



National Trust of Australia (Victoria) Bendigo and Region Branch Newsletter November 2021

Branch Meeting. Hooray!!!

Monday 29th November 5.30pm Federation Room, Shamrock Hotel

Guest Speakers:

David Richardson, Head of Bendigo TAFE

The Future of the Bendigo School of Mines site - Establishing a Community Precinct at TAFE

Dr Charles Fahey, historian, author and academic

Context & relevance of the Victorian Miners' Housing Serial Listing Heritage Study

Following health guidelines, guests need to be double vaccinated to attend.

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Victorian Miners' Housing Serial Listing Heritage Study

Another story about a cottage

Forest Street Tower – follow up to the October Newsletter

Vale Andrew Ward

There will also be a branch report. Covid has hit many organisations with participation rates as there have been few face to face meetings. The National Trust is no different. We all have different skills. Consider how you can assist by providing them to keep the organisation active. The branch needs someone to take minutes and keep records

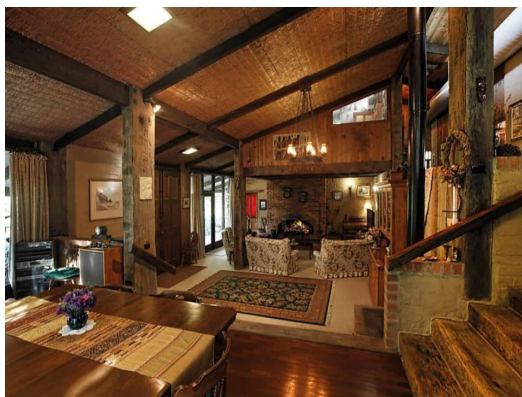
Nanga Gnulle Vandalised

Many people will be saddened and disappointed to learn that the heritage listed home at Nanga Gnulle has been broken into and vandalised. The 4-level Alistair Knox home was constructed from high-quality new and reclaimed materials, featuring an open plan lounge, living and kitchen with a St George oven/stove, 3 bedrooms with ensuites and a study.



The property has been subject to long term planning hearings with the house and a very small part of the garden being protected by a heritage overlay but now has broken windows with the two huge entrance doors from the ANA building in View Street missing and graffiti splattered over the walls. A collage of out buildings used for over 2000 garden weddings, self-contained accommodation and thousands of meetings, conferences and social events are now demolished. Twice winner of the Bendigo Garden Competition, the magnificent grounds, resplendent with many well-established trees, plants and many fruit trees have been bulldozed. It was watered from two dams with a uniquely designed system. The peaceful garden haven and outbuildings, known to many thousands of Bendigo locals and visitors from all over Australia will be missed by all.

The branch has contacted the Council and the Police about the vandalism. Council has contacted the owners of the property.



Nanga Gnulle. Photos provided by the Green family.



A few photos showing vandalism at Nanga Gnulle, Images Euan McGillivray 2021.



The once beautiful gardens enjoyed by thousands are now a wasteland, Image Euan McGillivray 2021.

New powers to protect heritage buildings from “Demolition by Neglect”

Felicity Watson, Executive Manager, Advocacy National Trust of Australia (Victoria)
& Peter Cox, President, Bendigo & Region Branch, National Trust of Australia
(Victoria)

Dear Mayor Metcalf,

The National Trust of Australia (Victoria) (National Trust) is the state’s largest community-based heritage advocacy organisation actively working towards conserving and protecting our heritage for future generations to enjoy, representing 30,000 members across Victoria. As Victoria’s premier heritage and conservation organisation, the National Trust has an interest in ensuring that the wide range of natural, cultural, social, and Indigenous heritage values of the municipality are protected and respected, contributing to strong, vibrant and prosperous communities.

We write regarding recent changes introduced by the State Government to the *Planning and Environment Act 1987*, which include stronger measures to allow Local Government to protect heritage buildings.

The National Trust is concerned about vacant neglected heritage buildings in Greater Bendigo. Often, such properties are left unattended and neglected, and are open to vandalism to the extent that the only alternative is demolition. While there are many buildings that fall into this category, it has been brought to our attention that “Nanga Gnulle” at 40 Harley St Bendigo—which both Council and the National Trust fought to protect under a Heritage Overlay from 2017-2019—is an example where the owner is not protecting or adequately securing the property, and extensive vandalism has occurred leaving the house to further abuse.

There are many other examples including the former All Saints Church in Forest Street Bendigo, Eaglehawk’s first brick house at 92 Victoria Street, and a historic house at 257 Eaglehawk Road Long Gully to name just a few. The Golden City Foundry in Ironbark, a very significant Goldfields site, has already been lost to Bendigo along with many other buildings.

In response to such issues, this year the State Government introduced the *Planning & Environment Bill 2021* to introduce stronger powers to enforce the protection of heritage buildings. The *Planning & Environment Act 1987* now gives local councils the power to enforce protection through the following amendments under section 6B:

A planning scheme may make provision for the additional matters.... for any of the following purposes—

(a) To further the objectives of planning in Victoria within the area covered by the scheme

(b) To deter persons from unlawfully demolishing heritage buildings or allowing heritage buildings to fall into disrepair

(c) To prevent persons from obtaining a benefit from unlawfully demolishing heritage buildings or allowing heritage buildings to fall into disrepair

And further;

(a) To regulate or prohibit the development of land on which there is or was a heritage building that has been unlawfully demolished, in whole or in part, or fallen into disrepair; and

(b) To require that a permit must not be granted for the development of land on which there is or was a heritage building that has been unlawfully demolished, in whole or in part, or fallen into disrepair, unless the development is for or includes the reconstruction or reinstatement of the building, in whole or in part; or the repair of the building. [Our emphasis]

The National Trust requests the Greater Bendigo City Council to seriously consider these amendments and introduce strong measures to further protect heritage buildings, and prevent “demolition by neglect”. The Trust would like to partner with Council to achieve this outcome, and we would be pleased to offer any assistance we can provide. We have previously prepared a report on the issue of [Demolition by Neglect](#), and this is also an issue being considered by the Heritage Council of Victoria as part of the recent [State of Heritage Review: Local Heritage](#). We would welcome the opportunity to meet with Councillors and/or Council officers to discuss this issue further.

In the short term, we have serious concerns regarding the condition of “Nanga Gnulle” at 40 Harley Street Bendigo, and we would like to urgently request an investigation of the issue, and encourage Council to work with the owner to ensure the building is appropriately secured and protected, noting the pending subdivision of the site. Please don’t hesitate to get in touch with our team at felicity.watson@nattrust.com.au to discuss this matter further.

Request to all Members & Supporters

You are asked to undertake some action of your own by using the above letter for information.

The Trust wants to protect all heritage buildings and with new “**Demolition by Neglect**” legislation giving councils the power to act, it wants Councils to incorporate the new powers into their planning schemes. You are encouraged to-

- Contact your local councillors about the new legislation.
- Take photographs of heritage buildings that you consider are being neglected and send them to the branch.
- Assist the branch with ideas on what we need to do locally.

Send to nattrustbendigo@gmail.com

Response from Greater Bendigo Council on Bendigo Gas Works and other matters, Steve Hamilton, Strategy & Growth, CoGB

Thank you for your email of 1 October 2021 on behalf of the Bendigo and Region Branch of the National Trust. I apologise for the delay in my response.

In relation to the matters, you have raised regarding the former gas works site, I have sought information from the City’s Property Services Unit, who are responsible for the ongoing care of this property. They have advised that:

- The parcel of land which is accessed from Nolan Street (south side) did form part of the site's remediation. It has been considered but due to the large number of trees and their tree protection zones (TZP) there has been minimal disruption to this area.
- The tools and artefacts that were collected from the site have been catalogued and are in storage.
- The vacant land that sits just south of the gasometer outside of the Gas Works site on Weeroona Avenue is owned by Council and has been considered as part of the overall master plan.
- Reconstruction of the purifier shed is underway, with completion expected in December, subject to the availability of materials.
- Tours are unable to be conducted at present as the site is still under the control of the Department of Treasury and Finance until the final sign off from the EPA. There are still asbestos issues that need to be addressed which could take some time and financial resources. The City will not be in a position to allow access for the public to the site until these items are finalised, which could be another 12 months away.

The Strategic Planning Unit has advised that there is currently a Notice of Decision (DR/872/2020) for the miner's cottage at 45 Abbott Street that was issued for *"demolition of the existing dwelling and outbuildings and the construction of a new dwelling and outbuilding."*

The Heritage team supported demolition. There were a number of objections received, including from yourself / the Trust. The matter was considered at a Delegated Panel on 26 August 2021, and subsequently a Notice of Decision was issued, which as an objector, you should have received.

As part of the City's heritage program, Strategic Planning officers are working on identifying and protecting more miners housing across the municipality. Stage 1 of the study has been completed and staff are now working on the implementation of Stage 2, which will be in geographic stages, due to the size and number of places.

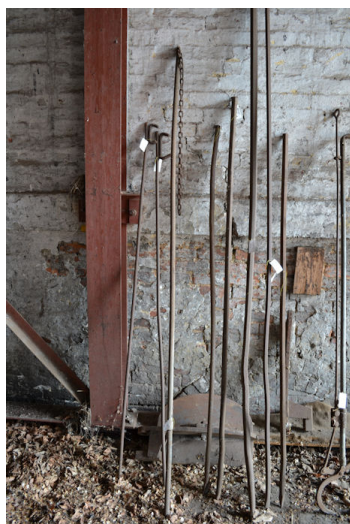
The suggestion to have an exhibition on the story of miner's cottages has been forwarded to the Gallery's curatorial team who will take this into consideration with considering future project.

Bendigo Gasworks Tools, Elaine Doling, Minerva Heritage

Minerva Heritage were commissioned by Council to do an inventory of artefacts both fixed and moveable at the Gasworks in 2017. Everything was photographed, catalogued and tagged from scrapers to fixed boilers, including everything in the now demolished purifier shed. We checked items against an earlier inventory from some years earlier and only a few things had gone astray in the intervening years, and a number of items were added. We also included all the scientific equipment in the former laboratory building (later used as a lunch room) which had not been assessed before.

The laboratory equipment was used for testing the gas. I believe most of the tools that were in the retort building as well as other moveable items were put in the laboratory building for safekeeping as it could be locked up. The stoves (I heard around 200) were stored in the tin tram shed along with stacks of material from the Central Deborah Gold Mine and Tramways collections, and we couldn't get to them, much as we would have liked to. They formed part

of the SEC collection and I heard that they have since been catalogued and put into storage. There were several old stoves in the laboratory building which we catalogued with the rest of the contents in 2017.



All tools and all other moveable and fixed items were tagged with Tyvek labels, photographed and catalogued.

Beebe Observatory, Alison Kiefel, Acting Coordinator Amendments and Heritage, CoGB

The Beebe observatory in Kennington was considered at the 17 May 2021 Council meeting, to request the Minister for Planning to authorise Council to prepare an amendment to the Greater Bendigo Planning Scheme to apply a heritage overlay to the property.

The Minister for Planning has authorised Council to prepare the amendment, and we are currently preparing the documentation for public exhibition later this year.

Please contact us at Strategicplanning@bendigo.vic.gov.au should you have other matters to raise.

Victorian Miners' Housing Serial Listing Heritage Study (from Greater Bendigo Council website) Why are we doing a Victorian Miners' Housing Heritage Study?



The City of Greater Bendigo is eager to protect many of the Victorian-era Miners' Housing found within its boundaries. It is believed that these buildings, as a group, are

significant to Bendigo's gold mining history and are important in establishing a sense of place, history and home, all of which are invaluable to the community, new residents and visitors.

The grander and more ornate Victorian homes are mostly protected in the Heritage Overlay of the Planning Scheme, however, many of the more modest Victorian buildings associated with miners and workers residences, are not protected. This is because there either hasn't been a heritage study undertaken in the area they are in, or because a completed study did not consider the more humble architectural form of the miners' residences as being significant. Furthermore, these types of houses are scattered around the city, located around different mining sites and creeks, and so have been difficult to assess in a usual heritage study. In stage 1 of this heritage study, we commissioned a comprehensive report, [The Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listings](#), that studied the evolution of mining and housing on the Bendigo Goldfield and identified four different types of Miners' Housing:

1. Miners' Cottages
2. Quartz Gold Boom Miners' Houses
3. Workers and Mine Speculator's Houses
4. Quartz Reefer House

Each of the four types of Victorian Miners' Housing are associated with distinct periods and laws related to mining and the associated houses that were built evolved to have different features, forms and styles. The protection of the four different types of Victorian Miner's Housing is proposed to occur through applying what is called a 'serial listing' heritage overlay.

A serial listing heritage overlay identifies places that share a common history and significance but do not form a geographical grouping. Because we have identified four different types of Victorian Miners' Housing, this warrants the identified places being included in one of four different serial listing heritage overlays—one for each of the four different types of Victorian Miners' Housing.

A serial listing heritage overlay is the appropriate form of heritage protection because even though each of the four types of Victorian Miners' Housing are geographically scattered around the City, they will have a single serial listing heritage overlay applied that identifies them as being of shared historical significance.

The City is currently studying Victorian-era Miners' Housing in the area that comprised the pre-amalgamation former 'City of Bendigo'.

Further information and feedback

We mailed out letters to all property addresses included in the Victorian Miners' Housing Heritage Study and invited property owners to come and speak to us on Wednesday June 23, 2021 at the California Gully Mechanics Institute Hall. We received feedback from those who attended and we were also able to answer questions and queries about the heritage study, including what the proposed changes would mean for the property addresses included in the study.

If you have any queries about the heritage study, you can email us at heritagestudies@bendigo.vic.gov.au with the details of your property address. You can also request a call back from a member of our Heritage Team.

We have also created a [Frequently Asked Questions \(FAQ\) document](#), which provides general information about heritage studies, Heritage Overlays and the future process for amending the planning scheme.

Draft citations for the Victorian Miners' Housing Heritage Study The draft citations include an overview of the historical significance of the miners housing, as well as including details about the valued heritage elements of each of the four styles of Victorian Miners' Housing that we have identified. The draft version of the heritage citation reports for the four different styles of Victorian Miners' Housing can be accessed below:

1. [Miners' Cottages](#)
2. [Quartz Gold Boom Miners' Houses](#)
3. [Workers and Mine Speculator's Houses](#)
4. [Quartz Reefer Houses](#)



Another story about a cottage, Peter Hammond

With reference to the last Newsletter, I have recently moved into a Miners Cottage in Creek Street, it is largely unrestored and just holding together but I love it.

Down the road is another Miners Cottage that seems to be in peril. It is at 23 Creek Street. It was in a similar condition to my place (it is still intact on google street view 2019) but it appears to have been deliberately stripped to accelerate its decay leading to it being declared unliveable.

(See photo). You may already know about it. I've only been in Bendigo 10 years and sadly witnessed many Miners Cottages (and street trees) disappear.



Photo of 23 Creek St provided by Peter Hammond

Forest Street Tower – follow up to the October 2021 Newsletter

A Code of Practice for Telecommunication Facilities in Victoria, 2004

Department of Sustainability & Environment

4.1 Principle 1

A Telecommunications facility should be sited to minimise visual impact.

Application of principle

- On, or in the vicinity of a heritage place, a telecommunications facility should be sited and designed with external colours, finishes and scale sympathetic to those of the heritage place. A heritage place is a heritage place listed in the schedule to the Heritage Overlay in the planning scheme.
- A telecommunications facility mounted on a building should be integrated with the design and appearance of the building.
- Equipment associated with the telecommunications facility should be screened or housed to reduce its visibility.
- The relevant officer of the responsible authority should be consulted before any

street tree is pruned, lopped, destroyed or removed.

- A telecommunications facility should be located so as to minimise any interruption to a significant view of a heritage place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land.

5.3 A temporary facility

A temporary facility is a telecommunications facility that does not exist on the land for more than a total of 4 months in any 12-month period.

Requirements

- 1 The design, location, installation and operation must be in accordance with the principles set out in section 4 of this code.
- 2 The temporary facility must be for one or more of the following purposes:
 - Providing service coverage during either

routine or emergency maintenance of an existing facility.

- Providing service coverage during the construction or installation of a new facility.
- Providing additional service coverage at events such as sporting carnivals or cultural festivals.

3 The establishment of a temporary facility must not permanently alter any building or

site so that upon removal, the building or site is in a substantially different condition than it was prior to the establishment of the facility.

4 The height must not exceed 25m above its base or the height of the existing facility, whichever is greater.



The tower in Forest St as depicted in the October newsletter.
Image, courtesy of Peter Cox.
Please help monitor the site and inform the branch of activities.

<https://www.planning.vic.gov.au/resource-library/incorporated-documents/vpp/VC26-A-Code-of-Practice-for-Telecommunications-Facilities-in-Victoria,-July-2004.pdf>

Vale Andrew Ward, Elaine Doling

Andrew Ward passed away in Melbourne on 24 August 2021, after a courageous battle with cancer. He will be remembered by many in Bendigo as the City's first Heritage Adviser, appointed in 1984, and initiator of the Heritage Advisory Committee the same year. He co-authored the Bendigo City and Eaglehawk Borough Heritage Study in 1993, the Marong Heritage Study, 1998 and Loddon Shire Heritage Study in 1999.

He worked all over the State from inner Melbourne to Mildura and his many heritage studies are still referenced. He also did an assessment of all historic properties owned by Australia Post in Victoria.



Andrew Ward at Gordon Railway Station. Image: Courtesy of John Ward.

His love of railways was legendary and he was responsible for many railway heritage studies, and most recently a conservation management plan for the Echuca Locomotive Shed. He organised the restoration of the Gordon Railway Station, near Ballarat, and the photo above shows him in his element, working on the restoration of the roof. The station has since been placed on the VHR as a result of his efforts. He travelled the world photographing trains, and met his wife Enid on the Trans Siberian Railway as it set out from Ulan Bator.

His latest book, *A Story of Stations*, published by the Australian Railway Historical Society in 2019, is a comprehensive study of Victoria's railway architecture in the 19th century that will be of use to historians and railway enthusiasts for years to come.

Locally, he saved Coath Cottage, 9 Happy Valley Road, Ironbark, from being completely demolished after the Black Saturday bushfires in 2009. The cottage had been gutted by fire, with only the stone walls remaining. He always had a soft spot for Coath Cottage and regarded it as a significant part of Bendigo's early Gold Rush heritage, having been built in 1858 by Richard Coath who had a mine on Victoria Hill. A demolition permit had already been issued when Andrew heard about it, and he contacted the owner and purchased it on the spot to save it.

The bulldozer was literally at the gate when the sale took place, the burnt out neighbouring properties having just been demolished and the sites cleared. Despite spending much of their time in Canada, Andrew and his wife Enid made sure that the restoration work was soon underway. As the cottage was purchased after Black Saturday, it was not eligible for bushfire funds to help rebuild.



Coath Cottage after the fire in 2009.



Restoration underway. Images courtesy of John Ward

Advantage was taken of Council's Heritage Restoration Loan scheme to assist with getting the restoration work started. Andrew's experience as a heritage adviser and architect certainly came in handy. A new verandah had already been constructed in a style suitable for an 1850s building, when a descendant of the Coath family sent him a photo of Mrs. Selina Coath and her seven daughters standing outside the cottage. This enabled the lost verandah and front fence to be reconstructed to their original appearance. The restored cottage stands today as a tribute to the miner's cottages lost in the fire, and Andrew's love of Bendigo's heritage.

He is sadly missed by his family, and his many friends and colleagues in Australia and overseas.



A smiling Andrew Ward, as he will be remembered. Image: Courtesy of John Ward.



Mrs Coath and her seven daughters outside Coath Cottage ca. 1890. A matching photograph was taken of Mr Richard Coath and their seven sons. Image supplied



Coath Cottage after restoration. Image supplied

Vale Andrew Ward, Ian Wright, Planning & Heritage Strategies, Richmond.

It was very saddening to learn that our dear friend and valued colleague Andrew Ward died last week. Andrew had been diagnosed with a particularly virulent brain cancer but outlived his prognosis by many months and, incredibly, succeeded in getting back to Australia from Canada quite recently. The funeral was held last Wednesday at St. Matthew's Anglican Church Olinda and the recording of the webcast will be available for the next four weeks at <https://www.bethelfunerals.com.au/etributes/>. There is hope that there will be an opportunity for a post lockdown further celebration of Andrew's life.

Andrew was responsible for many of the early pre-amalgamation heritage studies in Victoria such as Brighton, Sandringham Box Hill and Collingwood in the Metro area and Warrnambool, Echuca, Benalla and Swan Hill in the country. Post amalgamation he did studies for Glen Eira, Monash and the massive Port Phillip Heritage Review. Andrew was the Heritage Advisor at Bendigo for many years and also advised at Ballarat, Campaspe and Glen Eira.

He also undertook an extensive range of assessments and conservation management plans for individual places such as the Echuca Wharf, Mildura Base Hospital, the Foy and Gibson Complex, and Bendigo Post Office. The most recent of these was a CMP for the Echuca Locomotive Shed for which there is now funding for its restoration. He also did a number of systematic studies of which one of the largest would have been the assessment of all historic properties owned by Australia Post in Victoria.

But of course, Andrew was particularly well known for his railway heritage studies especially his knowledge of railway architecture. While working at Bendigo he acquired the long-term lease and restored two signal boxes and a station! One of the signal boxes was his lodging when he visited as advisor. His latest book, *A Storey of Stations* was published only three years ago. This is a massive detailed study of railway stations across Victoria packed with historic plans and historic and contemporary photos.

All of this a remarkable resource regularly being sourced by his colleagues today.

Those that had the privilege and pleasure of having worked with Andrew describe him as 'gentle and kind but with great inner strength' 'knowledgeable and personable who brought special skills to the task' They recall his remarkable skill at drawing and sketching, skills that now seem 'from another era' that demonstrated great craft. He is also warmly praised for the professional time he has given to historical societies, the railway historical societies and the National Trust where he served on the Industrial History Committee.



Gordon Railway Station on the Ballarat line. Images courtesy of Ian Wright

And Andrew was truly a hands-on heritage practitioner. Apart from his railway buildings in Bendigo, with the Railway Historical Society, he organised the complete restoration of the derelict Gordon Station on the Melbourne to Ballarat line. The restoration was largely done by volunteer labour with a substantial number of volunteers organised into regular shifts. It is now on the Victorian Heritage Register.

Andrew's most recent gift to Bendigo's heritage was the attractive Coath stone cottage near the Gold Mines Hotel. The building was gutted by the Black Saturday fires and was about to be demolished. Andrew saved it by buying it on the spot and following that up with a considered and appealing restoration.

It is hard to realise that Andrew is no longer just a phone call or an email away always ready to share his knowledge and ideas.

Your views are sought on the issues

The branch welcomes your ideas, contributions and photographs for the newsletter which is published bimonthly.

You can keep up with the current advocacy issues at the Trust Advocate blog at <http://www.trustadvocate.org.au/> National Trust of Australia (Vic) Bendigo & Region Branch

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We acknowledge the Traditional Owners of Country throughout Victoria and recognize the continuing connection to lands, waters and communities. We pay respect to Aboriginal and Torres Strait Islander cultures; and to Elders past, present and future.