Geographic Names to formalise the name.

Correspondence has been received from the Maffra Recreation Reserve Committee rejecting the name Maffra Recreation Centre, instead proposing that the pavilion be named Maffra Recreation Function Centre.

It was moved at 27 February 2018 Place Names Committee meeting that the proposed name Maffra Recreation Function Centre does not reflect the usage of the pavilion and that the Office of Geographic Names be requested to adopt the name Maffra Recreation Centre as proposed.

On 20 March 2018, Council endorsed the above and the name was submitted to the Office of Geographic Names.

It was moved at 8 May 2018 Place Names Committee meeting that this item remains open.

A letter has been sent to the Maffra Recreation Reserve Committee advising of the name Maffra Recreation Centre. No further correspondence has been received.

It was moved:

Councillor McCubbin / Maher

That this item be closed.

CARRIED

2.4 Renaming a section of Desailly Street, Sale

With the closure of a section of Desailly Street, Sale, to vehicular traffic it is appropriate to investigate the option of renaming the section of Desailly Street between Canal Road and McMillan Street.

It is proposed to extend Canal Road through to McMillan Street (see attachment).

It was moved at the August 2017 Place Names Committee meeting that the section of Desailly Street between Canal Road and McMillan Street and the section of McMillan Street between Desailly Street and Raymond Street become part of Canal Road; and that a letter be sent to affected property owners and others directly affected and that the proposed renaming is advertised and if there are no negative responses received within 30 days, apply to the Office of Geographic Names to formalise the road renaming. One objection was received (attached).

It was moved at the November 2017 meeting that the Sale Historical Society be contacted to confirm whether the Canal was officially known by any other name; and that following feedback, Canal Road be renamed Canal Drive and that it extend from Foster Street through to Raymond Street/Punt Lane. This requires:

- That the section of Park Street from Foster Street to Canal Road become part of Canal Drive; and
- That the section of Desailly Street between Canal Road and McMillan Street and the section of McMillan Street between Desailly Street and Raymond Street/Punt Lane become part of Canal Drive.

At the 5 December 2017 Council Meeting the above resolution was carried with the exception of naming Canal Road, Grand Canal Drive. This name was then advertised, and

several objections have been received including one letter with 106 signatures that is going to be presented to Council at the 6 March 2018 meeting for consideration. See attachments.

It was moved at 27 February 2018 Place Names Committee meeting that the road(s) from Foster Street (Princes Highway) through to Raymond Street, namely the northern section of Park Street, Canal Road and the western section of McMillan Street, have one single name being Grand Canal Drive.

On 20 March 2018, Council endorsed the above and the name was submitted to the Office of Geographic Names.

It was moved at 8 May 2018 Place Names Committee meeting that a letter be sent to the objector advising of the appeals process of the Office of Geographic Names as outlined in the Naming Rules for Places in Victoria and that this item remains open.

A letter was sent to the objector advising of the appeals process. The Office of Geographic Names have received a letter of appeal and are currently reviewing the appeal and no further advice has been received.

It was moved:

Councillor McCubbin / Maher

That this item remains open.

CARRIED

2.5 Proposed name for laneway 85 Fitzroy Street Sale

There is a proposed subdivision at 85 Fitzroy St, Sale, which requires that the laneway west of it be named as it provides access to two of the units.

The names submitted (attached) are:

Lutze Lane, Charlie Lane, Lapwing Lane

Cr Rossetti declared a Conflict of Interest and left the meeting.

The names LUTZE and CHARLIE were deemed to not meet the *Naming Rules for places in Victoria*.

It was moved at the November 2017 meeting that the unnamed laneway adjacent to 85 Fitzroy Street, Sale, be named LAPWING LANE.

A letter was sent to the proponent and no correspondence has been received to date. This item remains open.

It was moved at 8 May 2018 Place Names Committee meeting that this item remains open.

It was moved:

Councillor Maher / McCubbin

That this item be closed.

CARRIED

2.6 Request to name a road after family name Swanton.

A request has been submitted to Place Names Committee to consider the name Swanton to be added to the Roads Name Register.

It was moved at 27 February 2018 Place Names Committee meeting that letters be sent to the Port Albert Maritime Museum and the Yarram and District Historical Society to request further information and validate the history contained in the request. A response has been received endorsing the name (attached).

It was moved at 8 May 2018 Place Names Committee meeting that the name Swanton be added to the Council Approved Road Names Register for the Port Albert and Yarram area.

It was moved:

Councillor Maher / McCubbin

That this item be closed.

CARRIED

2.7 Request proposed names for subdivision in Longford

A request has been submitted to Place Names Committee to consider the name Peppertree Hill Road for a subdivision in Longford. See attached.

It was moved at 27 February 2018 Place Names Committee meeting that the name Peppertree Hill Road be endorsed for this subdivision. The developer was subsequently notified.

It was moved at 8 May 2018 Place Names Committee meeting that this item remains open.

It was moved:

Councillor Maher / McCubbin

That this item be closed.

CARRIED

2.8 Request to name a proposed service road into Kilmany following the highway duplication.

A request has been received from VicRoads to rename the section of the highway which will become a service road into Kilmany following the duplication of the highway. Suggestions from VicRoads are Kilmany Way, McCann Way and Soldier Settlement Way.

Some ANZAC names associated with Kilmany area:

- Francis OAKLEY – a returned soldier; occupation was a labourer and address recorded as Kilmany South when he enlisted
- Walter Patrick O'KEEFFE – lost soldier; worked at Kilmany sawmill when he enlisted.

Other names that may not meet duplicate/similar name criteria:

- John Thomas CRICK – lost soldier (similar name CRICKET in Rosedale and Cowwarr, and similar name CROOKS in Kilmany); occupation was a labourer and address recorded as Kilmany South when he enlisted
- George WEST – returned soldier (numerous existing road names containing WEST); was a gardener at Kilmany Park

It was moved at 27 February 2018 Place Names Committee meeting that this item remains open and that further historical information be collected regarding the ANZAC names and other local naming suggestions.

It was moved at 8 May 2018 Place Names Committee meeting that a letter be sent to [REDACTED] [REDACTED] outlining this rare opportunity to name a road in Kilmany and seek comments on an appropriate name.

It was moved:

Councillor McCubbin / Maher

That this item remains open.

CARRIED

2.9 Request to name a road after family name Centra.

A request has been received to consider the name Centra to be added to the Roads Name Register. See attached.

It was moved at 27 February 2018 Place Names Committee meeting that a letter be sent to the Sale and District Historical Society to request further information and validate the history in the request.

A letter was received from the Sale and District Historical Society supporting the proponent's application.

It was moved at 8 May 2018 Place Names Committee meeting that the name CENTRA be added to the Council Approved Road Names Register for Sale.

**It was moved:
Councillor Maher / McCubbin
That this item be closed.**

CARRIED

2.10 Request to name an unnamed road off Heyfield- Dawson Road

A request has been received from a property owner to name an unnamed road off Heyfield-Dawson Road, Heyfield, for the purpose of rural road number allocation.

Note: the road is not currently maintained by Council.

It was moved at 8 May 2018 Place Names Committee meeting that following the name BETTLES being added to the Council Approved Road Names Register to honour the ANZAC soldier Roy Scott Bettles who worked as a blacksmith in Heyfield before enlisting on 25 August 1915, that this road be named BETTLES LANE and to commence the process to name this road.

Council has received notification that BETTLES Lane was gazetted on 26 July 2018.

**It was moved:
Councillor McCubbin / Maher
That this item be closed.**

CARRIED

2.11 Nomination of Anzac Names

Nomination of the following ANZAC names to be added to the Council Approved Road Name Register have been received from the Wellington Shire Heritage Network:
FERRES (Alberton area)

Harold Dunstan Gordon FERRES was born in Toora and attended Alberton State School. He returned to Australia after serving on the Western Front and was awarded the Distinguished Service Order, Military Cross and Bar to Military Cross (this remains the most significant group of Gallantry Awards thus far identified in the database).

Sydney Eversley FERRES (brother to H.D.G Ferres) attended Alberton State school and was employed as a butter maker. He served in Egypt and was killed in action in Gallipoli.

ROBINSON (Blackwarry area)

The loss of three brothers, two associated with the Blackwarry area, one not.

Alexander ROBINSON
Died of wound, 20 November 1916 at Flers

Edward ROBINSON
Died of wounds in England, 11 Sept 1918

Albert Douglas ROBINSON (no established link with Blackwarry area)
Killed in Action 19 July 1916, Fromelles

(There are no duplicate or similar names currently in use in either Alberton or Blackwarry)

It was moved at 8 May 2018 Place Names Committee meeting that these ANZAC names be added to the Council Approved Road Names Register, with FERRES for the Alberton area and ROBINSON for the Blackwarry area.

It was moved:
Councillor Maher / McCubbin
That this item be closed.

CARRIED

GENERAL BUSINESS

3.1 Request to name the unnamed road off Glenmaggie Road Ext.

A request has been received to name the unnamed road off Glenmaggie Road Ext.

It was moved:
Councillor Maher / McCubbin

That letters be sent out to owners of properties abutting the road and that it be advertised that the road is proposed to be named after the four brothers Alexander, David, Robert (who did not return) and Thomas Langlands who came from Glenmaggie and served in the First World War. If no negative response is received, then apply to the Office of Geographic Names to gazette the name LANGLANDS LANE.

CARRIED

3.2 Request to name the walkway off IGA car park Dove Court

A request has been received for businesses at the rear of 300-310 Raymond, Sale be given an alternate address. The businesses at the rear cannot be directly accessed from Raymond Street. This causes confusion for customers and could pose confusion for emergency services.

It was moved:
Councillor Maher / McCubbin

That letters be sent out to owners of properties abutting the rear of 300-310 Raymond Street and if there are no negative objections then apply to the Office of Geographic Names to gazette the common property entrance DOVE COURT.

CARRIED

3.3 Duplication of the name Wynd within the Sale locality

The name Wynd has been duplicated within the Sale locality
286/2011 Glenhaven Estate – Wynd Drive
345/2010 Cobains Road estate – Wynd Crescent
Suggested substitute name is ELLIMAN

**It was moved:
Councillor Rossetti / McCubbin**

That the name ELLIMAN CRESCENT be adopted for the Cobains Estate road.

CARRIED

3.4 Proposed naming of the shared path Aerodrome Road

A request has been received to name the shared path along side Aerodrome Road.

**It was moved:
Councillor McCubbin / Rossetti**

That a response be written to the Sale RSL supporting the name of the shared path along Raglan Street, Sale as the Fuller – Roos path.

CARRIED

3.5 Request to name a new road in a subdivision in Rosedale

A request has been received to name a road in a proposed subdivision off Shaws Lane in Rosedale.



The developer has nominated the following names from the Council Approved Road Names Register in order of preference:

1. Spinebill;
2. Sittella;
3. Tarndang.

The names in the list specifically listed for Rosedale are:

- DuVe - After early settler Charles DuVe for services to the Rosedale community. Nomination supported by the Rosedale Historical Society; and
- Macleod – There is a McLeod Court in Rosedale; and
- Reed – There is a Reid Drive in Wurruk and Maffra within 30km.

**It was moved:
Councillor Maher / Rossetti**

That a letter written to the proponent that the new subdivisional road off Shaws Road be known as Spinebill Court.

CARRIED

4.0 NEXT MEETING

27 November 2018 at 2.00pm, Macalister Room

5.0 CLOSE

The meeting closed at 4.20pm.

Attachment for Item 2.1

Earl Street, Woodside

History:

- A submission was made to NES on 10th December 2014 to add to VicMap Transport the extra segments of Earl Street to the South-East of High Street.
- DELWP requested further information for Emergency Services and navigation purposes and noted that there are some addresses assigned are on both sides of South Gippsland Hwy.
- The current addressing/naming scenario does not conform to standards.

Options:

- Do nothing, the potential risk to residents and emergency services will remain.
- Rename the segment to the North-West of High Street and designate as Earl Street one of the two identified segments to the South-East of High Street. The other segment would need to be given a different name.
- Rename the two segments to the South-East of High Street and retain the existing Earl Street in VicMap Transport. This option would appear to be minimise confusion resulting from the change. While four properties will require new addresses, the other options would have required five properties to be readdressed.



Recommendations as follows:



[Follow up: Earl St Woodside, 08 July 2017](#)
[Due to: Woodside, 08 July 2017](#)
[View details for this message on 26/07/2017 15:21:58A](#)

Dear [REDACTED]

[REDACTED] thought that these three names should be considered for use in naming roads at Woodside.

Brennan- Patrick owned big property in the Woodside district and the Brennan gates still stand on the property, he also gave money to build the catholic church in Woodside.

Collins- The Collins family owned a lot of property in the Woodside District and had the licence for the Sir Henry Barkly hotel a two storied brick building which alas burnt down.

Buntine- Hugh Buntine was a prominent settler in the district and ran a hotel on the Bruthen Creek . His second wife Agnes became a bullock driver and is renowned for her strength and courage. She gave birth to the first child born in Gippsland.

We probably have some others to consider.

Hope these are useful.

[REDACTED]
 Secretary

19th January 2018

[REDACTED]
Wellington Shire Council
PO BOX 506,
Sale
VIC 3850

placenames@wellington.vic.gov.au

Dear [REDACTED]
[REDACTED]

I am vehemently opposed to the renaming of the section of Earl Street to the North West of High Street.

The street addressing is an issue mainly because the sections east of High street and north of Victoria Street are not visible on any map. They are not in any Melways, in UBD Gregory's, Google maps, or try finding it on 'Whereis' on line. The section to the northwest of High Street is the only section visible on any of these maps, causing all deliveries or, as you state in your letter of the 8th December 2017, emergency vehicles, to head to the northwest of High Street. If the other sections of Earl Street were to be identified on maps, with street numbers, the locating of addresses would be simplified. Was this solution investigated?

It is also contentious that you have decided that a majority of residents will be required to have a changed address. On the map that you sent with the letter previously mentioned, there are 4 residences in the section northwest of High Street. What was the rationale in deciding to change the street name of that section? There are only two residences that, according to your letter, will retain the Earl Street name.

The new name is another point with which I disagree. There is, and was in the original planning, a theme for naming the streets in the immediate vicinity of Woodside. Buntine does not fit the theme and is connected more with Rosedale and Walhalla than Woodside. It is through Rosedale and to Walhalla that Agnes Buntine drove the bullocks and to quote the Latrobe Valley Express 19/1/18, "she's now a proud fixture in Rosedale's identity". There is not much written about her husband who ran the 'Bush Inn' and minded the 11 children.

There is also the personal attack in the letter of the 8th December 2018. The 3rd paragraph begins "As your property is on the [REDACTED] it is proposed to rename this section... Buntine Road. This reads as if it is my fault that the Street is to be renamed.

I hope that Council will reconsider the renaming of Earl Street and perhaps look to the original town planning documents during the reconsiderations.

Yours sincerely,
[REDACTED]

Attachment for Item 2.2
Request for a Road Names at Perry Bridge

[REDACTED]

Further to our discussion at the meeting I met with the locals at Perry Bridge who put forward the name "Perry Bridge Road" which apparently is being used by Ausnet as their electricity address already. I promised to put this up the committee and would write to them all in due course to see if this is an appropriate name. I did put in the usual caveats about needing to abide by the Register of Geographic Names guidelines.

On a side issue, [REDACTED] said he had an argument with "someone in Melbourne" about the name on the Bridge being called "Perrys Bridge" with an "s" rather than the proper name, he also mentioned that the name on "Scrubby Creek Bridge" – also on the Bengwarden road – is "Scrubby" on one side and "Scruby" with only one b on the other. By the time I left [REDACTED] and his neighbours were firmly convinced with the power of the place names committee. I returned to my phone box, removed my cape and blended in as I have been instructed to do.....

Kind regards

From: [REDACTED]
Sent: [REDACTED]
To: Dean Morahan [REDACTED] >
Subject: Request for road name at Perry Bridge (Akoonah Lane)

[REDACTED]

Thanks for your recent inquiry and follow up letter with the proposed name for the Perry River area. At this stage GLaWAC are not in a position to endorse the proposed name, as this may need some follow up research into the origin and meaning relating to Gunaikurnai language and history, particularly in this locality.

Given it's close proximity to Ramahyuck, GLaWAC are happy to provide a Gunaikurnai name that has some reference to the local area. This will be subject to checking our language database.

Kind Regards,

Naming Committee

Wellington Shire Council

18 Desailly Street, Sale. 3850



To whom it may concern,

re unnamed road off Bengworden Road, Perry Bridge.

I have recently returned from a holiday and received your letter dated 14/12/2017.

In response, I wish to propose that the road be named [REDACTED] as until recently, the original settlement on the road was still held by the Bedggood family and the house foundations, built by a Perry river pond/ water hole, can still be found. The stone floor of this house flooded quite often but the river flats grew vegetables which were transported into Sale and Bairnsdale by Dray.

The son of the family married a [REDACTED] and I feel it is important to remember the history of districts, especially that of Perry Bridge where Australian and Tasmanian Aborigines were rescued from sealers and housed and educated by Methodist missionaries.

[REDACTED]

The son of [REDACTED] where he and his wife have retired. I am sure that they would be happy to give you any further information, if required. Their phone number is [REDACTED]

I would really appreciate your consideration of this suggested road name

[REDACTED]

Attachments for item 2.3

Request proposing name change of Maffra Oval to John Vardy Oval

Previous attachments have been removed but are available on request.



Attachment for item 2.4

Renaming of Desailly Street between Canal Road and McMillan Street





It was with some degree of concern that I read in the Gippsland Times 20th September 2017 that the name Canal Road was being maintained and extended South of Foster Street and West of Raymond Street. I would have thought that with the completion of the one of the finest public community complex facility East of Melbourne, more thoughtful consideration would have been given to naming this important roadway further preserving connectivity of the total project. The name Canal Road, whilst it may have history, lacks no connection with what is now a very attractive tourist area. I am aware of the signage pointing people to the Port of Sale from both Foster and Raymond Street, but believe that to tie everything together, the name Port Drive or Sale Port Drive would be more inviting for tourists to take the next step and explore further believing they would not have far to travel to experience the Port. The word Drive is itself an invitation to take a drive. Canal Road does nothing to indicate any connection to a Port and I believe an opportunity to attract further investigation by tourists may be lost. Please give further consideration to what is a very important link road to our magnificent community complex.

Wellington Shire Council
18 Desaillay St
Sale VIC 3850



2 January 2018

To the Place Names Committee,

OBJECTION TO PROPOSED NAMING OF GRAND CANAL DRIVE, SALE

I object to the proposal advertised in the *Gippsland Times* on 19 December 2017 to rename several roads as 'Grand Canal Drive'.

Whilst it is generally recognised that the Canal is unique and was a significant feature in the development and growth of Sale and the region, the use of the word 'Grand' is rather pretentious and I prefer the name to simply be 'Canal Drive'. Yes, the canal is the longest in Australia being 5km in length, but it pales in comparison to the Grand Canal in China, which is over 1,700km in length, and the Grand Canal in Venice, Italy, which has been in existence for centuries and is an international tourist attraction.

Original construction plans record it as either 'Sale Canal' or 'Sale Navigation Canal' and the Victorian Heritage Council has it listed as 'Sale Canal'.

Heritage Council of Victoria / National Trust - Sale Canal
<http://vhd.heritagecouncil.vic.gov.au/places/69954>

Engineers Australia - Sale Navigation Canal
https://www.engineersaustralia.org.au/portal/system/files/engineering-heritage-australia/nomination-title/Port_of_Sale_2.pdf

Therefore, please consider my suggestion to rename the road 'Canal Drive'.

Regards,

(Name withheld)
Sale



30th January, 2018



Place Names Committee,
Wellington Shire Council,
P.O. Box 506
Sale, Vic. 3850.

TO WHOM IT MAY CONCERN

I submit the attached forms as objectors to renaming part of Park Street to Grand Canal Drive.

I am acting on behalf of a group of residents, boat owners, ad hoc users and tourists who have expressed concern with the intersection of Canal Road and Park Street and we feel the renaming of the short stretch between the highway and the bridge will be detrimental to our efforts to have Park Street reinstated as the priority road at this intersection.

The Mayor and Council in general are aware of our concerns and, as yet, have deigned to do nothing to address the situation believing that the current situation is satisfactory.

We have not exhausted all avenues toward achieving our goals at this stage so strongly object to the proposal of the name change.

Trusting these signatories will be accepted and treated as individual objections.

Yours sincerely,



WELLINGTON SHIRE COUNCIL
 30 JAN 2018
 RECEIVED

To: Place Names Committee, Wellington Shire Council.

We the undersigned wish to declare our opposition to the renaming of the section of Park Street between Foster Street and Canal Road to "Grand Canal Drive". The reasons for this are as follow:

1. We are currently committed to having Park Street reinstated as the priority road at the Park Street and Canal Road intersection. We are not happy with the current conditions i.e. giving Canal Road priority, for the following reasons.
2. Renaming this short section will make Park Street harder to find for visitors, service and delivery drivers not familiar with the area.
3. All avenues for our opposition to the current situation have not, and are not likely to be, finalized by 30th January.

	NAME (Print)	Signature
1	YVONNE MARTIN	<i>Yvonne Martin</i>
2	IAN MARTIN	<i>Ian Martin</i>
3	By Wallace	<i>By Wallace</i>
4	John Wallace	<i>John Wallace</i>
5	STEPHANIE SMITH	<i>S. Smith</i>
6	FAY CERDA-PAVIA	<i>F. Cerdá</i>
7	Jo Cerda-Pavia	<i>Jo Cerda-Pavia</i>
8	LINA MORALES	<i>Lina Morales</i>
9	Kira Coombs	<i>Kira Coombs</i>
10	HENATHER M'LEOD	<i>H. M'Leod</i>
11	LEONNE VAN DER WOUDE	<i>L. Van der Woude</i>
12	BEVERLEY HART	<i>Beverley Hart</i>
13	COLIN BRIDGES	<i>Colin Bridges</i>
14	LEILA PRITCHETT	<i>L. Pritchett</i>
15	Dionne Littlejohn	<i>Dionne Littlejohn</i>
16	LEONNE DAVIES	<i>Leonne Davies</i>
17	MAX TISDALL	<i>Max Tisdall</i>
18	JANE O'BRYEN	<i>Jane O'Brien</i>
19	DES GIBBY	<i>Des Gibby</i>
20	Debbie Mailey	<i>Debbie Mailey</i>
21	J. MAVROS	<i>J. Mavros</i>
22	KEITH MILLS	<i>Keith Mills</i>
23	Charlie Lowler	<i>Charlie Lowler</i>
24	BARRY KUNSE	<i>Barry Kuse</i>
25	Tony Furlong	<i>Tony Furlong</i>
26	Debbie Kimber	<i>Debbie Kimber</i>
27	Annie Kimber	<i>Annie Kimber</i>

Other petition sheets have been removed but are available on request.

Attachment 2.8

Request to name the proposed service road into Kilmany (after duplication)

From [REDACTED] [u](#)
Sent: [REDACTED]

Also, whilst thinking about the Kilmany section of the highway duplication, as you are aware the current highway after the duplication will be a service road into the township and when we had the last community information session in Kilmany we had a questionnaire requesting for any name suggestions for the service road.

[REDACTED] forwarded on the following suggestions that were received for the service road naming into Kilmany.

Refer to my emails dated 21/3 and 22/3/17 about the naming process. The Australia Post suggestion was made by the mailman just prior to the session (can find email if you like). [REDACTED] provided her commentary about her suggestion in the PHE duplication mail database dated 23/5/17

Suggestions made by:

Australia Post man - Kilmany Way

At Kilmany session:

- McCann Way
- Kilmany Road/Way
- the previous store owner's name (starts with a H...)

[REDACTED] Soldier Settlement Way



I'm not too sure where we go with these suggestions but would it be possible to please provide this information to the WSC Place Naming committee for consideration as suggestions for the naming of this service road.

Does an EOI go out to the broader community for further name suggestions or does the Place Naming committee just consider the current suggestions???

Let me know if you require any further information.

Regards



Attachment for Item 2.10

Customer request to name unnamed road off Heyfield-Dawson Road, Heyfield



The application is signed by the secretary of the party.

Any person who believes that the party should not be registered because:

- it is not an eligible political party under the provisions of Part 4 of the Act;
- the application is not properly completed as required under section 45 of the Act; or
- the party's name is not allowable under section 47 of the Act,

may object by writing to the Victorian Electoral Commission, Level 11, 530 Collins Street, Melbourne, Victoria 3000, by Monday 27 August 2018.

Details of any objections will be made available to the applicant.

Enquiries to: Katrina Collins on telephone (03) 8620 1145.

Dated 26 July 2018


Victorian Electoral Commission

Geographic Place Names Act 1998

NOTICE OF REGISTRATION OF GEOGRAPHIC NAMES

The Registrar of Geographic Names hereby gives notice of the registration of the undermentioned place names.

Road Naming

Change Request Number	Road Name	Locality	Naming Authority and Location
114102	Bettles Lane	Heyfield/ Dawson	Wellington Shire Council The road traverses north from Heyfield-Dawson Road.
106339	Dineen Road	Bayles/Cora Lyn	Cardinia Shire Council Previously known as No. 4 Drain Road East. The road traverses north-east from Bayles.
106411	Jeffers Road	Cora Lyn	Cardinia Shire Council Previously known as No. 7 Drain Road North. The road traverses west from Bennett Road.
106413	Maynard Road	Bayles	Cardinia Shire Council Previously known as No. 7 Drain Road North. The road traverses east from Bennett Road.
114023	Fortelny Way	Moonee Ponds	Moonee Valley City Council Unnamed laneway located between Bowen Street and Lennox Street.
113710	Tufton Lane	Essendon	Moonee Valley City Council Unnamed laneway located between 5 and 7 Mary Street.
111856	Molonys Arcade	Wangaratta	Wangaratta Rural City Council Previously named Molcneys Arcade.

Attachment for Item 3.1

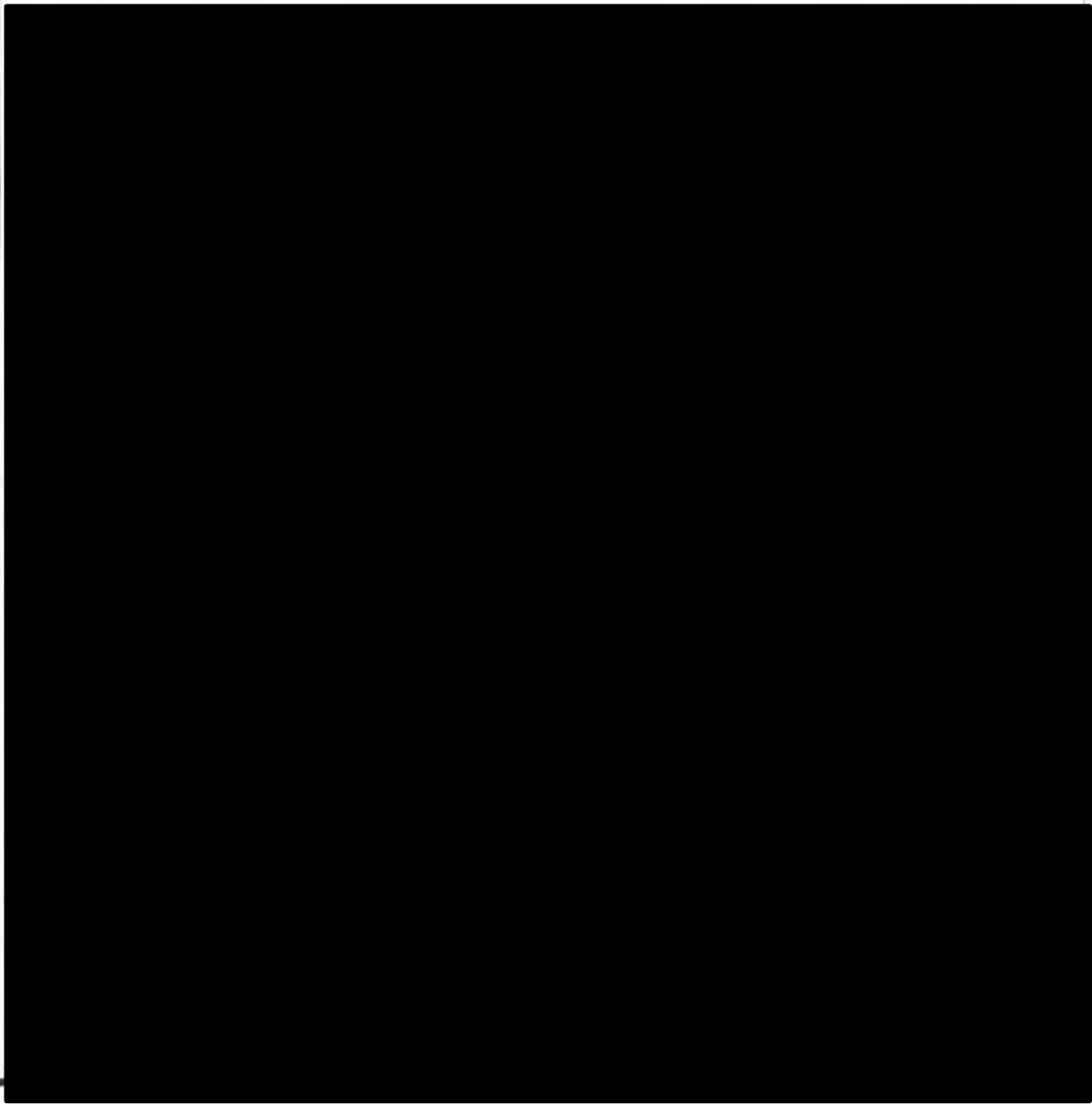




WELLINGTON
SHIRE COUNCIL
12 JUN 2018
RECEIVED

Customer Action Request

Date: ____/____/____



Road Ext. Glenmaggie

Further our phone conversation today I have attached a letter outlining the naming process for your information. Please feel free to contact me if you have any questions or queries.

Kind regards



15 June 2018

PROPOSAL TO NAME THE UNNAMED ROAD OFF GLENMAGGIE ROAD EXT, GLENMAGGIE

I refer to your request submitted to Council on 12 June 2018 and follow on from our phone conversation on 15 June 2018.

Your request will be placed on the agenda for the next Place Names Committee meeting which is scheduled for 14 August 2018.

Council has an Approved Road Name Register from which an appropriate name may be chosen. This is available on the Council website:

<http://www.wellington.vic.gov.au/Development/Wellington/Local-Government/Roads>

If you wish to suggest a name, you may submit your proposal in writing prior to the next Place Names Committee meeting. Any proposed naming submission must be accompanied by supporting background information and meet the naming rules set by the Office of Geographic Names, which can be found on its website:

<http://www.don.vic.gov.au/property-and-land-titles/terms-places-features-and-roads/guidelines-for-naming-or-proposing-to-name-or-rename-a-place>

If you have any further queries, please do not hesitate to me either by mail, email at placenames@wellington.vic.gov.au or by telephone on [REDACTED]

Sale Service Centre
18 Clonville Street PC Box 500, Sale Victoria 3910
Telephone 1300 901334

Traralgon Service Centre
55 Court Street, Traralgon Victoria 3707
Telephone 033 662 1100

Contact Us Online
Web www.wellington.vic.gov.au
Email enquiries@wellington.vic.gov.au

The Heart of Gippsland

Attachment for item 3.2

Felstra 4G



Wed, 30 May, 11:09 am

This was today
I rang her back to please put in
writing for me cheers

Hi



Just wanted to make you aware,
when trying to find your shop on
google maps it advised me that
your located on Raymond street? I
walked up and down Raymond
street and wouldn't find the shop.
Which lead me to contact you guys
to confirm your location.

Kind Regards,



A video presentation from J [redacted] – Business owner



Attachment for item 3.2

ITEM C4.3

PLACE NAMES COMMITTEE - MINUTES

DIVISION:

BUILT & NATURAL ENVIRONMENT

ACTION OFFICER:

MANAGER ASSETS & PROJECTS

DATE:

15 SEPTEMBER 2015

IMPACTS								
Financial	Legislative	Council Policy	Planning Policy	Resources & Staff	Community	Environmental	Consultation	Risk Management
	✓				✓			

OBJECTIVE

The purpose of this report is for Council to receive the minutes from the Place Names Committee meeting held on 25 August 2015 and to consider the recommendations from that meeting.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That:

1. Council receive and note the minutes of the Place Names Committee meeting held on 25 August 2015.
2. Arising from the Place Names Committee meeting of 25 August 2015, Council adopt the following recommendations:

That:

The developer request to use the name "Burraginnin" from the Approved Road Name Register for a subdivision in Sale be approved; and

- a) That a letter be sent to the property owners in Tip Road, Seaspray seeking their comments on changing the road name and that if no negative responses are received within 30 days of that letter, apply to the Registrar of Geographic Names to *change the name to "McKenzie Road"; and*
- b) *That the developer request to use the name "Rosella Court" from the Approved Road Name Register for a subdivision in Seaton be approved; and*
- c) That the developer request to use the following names for a subdivision in the north of Sale be approved:

Bronzewing;
Dyer Drive;
Ferguson;
Gordijn;
Hoy;
Lazzaro;
Little;
Murray;
Papworth Drive;
Swan Lake Drive; and
Wymd;

With the proviso that council officers are provided with the road name types shown on a draft plan to ensure that the type *suitably describes the road's characteristics* prior to the plan being certified and the developer be notified that there is a Little Road in Stratford and that the Registrar of Geographic Names may decline that name due to proximity issues as discussed in the Guidelines for Geographic Names.

COUNCILLOR McCUBBIN / COUNCILLOR DAVINE

RECOMMENDATION

That:

1. Council receive and note the minutes of the Place Names Committee meeting held on 25 August 2015.
2. Arising from the Place Names Committee meeting of 25 August 2015, Council adopt the following recommendations:

That:

- a) *The developer request to use the name "Burraginnin" from the Approved Road Name Register for a subdivision in Sale be approved; and*
- b) That a letter be written to the proponent of the name change of Tip Road, Seaspray explaining that Tip Road was named because it was locally known as the tip of the fertile flats of Merrimans Creek with the land to east considered unproductive. The road was not named after the transfer station and it is appropriate to recognize the history of this name and maintain the existing road name. However if the proponent can demonstrate unanimous support for change, then it will be revisited; and
- c) That the developer request to use the name "Rosella Court" from the Approved Road Name Register for a subdivision in Seaton be approved; and
- d) That the developer request to use the following names for a subdivision in the north of Sale be approved:

Bronzewing;

Dyer Drive;

Ferguson;

Gordijn;

Hoy;

Lazzaro;

Little;

Murray;

Papworth Drive;

Swan Lake Drive; and

Wynd;

With the proviso that council officers are provided with the road name types shown on a draft plan to ensure that the type suitably describes the road's characteristics prior to the plan being certified and the developer be notified that there is a Little Road in Stratford and that the Registrar of Geographic Names may decline that name due to proximity issues as discussed in the Guidelines for Geographic Names.

CARRIED



ITEM C4.3**PLACE NAMES COMMITTEE MINUTES**

DIVISION:

BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER:

MANAGER ASSETS & PROJECTS

DATE:

17 JULY 2012

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
	✓	✓		✓		✓		✓	

OBJECTIVE

The purpose of this report is for Council to receive the minutes and consider the recommendations from the Place Names Committee meeting held on 16 May 2012.

BACKGROUND

The Place Names Committee is an advisory committee that meets quarterly to make recommendations to Council on geographical place name issues.

OPTIONS

Council have the following options available:

1. To receive the minutes of the Place Names Committee and consider the recommendations; or
2. Seek further information and consider at a future meeting.

PROPOSAL

That the minutes of the Place Names Committee meeting held on 16 May 2012 be received, and the following recommendations from the Place Names Committee meeting be accepted by Council:

a) Subdivision off Boisdale Street, Maffra (P372/2005)

The developers submitted a list of names to be used on a subdivision off Boisdale Street in Maffra.

Committee Recommendation

- Proposed names – Hillcrest, Hammond, Linton and Daly be recommended for approval with appropriate, approved road name types.
- Developer be contacted to request more background information regarding 'McKinnon' and advise that 'Jacobs Place' is not suitable – suggest Jacobs Drive, Street or Road.

Officer Recommendation

That the Committee recommendation be supported.

b) Proposed Subdivision – Glenhaven Park – P150/2010

The developers submitted a list of proposed road names to be used on a subdivision off Princes Highway north of Sale.

Committee Recommendation

That the following road names be accepted:

- Cantwell
- Wynd Boulevard
- Lee Street
- Anderson Way
- Ruthberg Drive
- Morgan Street – not Straight as that is not an approved road type
- Ashton
- Surkitt Street

That the following proposed road names will not be accepted:

- Greenwattle, as it is too close to the Greenwattle Racecourse
- Musgrove
- Crawford
- Karasi

Officer Recommendation

That the Committee recommendation be supported except for Anderson Way. Subsequent to the Place Names Committee meeting, it has been confirmed with the Office of the Registrar of Geographic Names that Anderson Way would not be approved due to the close proximity of Anderson Court, Myrtlebank.

c) Unnamed Roads at West Sale Airport

A letter was sent to the following groups seeking suggestions for naming 3 roads at West Sale Airport:

- Stakeholders at West Sale Airport
- RAAF East Sale
- Gippsland Armed Forces Museum
- WSA strategic committee
- Migrant Memorial contact

Committee Recommendation

- Proposed road names – Avro, Anson, Lockheed, Hudson, be checked with Office of Geographic Names guidelines and added to Council Approved Road Names Register.
- A letter conveying appreciation together with a map of proposed road name changes to be sent to submitters and stakeholders.
- Unnamed Road at western end of airport (currently referred to as Mortimer Drive) be named 'Beaufort Road', western section of Lyon Crescent be renamed 'Hawker Place' and unnamed road off Williams Drive be named 'Newcomer Close'.

Officer Recommendation

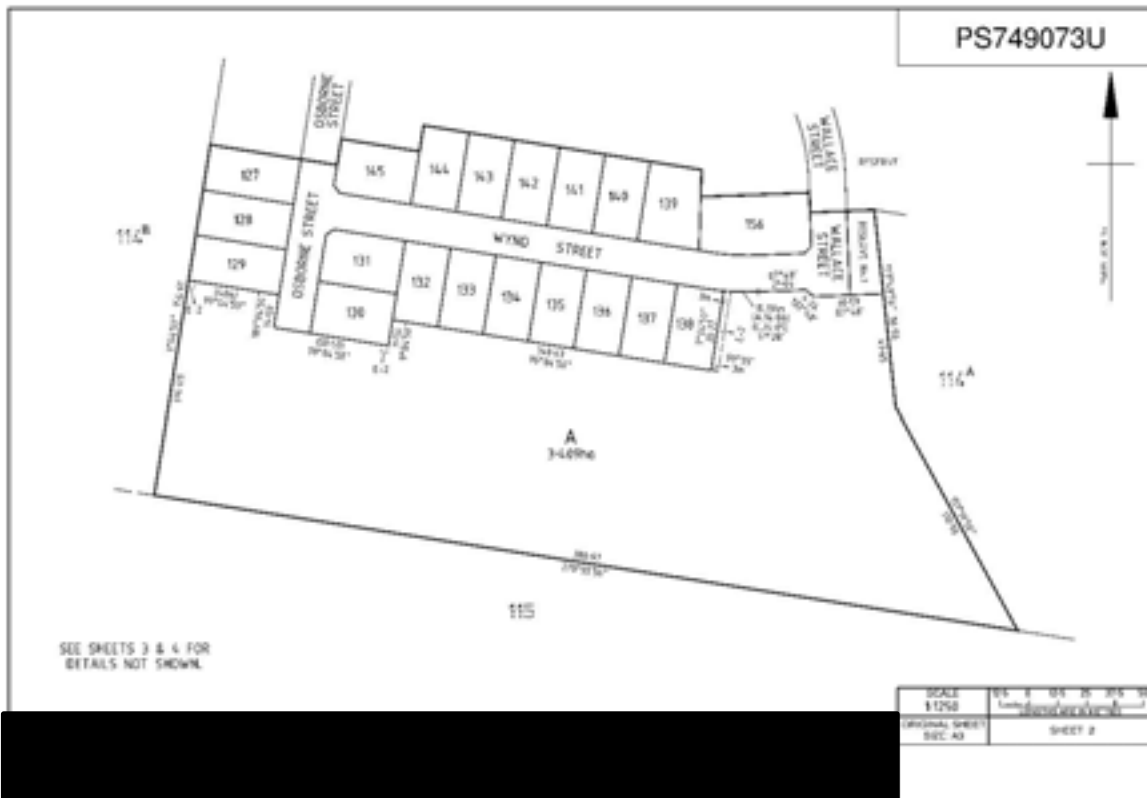
That the Committee recommendation be supported.

d) Sale Botanic Gardens Performance Space

A letter was sent to John Leslie, Sale City Band, Friends of Botanic Gardens, Sale Historical Society and officers from Wellington Shire's Natural Environment & Parks division seeking their suggestions for a name more suitable for this facility than the 'sound shell' or 'sound shack'.

Committee Recommendation

PLAN OF SUBDIVISION		EDITION 1	PS749073U	
LOCATION OF LAND PARISH: SALE SECTION: 1 CROWN ALLOTMENT: 114 (PART) TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: PS749072W LOT A POSTAL ADDRESS: WALLACE STREET (at time of subdivision) SALE 3850 MGA CO-ORDINATES E: 505 800 ZONE: 55 (at approx centre of land N: 5785 200 ODA 94 in plan)		Council Name: Wellington Shire Council SPEAR Reference Number: 5052115J		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1 RESERVE No.1	WELLINGTON SHIRE COUNCIL WELLINGTON SHIRE COUNCIL			
NOTATIONS				
DEPTH LIMITATION 15.24m APPLIES				
SURVEY: This plan is based on survey STAGING This is not a staged subdivision. Planning Permit No. P286/2016 This survey has been connected to permanent marks No(s). --- In Proclaimed Survey Area No. ---				
LOTS 1 TO 124 AND 144 TO 155 HAVE BEEN OMITTED FROM THIS PLAN.				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	PS749072w - SECTION 126 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-2	PIPELINES OR ANCILLARY PURPOSES		THIS PLAN - SECTION 126 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
				ORIGINAL SHEET SIZE: A3 SHEET 1 OF 4



ELLIMAN

STANLEY LATHAM ELLIMAN: Born in Sale on April 29th 1922. Educated at Sale 545 Primary School and Sale Technical School. Left school in his mid-teens and took an apprenticeship as a fitter and turner. Moved to Melbourne with various jobs including working for Repco and owning his own fruit shop in McKinnon.

1930s saw Stan's father, Henry George Elliman, who was a baker in Sale bought a garage on the North/East corner of Raymond & Macalister Street Sale. The story goes that he went in to buy a car and bought the business. As a baker, George used to deliver bread to the homeless who lived under the Swing Bridge.

1949 Stan married June Polglase who also was educated in Sale. She was born in 1924.

1958 saw the passing of George Elliman with the garage business being left to his two sons, Stan & Jack. Jack really had no interest in the business and Stan bought his share in 1961. Jack had a long career with Foards Department Store in Raymond Street. Stan had the franchise for Austin/Morris for many years plus a full service centre and spray painting section.

Late 1960s saw Elliman Motors virtually burnt to the ground in a late night fire. Stan & June re-built to continue the successful business they had established.

Early 1970s the business was sold to Donald Motors. Stan then opened Ellimans Speed Shop than ran successfully from the mid- 1970s until it was sold in 1987.

He retired from that day and passed away on May 20th 2005. June passed away 8 years later on June 16th 2012.

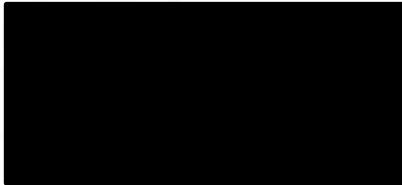
Stan's stepmother, Nell Elston, lived at 175 York Street Sale which is now the site of McDonalds. She was a very successful business woman in her own right running a ladies wear outlet in two different outlets in Raymond Street.

Stan was a long serving Rotarian and was on many varied committees including schools and the Miss Australia Quest.

He was a champion tennis player in the 1950s to the extent that he was pretty much unbeatable around the local area and was a multiple champion at the Sale Tennis club leading to Harry Hopman finding him for a hit and potentially going to Melbourne for bigger and better things. Stan wasn't prepared to leave the local area.

In my mind Stan Elliman is remembered for being a successful businessman in Sale with a strong work ethic. He operated his business with respect and honesty to his customers and employees. He was very highly regarded throughout the local community.

Attachment for item 3.4



Re: Naming of Shared Pathway to RAAF Base East Sale to the Fuller/ Roos Pathway

I write to you on behalf of the members of the Sale RSL & Community Sub-Branch (Sale RSL) regarding a proposal to name the shared pathway to RAAF Base East Sale, the Fuller / Roos Pathway to remember the two RAAF members who were tragically killed in accidents whilst travelling to or from the Base. The proposal to name the pathway in honour of the two RAAF members was first raised by the Gippsland Armed Forces Museum in 2013. The Sale RSL wishes to assist in progressing that proposal.

On 18th March 1944, Flying Officer Leonard Fuller (Distinguished Flying Medal) died in a traffic accident whilst riding his bicycle outside the base. 45 years later, on 16th June 1989, Flying Officer Hoppy (Bart) Roos also died in a road accident near the RAAF Base.

As you would be aware the shared pathway is on both Wellington Shire land and Defence land. The Wellington Shire has indicated that it does not object to the shared pathway being named the Fuller / Roos pathway. Please see the attached extract from Wellington Shire Council meeting minutes dated 1st April 2014.

The purpose of this letter is to seek approval from Defence to name the pathway the Fuller / Roos Pathway and to seek approval for the positioning of a plinth containing a plaque detailing same. Please find attached an example of the type of plinth / plaque proposed to be installed. If approval was given to install a plinth, exact wording for a plaque would be finalized prior to installation. Additionally, approval will be sought from family members of Fuller / Roos prior to any installation.

The Sale RSL understands that the RAAF Base currently has a project underway to establish a park near the entrance to the RAAF Base to include three aircraft. It is considered that the positioning of a plaque/plinth regarding the name of the shared pathway could be included as part of the extant Defence project. The plaque / plinth could be located near the three aircraft as a lasting memorial to Fuller and Roos. Consequently, the Sale RSL requests consideration from Defence, that a plaque/plinth be erected to remember the service of Flying Officer Fuller and Flying Officer Roos as part of the extant park project.

If you wish to obtain additional details, please contact our President, 



Thank you in advance for your time and consideration of this request.

We look forward to receiving your response.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

26th May 2018

Attachments:

- A. Extract from Wellington Shire Council Meeting minutes
- B. Example of type of plinth / plaque

Lest We Forget

2

2.6 Request seeking to name the shared path in Aerodrome Road, Sale

A request was received from the Gippsland Armed Forces Museum, seeking to name the shared path in Aerodrome Road, Sale after Leonard Graham Fuller DFM who was the pilot who landed the piggybacked Ansons during training and was killed in a traffic accident while riding his bicycle outside the East Sale RAAF Base in 1944.

Consultation with current personnel at East Sale have proposed jointly naming the shared path to include FLTLT Hoppy Roos an instructor who was also killed in a traffic accident on Aerodrome Road.

At the 28 November 2013 Place Names Committee Meeting, it was moved:
Councillor Davine/McCubbin

That:

- The shared pathway be named Fuller-Roos after consultation with the Gippsland Armed Forces Museum and the East Sale RAAF Base.

It was moved:

Councillor Davine/McCubbin

That:

- The Place Names Committee be advised when the path is officially named and that this item be closed.

3. GENERAL BUSINESS

3.1 A request has been received to name six waterfalls in the Yarram area (letter attached).

It was moved:

Councillor McCubbin/Councillor Davine

That:

- A letter be sent to the Gunaikurnai Land and Waters Aboriginal Corporation advising of the request to name six waterfalls and seeking their input; and
- If a response is not received within 30 days from the Gunaikurnai Land and Waters Aboriginal Corporation, then advertise in the local area the intention to name the six waterfalls:

Albert River Falls – on the Albert River; and
Bruthen Creek Falls – on the Bruthen Creek; and
Chilvers Falls – on an unnamed tributary of Merriman Creek; and
Diannes Falls – on Jack River; and
Le Grand Falls – on Bruthen Creek; and
Thomas Falls – on an unnamed tributary of Jack River; and
If there are no negative submissions following the advertising of the waterfall names then seek to register the names with the Registrar of Geographic Names.

4. NEXT MEETING

Thursday 22 May at 9.15am

CLOSE

The meeting closed at 9:50am.



C5 - REPORT

GENERAL MANAGER COMMUNITY AND CULTURE

ITEM C5.1**MAFFRA RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE
 ACTION OFFICER: MANAGER COMMUNITY WELLBEING
 DATE: 2 OCTOBER 2018

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
		✓	✓	✓				✓	

OBJECTIVE

For Council to receive the minutes from the Maffra Recreation Reserve Committee of Management's General Meeting held on 6 August 2018.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council receive the minutes from the Maffra Recreation Reserve Committee of Management's General Meeting held on 6 August 2018.

BACKGROUND

The Maffra Recreation Reserve Committee of Management is a Special Committee of Council under Section 86 of the *Local Government Act 1989* and operates within the provisions of a Council approved Instrument of Delegation.

The objectives of the Special Committee are:

- To manage, operate and maintain the Maffra Recreation Reserve for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Maffra Recreation Reserve for the use and enjoyment of the local community in line with Council policy and relevant Council strategic documents.
- To keep the Council informed on the operations, improvements and advancements of the Maffra Recreation Reserve by forwarding copies of all minutes of all ordinary and extraordinary meetings and the Annual Report.
- To set, maintain and collect appropriate user charges.
- To ensure that the Maffra Recreation Reserve's capital assets are adequately maintained.
- To provide advice to Council on matters relating to the Maffra Recreation Reserve.

As provided under the Committee's Instrument of Delegation the minutes of all meetings are to be presented to Council and highlight the day to day activities being undertaken by the Committee.

Conflict of Interest: It was noted that conflicts of interest were called for at the commencement of the Ordinary Meeting, with no conflicts being declared. Meetings held by the Maffra Recreation Reserve Committee of Management are open to the public.

OPTIONS

Council has the following options:

1. Receive the minutes from the Maffra Recreation Reserve Committee of Management's General Meeting held on 6 August 2018; or
2. Seek further information to be considered at a future Council Meeting.

PROPOSAL

That Council receive the minutes from the Maffra Recreation Reserve Committee of Management's General Meeting held on 6 August 2018.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

This report is in accordance with Section 91(4) of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

This report is in accordance with Council Policy 5.3.2 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 2 Services and Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.2

Council assets are responsibly, socially, economically and sustainably managed.

Strategy 2.2.2

Ensure that community facilities within the municipality continue to meet the expectations and service needs of all current and future residents.

This report supports the above Council Plan strategic objective and strategy.

MAFFRA RECREATION RESERVE Special Committee of Council AGENDA

6/8/2018, 7.30pm

Meeting room Maffra Recreation Function Centre

President Mat Coleman

Secretary Kath Coggan 0411 098 452

1. **Present:** K. Coggan, Grant Smith, Lisa Ogilvie, K. Christensen, Paul Bourke, Cheryl Dowling, Matt Coleman, Mark Hewlitt, Councillor Carmel Ripper
2. **Apologies:** Jenny Toma, Steve Bragg, Irene Crockford, Paul Shelton.
3. **Guest:** Tim Dwyer Maffra Show

Declaration of Conflicts of Interest

Confirmation of Minutes of Previous Meeting Moved by C. Dowling seconded G.Smith

Business Arising from Previous Minutes

Carmel reported that it was hard to find the documentation re the demolition of the old pavilion and even if they did, what was said probably would not be relevant today

As the funding matrix stands, we are only funded for the MFNC and not any other users. With regard to projects run by the Wellington Shire, we have lost the ability to factor in "in kind work"

Pipe line works. Go with Clint Kelly

Gravel. We didn't get gravel but managed to have the areas graded.

CORRESPONDENCE IN

Email from WSC Lisa Lyndon re our obligation re our annual operating subsidy

Email from Tim Dwyer re Smash Up Derby at Maffra Show

CORRESPONDENCE OUT

Email to Sonya Ford re of status her application to join MRRC

Email to Wellington Shire with July minutes and June Financial report

Email to MRR committee August agenda and July Minutes and proposal from Tim Dwyer

Moved that correspondence be accepted C. Dowling, G. Smith

TREASURER'S REPORT tabled Moved by L. Ogilvie, seconded K. Christensen

REPORTS of User groups

MFNC Competition going well with both Football and Netball. Games have been well attended. The drainage works have been put out to tender. The project is said to end 29th March. Concern expressed re the grounds will be ready for the football season.

Macmillan Rockhounds. All going well. Rockhounds have completed their emergency plan requested by the Wellington Shire

Harness. Report tabled

Maffra Ag Society. Trialling Twilight Rides. The rides, sideshow alley and the food provided by the showman will be open. No other aspect of the show will be open. The ticket purchased will get the patrons into the Saturday show. A further extension of the Show will be an East Gippsland Pleasure Harness Group event on Sunday from 11am to 3pm.

FACILITIES AND MAINTENANCE. Track graded. Another water leak at the gate. Looking into the water issue with the Harness Rooms

Moved Reports be accepted. Moved Grant Smith, seconded Cheryl Dowling

GENERAL BUSINESS

Tim Dwyer from the Maffra Show presented a proposal to run the demolition derby on the oval. Contents of the proposal were circulated in correspondence. The rules and regulations that the Ag Society's insurance demands of the event was also presented. The Ag society had a committed undertaking to make any repairs if necessary. Also talked about willingness to put up a bond. Kevin was taking the information back to the MFNC meeting Tuesday for further investigation.

SKIP BINS. User groups are asked to dispose of their own equipment and not use the skip bins

DRAINAGE FINANCING. Need to make a representation to the Bendigo Bank for assistance in funding the Maffra Recreation Reserve's \$50,000 commitment to the \$450,000 drainage scheme.

VOLUNTEERS GRANT. Federal Grants of up to \$5,000 available. Mark to investigate

LIONS CLUB. It was noted that the Lions Club has found a different location to build their Facility. They thanked us for our contributions to their planning.

Meeting closed 8.17pm. Next meeting Sept

GENERAL BUSINESS

Meeting closed. Next meeting Septemeber 3rd at Maffra Recreation Function Centre. 7.30pm

11:44 AM
16/06/14
Cash Basis

Maffra Recreation Reserve
Profit & Loss
July 2018

	<u>Jul 18</u>	<u>Jul 18</u>
Income		
Electricity contributions		
Maffra Football & Netball Club	1,325	1,325
Total Electricity contributions	<u>1,325</u>	<u>1,325</u>
Hire of Reserve	45	45
Interest Received (Bendigo)	4	4
Rentals		
Camping (Kennel Club)	936	936
East Vic Pleasure Harness Club	121	121
Kennel Club	617	617
McKay Lease	273	273
Total Rentals	<u>1,947</u>	<u>1,947</u>
Total Income	3,321	3,321
Expense		
Electricity & Gas (Cannon)	45	45
Electricity & Gas (Origin)	945	945
Postage & Stationary (Aus Post)	91	91
Repairs and Maintenance		
Buildings (Plumbing)	196	196
Grounds (Murray Goulburn)	27	27
Total Repairs and Maintenance	<u>223</u>	<u>223</u>
Water Rates (Gippsland Water)	453	453
Total Expense	<u>1,757</u>	<u>1,757</u>
Net Income	<u>1,564</u>	<u>1,564</u>

Maffra Recreation Reserve
Accounts Payable at 02/07/2018

Gippsland Water - Water Rates	\$452.71
McCarthy Plumbing - Ladies Toilets Repairs	\$216.01
Origin Energy - Electricity	\$1,039.81
Murray Goulburn Trading - Joiners	\$29.50
	<hr/>
	\$1,738.03
	<hr/>

11:47 AM
16/06/14

Maffra Recreation Reserve
Reconciliation Summary
Bendigo Bank - General Account, Period Ending 31/07/2018

	<u>Jul 31, 18</u>
Beginning Balance	27,198.38
Cleared Transactions	
Cheques and Payments - 7 items	-2,239.72
Deposits and Credits - 17 items	3,649.46
Total Cleared Transactions	<u>1,409.74</u>
 Cleared Balance	 <u><u>28,608.12</u></u>
Uncleared Transactions	
Cheques and Payments - 1 item	-534.43
Total Uncleared Transactions	<u>-534.43</u>
 Register Balance as of 31/07/2018	 <u><u>28,073.69</u></u>
 Ending Balance	 <u><u>28,073.69</u></u>

11:51 AM
16/06/14

**Maffra Recreation Reserve
Reconciliation Summary**
Bendigo Bank - Investment Acc., Period Ending 31/07/2018

	<u>Jul 31, 18</u>
Beginning Balance	33,057.03
Cleared Transactions	
Deposits and Credits - 1 Item	4.07
Total Cleared Transactions	<u>4.07</u>
Cleared Balance	<u>33,061.10</u>
Register Balance as of 31/07/2018	33,061.10
Ending Balance	33,061.10

ITEM C5.2**CAMERON SPORTING COMPLEX COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE
 ACTION OFFICER: MANAGER COMMUNITY WELLBEING
 DATE: 2 OCTOBER 2018

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
		✓	✓	✓				✓	

OBJECTIVE

For Council to receive the minutes from the Cameron Sporting Complex Committee of Management's Annual General Meeting held on 23 August 2018.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council receive the minutes from the Cameron Sporting Complex Committee of Management's Annual General Meeting held on 23 August 2018.

BACKGROUND

The Cameron Sporting Complex Committee of Management is a Special Committee of Council under Section 86 of the *Local Government Act 1989* and operates within the provisions of a Council approved Instrument of Delegation.

The objectives of the Special Committee are:

- To manage, operate and maintain the Cameron Sporting Complex for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Cameron Sporting Complex for the use and enjoyment of the local community in line with Council policy and relevant Council strategic documents.
- To keep the Council informed on the operations, improvements and advancements of the Cameron Sporting Complex by forwarding copies of all minutes of all ordinary and extraordinary meetings and the Annual Report.
- To set, maintain and collect appropriate user charges.
- To ensure that the Cameron Sporting Complex's capital assets are adequately maintained.
- To provide advice to Council on matters relating to the Cameron Sporting Complex.

As provided under the Committee's Instrument of Delegation the minutes of all meetings are to be presented to Council and highlight the day to day activities being undertaken by the Committee.

Meetings held by the Cameron Sporting Complex Committee of Management are open to the public.

OPTIONS

Council has the following options:

1. Receive the minutes from the Cameron Sporting Complex Committee of Management's Annual General Meeting held on 23 August 2018; or
2. Seek further information to be considered at a future Council Meeting.

PROPOSAL

That Council receive the minutes from the Cameron Sporting Complex Committee of Management's Annual General Meeting held on 23 August 2018.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

This report is in accordance with Section 91(4) of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

This report is in accordance with Council Policy 5.3.2 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 2 Services and Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.2

Council assets are responsibly, socially, economically and sustainably managed.

Strategy 2.2.2

Ensure that community facilities within the municipality continue to meet the expectations and service needs of all current and future residents.

This report supports the above Council Plan strategic objective and strategy.

**CAMERON SPORTING COMPLEX - COMMITTEE OF MANAGEMENT MINUTES
ANNUAL GENERAL MEETING HELD 23rd AUGUST 2018**

Meeting Opened 5.30pm:

PRESENT: Malcolm Hole, Brad Spinner, Anna Gaw, Tim Kemp, Prue Berry, Yvonne Higgins, Pat Weatherley, Bronwyn Hillbrich, Justin Henderson, Robyn Dowse, Sam Matthews

APOLOGIES: Peter Anderson, Tracy Cameron, Drew Allman.

MINUTES MOVED: A. Gaw moved that the minutes of the Annual General Meeting held 17th August 2017 as circulated be received. Seconded: B Spinner Carried.

BUSINESS ARISING: A. Gaw moved that the minutes of the Annual general Meeting held 17th August 2017 as circulated be confirmed. Seconded B. Spinner Carried

CHAIRMAN'S REPORT: Moved

The chairman's report be accepted. Seconded Attached Carried

As the chairman's report was not available, it will be circulated via email upon Peter's return from annual leave.

CORRESPONDENCE INWARDS: NIL

CORRESPONDENCE OUTWARDS: NIL.

TREASURER'S REPORT: Moved A. Gaw that the treasurer's report, as tabled be received and adopted seconded. T. Kemp Carried

Vice Chair Prue Berry handed over control of the meeting to Malcolm who declared all office bearer positions vacant.

ELECTION OF OFFICE BEARERS;

Chairperson: P. Anderson
Nominated by Y. Higgins

Duly elected

Vice Chairperson P. Berry
Nominated by B. Hillbrich Declined

As no other nominations were received and no vice chairman was duly elected, if the chairman is an apology the quorum will duly elect a chair for the meetings. The position was therefore left vacant

Secretary P. Weatherley

Nominated by B. Spinner

Duly elected

Treasurer Anna Gaw

Nominated by P. Berry

Duly elected.

Malcolm once again thanked committee for their hard work on behalf of council

Meeting closed 5.45pm

CHAIRMAN

Special Purpose Independent Audit Report

To the Committee of Management for the Cameron Sporting Complex

Report on the Financial Statement

We have audited the accompanying financial statement for the Cameron Sporting Complex being a special purpose financial statement which comprises the statement of Receipts and Payments for two bank accounts and statements of reconciliation for both accounts as operated by the Committee of Management for the year ended, 30 June 2018.

Committee's Responsibility for the Financial Statement

The Committee of Management are responsible for the preparation and fair presentation of the financial statement and have determined the accounting policies are appropriate to meet the needs of the Committee. The Committee's responsibility also includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the financial statement that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial statement based on our audit. No opinion is expressed as to whether the accounting policies used, are appropriate to meet the needs of the Committee. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls relevant to the entity's preparation and fair presentation of the financial statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Committee, as well as evaluating the overall presentation of the financial statement.

The financial statement has been prepared for the benefit and use of the Committee and for the purpose of fulfilling the Committee's financial reporting requirements. We disclaim any assumption of responsibility for any reliance on this report or on the financial statement to which it relates to any person other than the Committee, or for any purpose other than that for which it was prepared.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we have complied with the independence requirements of the Corporations Act 2001.

Auditor's Opinion

In our opinion:

- a) the financial statement of The Committee of Management for the Cameron Sporting Complex provides:
 - i) A true and fair view of the Committee's financial position as at 30th June 2018 and of its performance for the year ended; and
 - ii) present a view which is consistent with our understanding of the entity's financial position and the results of its operations.

Date: 25th July, 2018

Auditor: ... Richard G. McDowell FCA.....



CAMERON SPORTING COMPLEX - COMMITTEE OF MANAGEMENT

FINANCIAL STATEMENT - MONTH ENDED 30th JUNE 2018

CHEQUE ACCOUNT RECEIPTS

	Previous Year	Current Year
Wellington Shire:		
Maintenance Grant	\$ 45,619.00	\$ 46,531.00
Audit Works	\$ 3,885.00	\$ 3,105.00
Reimburse Water	\$ 2,169.46	\$ 16,457.27
Reimbursements:		
Basketball Association	\$ 19,145.11	\$ 17,336.85
Gymnastics	\$ 12,404.15	\$ 10,164.27
Rentals:		
Maffra Junior Football Club	\$ 13,230.01	\$ 6,615.00
Maffra Hockey Club	\$ 2,661.75	\$ 2,661.75
Maffra Cricket Club	\$ 6,615.00	\$ 6,615.00
Schools		
Miscellaneous Rentals	\$ 250.00	\$ 200.00
Other Income:		
Miscellaneous		
GST Reimbursement	\$ 5,431.49	\$ 3,896.16
GST Collected on Receipts	\$ 5,819.06	\$ 4,290.76
Bank Interest		
Transfers:		
From Investment Acc	\$ 70,000.00	\$ 15,000.00
From Term Deposit	\$ 15,000.00	\$ 10,000.00

PAYMENTS

	Previous Year	Current Year
Electricity - Reserve:	\$ 17,206.11	\$ 15,226.70
Gippsland Water	\$ 9,382.30	\$ 21,116.31
Origin	\$ 418.21	\$ 459.44
Stadium:		
Origin	\$ 1,311.14	\$ 1,773.99
Mowing Contract:	\$ 18,972.74	\$ 21,938.62
Contract Cleaning:	\$ 21,727.64	\$ 20,756.80
Maintenance:		
Stadium	\$ 16,374.37	\$ 5,425.59
Reserve/Pavilion	\$ 15,526.40	\$ 10,756.97
Miscellaneous:		
Rubbish Collection	\$ 3,622.50	\$ 4,360.50
Toilet Supplies	\$ 1,144.70	\$ 1,170.16
Audit Costs	\$ 300.00	\$ 300.00
Sundries:		
PO Box Rental	\$ 112.73	\$ 115.45
Postage	\$ 81.82	\$ 72.73
Materials	\$ 309.18	
Equipment		\$ 153.38
Bank Charges	\$ 2.80	\$ 4.20
Other Expenses:		
GST on Expenses	\$ 9,681.12	\$ 8,218.94
GST to Shire	\$ 670.78	\$ 573.60
Transfer:		
To Investment Account	\$ 20,000.00	\$ 10,000.00
Term Deposit	\$ 55,000.00	\$ 30,000.00

Total Receipts	\$ 202,230.03	\$ 142,873.06	Total Payments	\$ 191,844.54	\$ 152,423.38
Balance 1st July 2017	\$ 390.34	\$ 10,775.83	Balance 30th June 2018	\$ 10,775.83	\$ 1,225.51
Total	\$ 202,620.37	\$ 153,648.89	Total	\$ 202,620.37	\$ 153,648.89

Bank Reconciliation

Balance as per Bank Statement (copy attached)		\$ 17,284.92
Less unrepresented cheques		
Cheque No.	1805	\$ 2,019.25
	1806	\$ 404.25
	1807	\$ 32.18
	1809	\$ 2,099.10
	1810	\$ 10,236.33
	1811	\$ 1,268.30

Balance as at 30th June 2018

\$ 16,059.41
\$ 1,225.51

**SAVINGS ACCOUNT
RECEIPTS**

	Previous Year	Current Year
Interest	\$ 68.34	\$ 6.27
Transfers In	\$ 20,000.00	\$ 10,000.00
Total Receipts	\$ 20,068.34	\$ 10,006.27
Balance 1st July 2017	\$ 62,005.62	\$ 12,073.96
Total	\$ 82,073.96	\$ 22,080.23

PAYMENTS

	Previous Year	Current Year
Bank Charges		
Transfers Out	\$ 70,000.00	\$ 15,000.00
Total Payments	\$ 70,000.00	\$ 15,000.00
Balance 30th June 2018	\$ 12,073.96	\$ 7,080.23
Total	\$ 82,073.96	\$ 22,080.23

Bank Reconciliation

Passbook Balance as at 30th June 2018

\$ 7,080.23

**TERM DEPOSIT
RECEIPTS**

	Previous Year	Current Year
Interest	\$ 611.07	\$ 1,240.16
Transfers In	\$ 55,000.00	\$ 30,000.00
Total Receipts	\$ 55,611.07	\$ 31,240.16
Balance 1st July 2017		\$ 40,611.07
Total	\$ 55,611.07	\$ 71,851.23

PAYMENTS

	Previous Year	Current Year
Bank Charges		
Transfers Out	\$ 15,000.00	\$ 10,000.00
Total Payments	\$ 15,000.00	\$ 10,000.00
Balance 30th June 2018	\$ 40,611.07	\$ 61,851.23
Total	\$ 55,611.07	\$ 71,851.23

Bank Reconciliation

Term Deposit Balance as at 30th June 2018

\$ 61,851.23

\$

ACCOUNT SUMMARY

	2018	2017
Cheque Account	\$ 1,225.51	\$ 10,775.83
Savings Passbook	\$ 7,080.23	\$ 12,073.96
Term Deposit	\$ 61,851.23	\$ 40,611.07
TOTAL 30th JUNE	\$ 70,156.97	\$ 63,460.86

CAMERON SPORTING COMPLEX
REPORT OF THE CHAIRMAN 2017-2018

I have the honour to present my report on behalf of the Cameron Sporting Complex Committee of Management.

A copy of my report for the 2013-2014 year is attached as it is of some continuing relevance.

The Cameron Sporting Complex is, I believe, the prominent sporting facility within the Shire of Wellington – that belief being justified by the diversity of its user groups and by the sheer weight of numbers who regularly participate at the complex.

Council's representatives have over the past year worked with the Committee in an endeavor to obtain funds for the expansion and redevelopment of the stadium and its facilities.

On behalf of the Committee we thank the Council officers for their persistence in the development of an acceptable plan and their submissions for the necessary finance to accomplish the redevelopment. It is, of course, a great disappointment that sufficient funding has not been obtained but I understand and appreciate that those efforts are continuing.

I would submit that this project should receive the Council's absolute top priority as all of the complex's resources are severely overstretched and regrettably young people have to be turned away due to lack of capacity to accommodate.

As indicated the complex is beyond capacity. I understand that the Mayor was present in a spectator crowd of some 500 recently. That number gives some indication of the degree of local support and participation at the complex. A similar event at Traralgon recently, by comparison, drew a crowd of 150 or less.

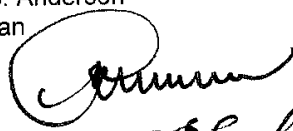
It is now well into the 34th year of campaigning for a secure water supply. I understand that contracts have been let for the delivery of water via Norden's Lane but, it would seem, there is little prospect of water actually being available this summer season.

The expenditure must now be well over \$100,000.00 with three failed attempts to constitute a supply from the bore, the subsidizing of the extremely expensive Gippsland Water supply to the tank and the cost of acquisition and installation of the tank itself. I am not aware of the projected cost of the current contract but, all in all, the expenditure far exceeds that which would have been appropriate for the recommended supply sources of the rainwater harvesting and gravity feed down Fulton Drive. And a predicted dry summer period, still reliant on expensive Gippsland Water town supply, is yet to come.

I had, as indicated in my 2013-14 report, been pleased to have Brad Spinner take the chair but his work commitments are such that he could not continue but he, and past Committee member Bill Whelan have been active in assisting the Committee especially with the redevelopment plans. The Committee members have all worked hard individually and as a team to contribute to the success of the complex and the component clubs have all had a splendid year of achievements.

My special thanks to Secretary Pat Weatherley who has taken up the position following Tracy Cameron's long stint in the role, Anna Gaw for her provision as treasurer and Councilor Hole who, once again has been of wise counsel and a great friend to the Committee.

Peter G. Anderson
Chairman



18th September 2018

Cameron Sporting Complex

Report of the Chairman 2013-14

I wish to thank all of the Committee members and Cr. Hole for their support and contribution throughout the year.

As with so many reports the central issue is again an assured water supply to irrigate the playing fields. Council has applied for a grant to fund the construction of a bore. If successful an allocation of water from South Gippsland will be transferred to the Complex. The water is to be drawn from the same aquifer so no fresh allocation would be required by Council.

I have, on behalf of the Committee, forwarded a letter of support to the Council to accompany the application.

In discussions with the Council's CEO David Morcom I have stressed that, consequent upon a fresh water supply, the underground distribution network would also have to be replaced.

The Council's decision to seek the supply from a bore is not, in my view, the best outcome for the complex. The aquifer is already stressed and a deeper bore may well be required in time.

There was the opportunity of cooperation with the Golf Club nearby and Council could have acquired a water share which would be an asset and inevitably increase in value over time and may have been a less expensive system to operate. I feel that there could have been more direct consultation with the Committee rather than an interest group as the water supply is a crucial issue.

The Committee has been fortunate to have received great cooperation over the past 30 years from Gippsland Water. Notwithstanding that the authority must, quite rightly, put its own needs first the complex could not have maintained the ovals had it not been for the availability of wastewater from Gippsland Water's facility.

The quantity available from Gippsland Water and the quality of the water have both reduced in recent years and it is not beyond thinking that we will not have anywhere near sufficient wastewater available for our needs in the not too distant future.

I am unaware of whether Council has a "plan B" in the event that the current application for a grant is not successful. One would hope that there is as so many applications in the past have failed and there have been many undertakings and promises by politicians of all colours, and by Council, that have come to nothing.

Without for one moment begrudging the moneys expended on the Maffra Recreation Reserve and Victoria Park this complex caters, on a weekly basis year in year out, for countless times the number of actual participants that Victoria Park attracts or are engaged (leaving aside the glamour and the crowds that are drawn to senior football and the undoubted prestige it brings to the town) in participatory sport at the Reserve.

The complex needs capital expenditure by Council, not just the water supply, but fencing, internal road constructions, better weather shelters for all ovals and an

additional basketball court. The additional court would facilitate the reintroduction of netball which is presently in recess.

The developments at the complex have been driven by the user groups - the Cricket Club in the construction of the original pavilion and the cricket and junior football clubs in the more recent extensions; the Basketball Association in the building of the original stadium and the basketball and gymnastics clubs in the extensions to it - with, it must be granted, significant Council assistance and financial contribution.

Nevertheless the individual user groups must be given the credit for the continuing development of the complex.

Much satisfaction is to be gained by the progress of junior football which has benefited greatly by being able to have the complex as its home - the separation of junior football from the very different culture of senior football has been of significant value.

The hockey club has grown strong from small beginnings and so there is now a broad mix of user groups as well as passive participation by the public and use by various school groups.

There remains the potential to develop the fourth oval - it was briefly used for rugby but soccer or baseball could provide opportunities of a more lasting nature. Already the availability of three ovals has provided opportunities for tournaments which would not be accommodated by a lesser venue. A fourth oval would expand that horizon a good deal further.

I wish to acknowledge the continuity of the Cameron family's association with the complex. The late Cr. Gordon Cameron was secretary and an invaluable connection with Council following the 1994 amalgamation of the Shires and Tracy has continued that service to the Committee. The late John Alvin was an institution in his own right, Higgs have been a constant and Brad an inspiration with the development of gymnastics on a far wider platform than Maffra.

I thank Cr. Hole on behalf of the Committee for his wisdom and advocacy of the Committee's causes; for Bill Whelan and Anna's contribution over the past years and for all of the other members, who I hope are not offended by being namelessly included.

Thirty years as chairman is enough - more than enough - and I am happy that there has been so much progress in that time but disappointed, of course, that the one vital element, the irrigation supply, is not necessarily finally resolved.

There has, I believe, been value in the chairman not being a direct representative of any one particular user group and there is certainly value in Council being represented at Committee level by a Councillor.

Peter G Anderson
Chairman



D. URGENT BUSINESS



E. FURTHER GALLERY AND CHAT ROOM COMMENTS

Gallery comments are an opportunity for members of the public to raise any particular matter they wish. This allows those in the gallery to speak directly to councillors but is not a forum designed for open discussion or debate. We will listen respectfully to what you have to say and make the commitment that the Mayor will respond to you in writing within one week if required, and a copy of that response will be circulated to all councillors.

This is not a forum for members of the public to lodge complaints against individuals, including councillors and staff, particularly as that individual gets no public right of reply to any matter raised. We take complaints seriously, and in line with the guidance from the Victorian Ombudsman and the local Government Inspectorate, we request that any specific complaint against an individual be put in writing. This way, your concern can be properly dealt with while ensuring fairness to all parties concerned.

If you wish to speak, we remind you that this part of the meeting is being recorded and broadcast on our website. Council's official Minutes will record that you have spoken to Council and the subject you spoke to Council about but will not record specific comments. We ask you to state your name in full, where you are from, and you have three minutes

Meeting declared closed at: pm

The live streaming of this Council meeting will now come to a close.



F. CONFIDENTIAL ATTACHMENT/S

F. CONFIDENTIAL ATTACHMENT/S



WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

ORDINARY COUNCIL MEETING
2 OCTOBER 2018

On this 17th day of September 2018, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, David Morcom declare that the information contained in the attached document **F1.1 AUDIT & RISK COMMITTEE MEMBER APPOINTMENT** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

h) any other matter which the Council or special committee considers would prejudice the Council or any person.

A handwritten signature in black ink, appearing to be 'David Morcom', written over a dotted line.

.....
Chief Executive Officer



WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

ORDINARY COUNCIL MEETING
2 OCTOBER 2018

On this 4th day of September 2018, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, Arthur Skipitaris (Delegate) declare that the information contained in the attached document **F1.2 AUDIT & RISK COMMITTEE MINUTES 30 AUGUST 2018** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

- f) legal advice
- h) any other matter which the Council or special committee considers would prejudice the Council or any person.

A handwritten signature in black ink, appearing to be 'AS', written over a horizontal line.

.....
General Manager Corporate Services (Delegate)



**ORDINARY COUNCIL MEETING
2 OCTOBER 2018**

On this day of 04 September 2018, in accordance with Section 77 Clause (2) (c) of *the Local Government Act 1989*; I Chris Hastie General Manager Built and Natural Environment declare that the information contained in the attached document **ITEM F1.3 CANSICK STREET PAVEMENT WORKS CONTRACT 2018-076B** confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

d) Contractual matters



.....
Chris Hastie General Manager Built and Natural Environment



G. IN CLOSED SESSION

G. IN CLOSED SESSION

COUNCILLOR

That the meeting be closed to the public pursuant to Section 89(2) of the Local Government Act 1989 to consider:

- a) personnel matters*
- b) the personal hardship of any resident or ratepayer*
- c) industrial matters*
- d) contractual matters*
- e) proposed developments*
- f) legal advice*
- g) matters affecting the security of Council property*
- h) any other matter which the Council or special committee considers would prejudice the Council or any person*

IN CLOSED SESSION

COUNCILLOR

COUNCILLOR

That Council move into open session and ratify the decision made in closed session.