



History & Heritage

A publication of the National Trust of Australia (Victoria)
Bendigo & Region Branch. March 2023



Cover Story:
Historic Coo-gate
Bakery, Shop and
Residence Demolished

by Elaine Doling



The Coo-gate Bakery which was demolished on Friday 24th February 2023 Image: Bendigo Branch

Upcoming Book Launch:

E. GRAEME ROBERTSON, Physician, Photographer, Preserver

Saturday 1st April 2pm La Trobe Art Institute. See page 5 for details.

In this issue

- P 2. Next Branch Meeting
- P 2. *History & Heritage* Branch Newsletter
- P 2. Previous editions of *History & Heritage*
- P 2. National Trust membership
- P 2. Branch AGM 27 March 2023 draft minutes
- P 3. Camp Reserve Castlemaine
- P 4. President's Report - Peter Cox
- P 5. Book Launch - E. Graeme Robertson
- P 5. Cover Story: Coogate Bakery - Elaine Doling
- P 10. The Disconnect between Council Permits and Council Policy - Peter Cox
- P 11. Bendigo Gas Works tour bookings
- P 12. More amazing talks and events
- P 12. Contacts
- P 12. Acknowledgement of Country

Next Branch Meeting- Monday 27 March 5.30pm at History House, 11 Mackenzie Street, Bendigo.

The Bendigo Historical Society has invited the Branch to visit their new facility at History House and to have a short meeting there. As the Shamrock Hotel has now put on a significant fee to meet at the hotel, the Branch will need to find a new meeting place. The Branch thanks The Shamrock for providing free meeting spaces over many years. At the meeting, discussion will take place about a new venue and issues featured in H&H. You can contact Peter Cox by phone 0447473674 or by email natrustbendigo@gmail.com to raise issues, otherwise, see you at History House.



History House 11 Mackenzie Street, Bendigo

History & Heritage Branch Newsletter

Everyone has a story that, when combined with others, provide a record of the social history of our region and draws attention to the significance of local built heritage. To receive H&H or contribute a story or photograph, send a message to natrustbendigo@gmail.com To help increase circulation send it to your friends and family or sign up your organisation to receive it. To join the editorial group, contact the Branch President, Peter Cox on 0447473674. The contribution deadline for the April *History & Heritage* will be Monday 3rd April 2023.

For previous editions of *History & Heritage* [Click here](#)

Bendigo & Region Branch Annual General Meeting held 27 March 2023.

Draft Minutes (the minutes will be presented at the 2024 AGM) Minute taker: Susan Mayfair
Place: Shamrock Hotel, Federation Room, Bendigo at 5.30pm.

Apologies: Cathy Watson, Nola Cowled, Darren Wright.

Welcome, introductions and acknowledgement to traditional owners.

President's report: (see below)

Treasurer's report: Balances of \$2075 operating account and \$6685 in publishing account.

The verbal financial report was given and asked to be accepted.

Moved: Don Leversha. Seconded: Wendy Betts. Passed.

Join the National Trust

Advocate for Preservation! Support! Explore! Enjoy! A National Trust Membership is your ticket to the world, with over 1000 destinations to explore.

The National Trust of Australia (Victoria) 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. [Click here](#) to join.

Acceptance of President's Report. That the President's Report given at the AGM be accepted.
Moved: Don Leversha. Seconded Wendy Betts. Passed.

Election of Office Bearers for 2023

Peter Cox vacated the chair. Euan McGillivray took chair and called for nominations for office bearers with the following results:

Peter Cox nominated as President. Moved: Don Leversha. Seconded Ann Hurley. Passed.

Susan Mayfair nominated as Secretary. Moved: Mary Leversha. Seconded Wendy Betts. Passed.

Gary Hill nominated as Treasurer. Moved: Peter Cox. Seconded Rob Green. Passed.

The President of the Branch, Peter Cox, resumed the chair. There was general discussion on a range of issues including: lease of heritage building in Tuesday's *Bendigo Advertiser*, Bendigo TAFE MacGillivray Hall, Branch to follow up with TAFE and this Community Precinct proposal; list of Branch activities from the February H&H to be looked at by executive; *Lost Bendigo* Facebook site has many old photographs to view; New Shamrock Hotel manager advised \$250.00 per room rate per meeting. Trust members to discuss new venue ideas, Susan Mayfair/ Wendy Betts. Passed.

The meeting closed at 6.10pm for the public talk with Trevor Budge.



New Chum Mine, Bendigo, one of the significant mining landscapes informing the application for World Heritage listing.
Image: mindat.org/loc-98786

Guest Speaker

The guest speaker at the AGM was Mr Trevor Budge AO. Trevor was the Strategic Projects Officer at City of Greater Bendigo and is currently working for the City of Greater Bendigo and with other Councils to secure World Heritage listing of the Central Victorian Goldfields region. This region is described as "The most extensive, coherent and best-surviving goldrush landscape, anywhere..."

Trevor made the point that the past lives alongside the present and spoke broadly about planning and development issues in Bendigo. He responded to a number of

questions from the audience about some of the pressing issues that have been raised by the Branch over the past few years; such as heritage overlays, legislation and compliance.

The Branch was very grateful Trevor made time to travel up from Melbourne to attend our meeting, and for his tireless behind the scenes efforts protecting our heritage in all its forms. The World Heritage listing for the Central Victorian Goldfields submission is the result of many years of work by Trevor and his associates. For details about the World heritage bid [click here](#).

Camp Reserve Castlemaine: Castlemaine's most significant multi-purpose public open space.

Almost 170 years ago, the land now called Camp Reserve, and the heritage buildings around it, were ground zero for this settlement and Victoria's Gold Rush. To read more about Castlemaine's Camp Reserve and other issues [click here](#) for CASSOC (the Castlemaine Society).



Chief Commissioners Camp, Castlemaine, Escort Leaving for Melbourne 1853 Lithograph by W L Walton Image: [Trove nla.gov.au](http://trove.nla.gov.au)

President's Report- Peter Cox

The main activity of the Branch has been the production of the Branch newsletter, *History & Heritage*, with many members and supporters contributing articles, letters, photographs which illustrate, highlight and express your concerns about heritage in the region. It has been an activity where everyone could contribute from their own homes during a period of Covid isolation. It is now circulated to over 400 people each month and will continue to be a feature of Branch activity. A small editorial group produce the publication. I particularly thank Euan McGillivray and Elaine Doling for their dedication and work to improve it.

The Branch has been involved in many issues but members must realise that it takes a long period of time for change to occur as the planning system is slow to react and legislation even longer. It has taken over four years to achieve protection for John Beebe's former East Bendigo Observatory and home *La Rocca*, but it is now protected by a local heritage overlay in the Greater Bendigo Planning Scheme. However there is still much to do with the site, as while the process is known about getting it protected, there is little knowledge known about the monitoring of it and further, the enforcement of keeping it secured and maintained. This applies to all heritage listed properties as legislation is unclear of Council's responsibility.

The November issue of *History & Heritage* summarises Branch action which includes: 'demolition by neglect' legislation, the future of the Graeme Robertson Cast Iron Collection, a new plan for Pall Mall, the Bendigo School of Mines group of buildings, the future of the Law Courts and former Post Office, Alan's Walk and the Mining Exchange. Issues also include the use and storage of Allan Doney's Photographic Collection, temporary closure of the Bendigo Joss House & Temple, the refurbishment of Specimen Cottage, retention of miners' cottages, submissions to Council, objections on planning matters, maintenance of heritage sites, among many other issues.

Now that community activities have reopened after Covid, there needs to be a greater emphasis and commitment to the organisation of the Branch including sub-committees to work on issues, regular events to attract new members, and relevant speakers at meetings to educate us on current issues. Members are encouraged to stand for the committee, so the responsibility for minutes, finance and events is shared. The Branch has a large area to cover and anything less will see the Branch decline in its role to strongly advocate for heritage at a time when governments and authorities prioritise economic development. Heritage must be seen as a major contributor to economic development and if a vision can be orchestrated, the region can benefit from it. Afterall, research shows that history and heritage are major factors in getting people to live, visit and recreate in the region.

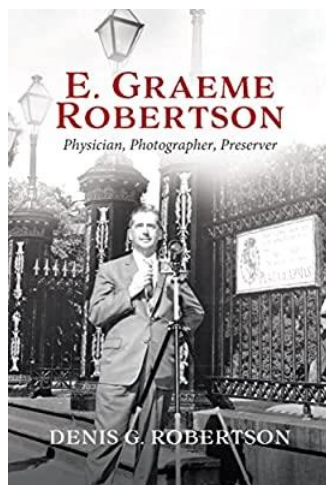
There is only one incorporated organisation of the National Trust in Victoria and that is The National Trust of Australia (Victoria). Local branches operate under its auspice and are subject to its constitution and all other responsibilities. Therefore, it does not cost a great deal to operate but the Branch must raise its own funds. The Shamrock Hotel has provided free meeting spaces for many years but that has now changed.

The Branch is in a good financial position with \$2075 in an operating a/c and \$6685 in its publishing/book sales a/c. The Branch, with permission from authors, have republished books on history & heritage over many years. It has not had any expenditure over the past two years as that has been covered by members. If the Branch is to fulfill its role it must form a new active committee. I encourage all to consider getting involved.

E. GRAEME ROBERTSON - Physician, Photographer, Preserver

Book Launch Saturday 1st April, 2pm, La Trobe Art Institute 121 View St Bendigo

RSVP: natrustbendigo@gmail.com text 0447473674



Graeme Robertson challenged the authorities that were issuing demolition permits in the 1950s and 60s. He believed that ornamentation by cast iron is a highly distinctive feature of the architecture of Melbourne and needed to be preserved.

About the book

An upbringing in an industrial suburb of Melbourne would have been unlikely to lead to the productive life of Graeme Robertson. After graduating in medicine from Melbourne University and residency at the Melbourne Hospital, he completed his postgraduate training at Queen Square in London, the world's leading hospital in neurology. After returning to Melbourne and the Melbourne Hospital (later Royal Melbourne Hospital), he gained international recognition for his work in the specialty. Not being content with this, he used his spare time to photograph and study the use of decorative cast iron in architecture with the hope of encouraging its preservation, because much was being lost due to the efforts of property developers. Several books on the use of cast iron, including a world survey, also led to him being known in many countries. Intent on preserving the best of the past, he persuaded the National Trust to restore a sailing ship, the Polly Woodside, which was being used as a coal hulk. He led the process of restoration, overcoming many obstacles, including finding sufficient funds, rebuilding the ship from the hull up and finding a site for public display. Graeme Robertson was a quiet and modest man who worked hard to achieve many successes.

Author Denis Robertson will be in conversation with Matthew Churchward at the launch. Matthew is Senior Curator, Engineering and Transport at Museums Victoria. He was a long serving member and past chairperson of the National Trust's former expert committee on Industrial Heritage. His research interests include the history of Victorian foundries and engineering works, agricultural implement makers and the development in Victoria's engineering and transport infrastructure.

For this launch only, the book will be available for purchase at \$20 (RRP \$32.99) for soft cover and \$30 (RRP \$38.99) for hard cover.

Cover Story:

Historic Coo-gate Bakery, Shop and Residence Demolished

By Elaine Doling

Sadly, we have recently lost another irreplaceable piece of our heritage. The building known as the Coo-gate Bakery in Watson Avenue, California Gully, was recently demolished without warning. Branch President Peter Cox was notified by a concerned neighbour when demolition started.



The building prior to demolition. Image: Elaine Doling

John Watson was born in Scotland in 1836, arriving in Australia in 1864, and his wife Margaret was born in Australia in 1842. They married in 1872 and opened the Coo-gate Bakery and General Store in the early 1880s. John died in 1898 and his wife continued the business until she died in 1924. Their son Robert took over the business and operated it until 1931, when he sold it to Thomas and Lillian Naughton. Robert went on to become a wood contractor, employing several men with horses and drays, later replaced with motor trucks. He joined the Eaglehawk Borough Council in 1922, and served six terms as mayor over the following years. Watson Ave was originally known as Shellback Road, after the nearby Shellback mine, until the 1950s when it was renamed Watson Avenue after Robert Watson.



Left: Coo-gate Bakery - an early photograph, date unknown. *T. Naughton* is under the main sign.



Above right: Coo-gate Bakery Shop c 1920s.
Image: Aylene Kirkwood Collection.



Above left: Coo-gate Bakery Shop
c 1960. The sign above the door says *T. Naughton*. The panel van is a 1960 FB Holden.
Image: Aylene Kirkwood Collection.

Left: Coo-gate Bakery in the late 1980s after it became a private residence. Image: Aylene Kirkwood Collection.

The Naughtons sold the bakery business to Norman Kenyon in the 1930s, but continued running the grocery store until 1961, when they sold it to Mr and Mrs Sarah, who then sold it to Mr and Mrs Little. The Naughtons built the brick house next door when they retired. Joe and Marie Pianto then had it until 1971. The grocery business was sold again but business declined and the building became a private residence.

The bakery business continued under Norman Kenyon until 1949, when he sold it to Arthur Gane who ran it with Betty the Clydesdale assisting him with deliveries. He also had a GMC panel van, but as business expanded, he employed more drivers and vehicles, and a mechanic to keep the fleet running. He employed Bob Cracknell, Bill Lees and Les Johannesen as bakers. Arthur purchased the

Raywood Bakery as business grew and put Bill Lees in charge. The Coo-gate Bakery produced a good range of breads, pies and cakes using a brick lined wood fired oven, with a gas fired oven added as demand increased. Arthur also bought a bakery in Spring Gully. He sold the bakery rights to Waterwheel Flour Mills in 1963.

The store and residence were of architectural as well as historical interest, constructed of rendered brick and rubble stone, with vermiculated quoins to the front windows and door and three simple flat pilasters on the façade. The skillion section at the side had a façade to match with similar details.



Left: The Coo-gate Store with the bakery building behind.
Image: PH Property



The vermiculated render treatment to the window continued on the main side window. Image: Elaine Doling.

The side window continued the vermiculated render decoration (see left). The front awning was added in the 1960s/70s (see previous page), but caused little damage and could easily have been removed. The front openings were probably altered at the same time, but could have been rebuilt as original as enough photographic evidence exists. Many other original details remained, including two chimneys. The separate bakery building and the timber stable were in poor condition.

Unfortunately, the Neighbourhood Character Overlay did not extend to this side of Watson Avenue, although the Coo-gate property had been brought to Council's notice as of heritage significance on several occasions. Nearby, also in Watson Avenue, a miner's cottage at number 8, and a Victorian weatherboard house at number 13, are similarly unprotected by the Neighbourhood Character Overlay.



The extent of the Neighbourhood Character Overlay on Watson Avenue in 2023. Image: Bendigo - Pozi

The real estate advertising for the sale of the property does not say that demolition is supported for the main building, in fact, 'there is excellent scope to renovate and improve'. It says that only the bakery at the rear and timber shedding have demolition supported by council due to their condition. A number of photos can be seen on this website: [Click here](#)



Peter Cox with the demolition underway in the background. Image: Bendigo Advertiser.

It is worth considering the full picture - some more information - Peter Cox

Advice from the Heritage Adviser was given to vendor's son, Séamus Haugh, regarding the buildings. This was provided to the Branch and published below with Séamus Haugh's permission.

Contrary to stories circulating at present, the City's Heritage Adviser did not recommend demolition of the shop and residence. In fact, she stated in the advice (below) to the owner pre-sale that the building should be retained, along with the two large trees either side of the driveway.

From: Kylie Howe (Heritage Advisor)

Sent: Tuesday, 30 March 2021 1:56 PM

To: Seamus P Haugh (DJPR)

Subject: RE: Site visit today

Hi Seamus,

Apologies for delay getting back to you. Things have been busy for the past several weeks.

To summarise our discussions on site, there is definitely heritage interest in the property at 9-11 Watson Ave California Gully. The bakehouse to the rear is of particular interest, but given the poor condition of the building its demolition could be reluctantly supported. Alternatively, if someone wanted to restore the building, there are some avenues for supporting this available if the building goes into a heritage overlay.

The shop and house at the front are also of interest, as are the two trees either side of the vehicle entry gates and should be retained. The awning to the front is obviously a later addition and its removal would be supported. There has also been some alteration to the shopfront, but traces of the original configuration remain that could be used for a reconstruction if that is desired. The building has had several stages of development and the most important is the area to the front of the block under the hipped roof. The latest and least significant is the weatherboard addition, which may be suitable for demolition and alteration or additions to the earlier structures. There would be no internal controls proposed for the building, meaning if a heritage overlay comes into place owners would not have to apply for a planning permit to carry out any works that did not change the external appearance of the building. The outbuildings along the side boundary are interesting, but in poor condition and their demolition could be supported.

Hopefully that provides some guidance, but if there are any questions or if you have any prospective purchasers who would like to know more, please do not hesitate to contact me.

Regards,

Kylie Howe Heritage Adviser

Response to the demolition of Coo-gate (and bakery) from Séamus Haugh

It is extremely disappointing that the City of Greater Bendigo failed to consider the heritage value of these buildings and did not know or acknowledge historical background to these buildings, their role and contributions and those who owned them, to the Eaglehawk area from the late 1800s to the early 1970s. Of particular concern is the current planning and building decision by Bendigo Council officers to hastily issue a demolition permit for “Coo-gate Grocery and General Store” against their own heritage adviser’s advice.

My mother inherited these properties and within her means maintained them in a safe and presentable condition until they were sold in May 2022. The purchaser said he would subdivide Coogate from the rest of the land and sell on to someone to restore the building. The purchaser told our neighbours that the building would make a great café for the area with residential dwellings around it.

However, the purchaser changed their mind and engaged a local consultant to fast track an application for a demolition permit for the whole property. This was quickly supported by Bendigo Council officers who I am told simply inserted electronic signatures of Bendigo council’s building surveyor and director.

Background about the properties

Coo-gate was operated by my grandparents, Thomas and Lilian Naughton prior to the Watson family selling the business to the Naughtons in 1930. It had until then been a very successfully business which my grandparents wanted to take on. My grandparents worked hard with my mother and uncle as youngsters and the bakery workers to keep the business afloat during the Great Depression. The books showed that the business had 20 thousand pounds owing in unpaid accounts, but my grandparents did not pursue their debtors. That’s how kind they were in tough times.

Watson Avenue in Eaglehawk is named after my great, great uncle, Robert Watson. He was

a long-term serving councillor of the former Borough of Eaglehawk and notably mayor on six occasions. He and his wife, Jane, were earlier pioneers, today known as philanthropists who were instrumental in the development of necessary community services and buildings to house them. They worked hard and gave of their wealth generously like so many others in their situation so their community could thrive.

From the late 1970s to the early 2000s, Coo-gate was home to emerging artists and most importantly women known then as “battered wives” and their children fleeing family violence as well as others who would’ve have found themselves homeless. The rent barely covered the building’s upkeep, but it assured those in need that they were protected in a new home of their own.

What can council do?

The estate of the Watson-Naughton-Haugh families requests that the City of Greater Bendigo engages with the Estate representatives to appropriately design and develop physical public acknowledgements in the form of local community infrastructure such as parkland, community facilities, naming of buildings and roads at developments on 5-11 Watson Avenue and rear addresses of Poplar Street in the form of monuments, plaques and new road naming as the site is developed. And that this request involves other appropriate stakeholders so that they may also be recognised for their contribution to this significant historical and heritage area.

Questions from the Branch:

Was an archival photographic record requested as part of the demolition permit?

Who issued the permit and why?

Why were the two large trees removed despite the heritage adviser's opinion that they be retained?

What is being done to protect heritage buildings to make sure this does not happen again?

Could demolition requests be considered by the Heritage Advisory Committee and the National Trust Branch for comment to provide a safety net?

If there is further information from Council or others, the Branch would like to hear from you and publish your point of view.

A disconnect between Council Permits and Council Policy - Peter Cox

38 Myers Street, Bendigo 3550, VIC [City of Greater Bendigo](#), reference DC/783/2022)



A period home at 38 Myers St. Bendigo now being used to conduct business. Image: realestate.com.au

Planning Application: Use and development of land for a medical centre, partial demolition, external alterations and extension of the existing building, installation and display business identification and reduction in car parking requirements

Objection: 38 Myers Street Bendigo was built as a period residential dwelling and to cater for the ever-increasing need for more housing and needs to remain for the purpose for which it was built. The alternative will create a sprawling city with the need to build more and more houses on the edge of the city where utilities, public transport and other services are not available to neighbourhoods. It will

cost much to provide these services. There are many vacant commercial properties in the CBD that are left with little maintenance giving the city a degraded appearance. These vacant properties were built with the purpose of accommodating business such as a medical centre.

Greater Bendigo Council has spent hundreds of thousands of dollars compiling reports such as the City Centre Plan which has been adopted by Council for the purpose of making the CBD a vibrant business area with car parking, public transport and most importantly facilities for pedestrians who walk the streets as potential shoppers. The Bridge Street Precinct, close to the hospital, was adopted specifically as a medical precinct but little development has occurred. Allowing businesses to establish in residential properties just raises the cost of housing, an issue facing many people today, particularly young people but increasingly older people.

This application and many others like it are destroying the life of the CBD and further increases the demand for housing. Council can stop this from happening by changing the Greater Bendigo Planning Scheme.

Bendigo City Centre Plan - adopted by Council May 6th 2020.

“While much of the discussion is around facilitating medium scale mixed use buildings in the core parts of the City Centre, there are also opportunities for larger families to live in the precinct south of Short Street through to Myrtle Street. This area has a strong residential heritage-built form. **Around half of the homes are currently used as offices, primarily by small scale professional services, where they have been able to be their own landlord.** As these businesses grow, or the value of the property increases, it would be desirable for them to move into purpose built commercial accommodation closer to the core of the City Centre. This provides an opportunity to invest in returning these properties to a residential use. This protects the character of the area as a relatively intact heritage precinct and helps introduce more greenery into the city (as car parking on these parcels gets returned to garden space). As with the commercial section, to facilitate the type of development we need, some temporary measures may be needed to ensure these developments are financially viable. As recommended in the Greater Bendigo Public Space Plan, the open space contribution for inner city developments should be reviewed to take into account the existing capacity of our City Centre’s public space assets.”

The Greater Bendigo Hospital Precinct Plan in 2013 also highlighted the number of homes being used for medical businesses and nominated Bridge Street to be developed with up to four-storey buildings to be constructed to accommodate health businesses to be located there. Another report on the Bridge Street Precinct was developed and adopted by Council.

The use of residential properties being used for business also sees gardens removed for car parking, houses modified to allow for bigger gatherings for people to gather and signage polluting residential streets.

Bendigo Gas Works 1860-1973:

**Bendigo & Region Branch
National Trust of Australia
(Victoria)**

**Tours: Saturday 29 April &
13 May
Bookings essential**



You will be on a tour that showcases the former Bendigo Gas Works as the most intact 19th century gas works in the world. It was established by the Bendigo Gas Company in 1860 and operated continuously until the introduction of natural gas in 1973. With customers connected, coal in store, and the works largely completed, the fires were lit. Finally, the retorts were charged with coal and

gas production began. On Saturday evening, 31st March 1860, the first gas produced by the Bendigo Gas Company was tested at View Point, High Street and Hargreaves Street. The light was said to be 'of great brilliancy' (*Gas in Bendigo: An Illustrated History* by Ray Proudley). Stand in the footsteps of the workers who produced this gas, see the engineering that lasted over 100 years and hear the story of the rising gas storage cylinders.

Event Details: Address, 8-32 Weeroona Ave, North Bendigo West side of Lake Weeroona
Times: Saturday 29th April & Saturday 13th May. Tours start at 9.45am, 10.45am, 11.45am, 12.45pm, 1.45pm, 2.45pm.
There will be an induction to the site at the beginning of each tour. Only one tour per person.
Children need to be over 12 years old. Entry Fee: By donation
Booking: Pre booking required natrustbendigo@gmail.com Text: 0447 473 674
Attendance Limit: 150 over 12 tours.

Other things you need to know: It is an industrial site. Enclosed shoes must be worn. No children under 12 years. Each tour to take 1 hour 15 mins. Parking is available in nearby streets or catch tram to Lake Weeroona and short walk. Also, there is limited disabled access to parts of the site, and no toilet facilities.

More amazing talks and events:

BRAC (Bendigo Regional Archives Centre): [Click here](#)
Goldfields Library: [Click here](#)
Bendigo Historical Society - Walks into History and other events: [Click here](#)
Bendigo Historical Society - Members and Friends Meeting talks: [Click here](#)

The Branch welcomes your ideas, contributions and photographs for the newsletter which is published monthly. You can keep up with the current advocacy issues at the Trust Advocate blog [click here](#)

National Trust of Australia (Vic) Bendigo & Region Branch natrustbendigo@gmail.com

Telephone: President, Peter Cox 0447473674 Mail; C/- 57 Green St California Gully 3556.

You are receiving this email because you are a member of the National Trust of Australia (Vic) or have asked us to send you the newsletter. If you no longer wish to receive these emails, please contact the Bendigo Branch at natrustbendigo@gmail.com with unsubscribe in the subject line.

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.

