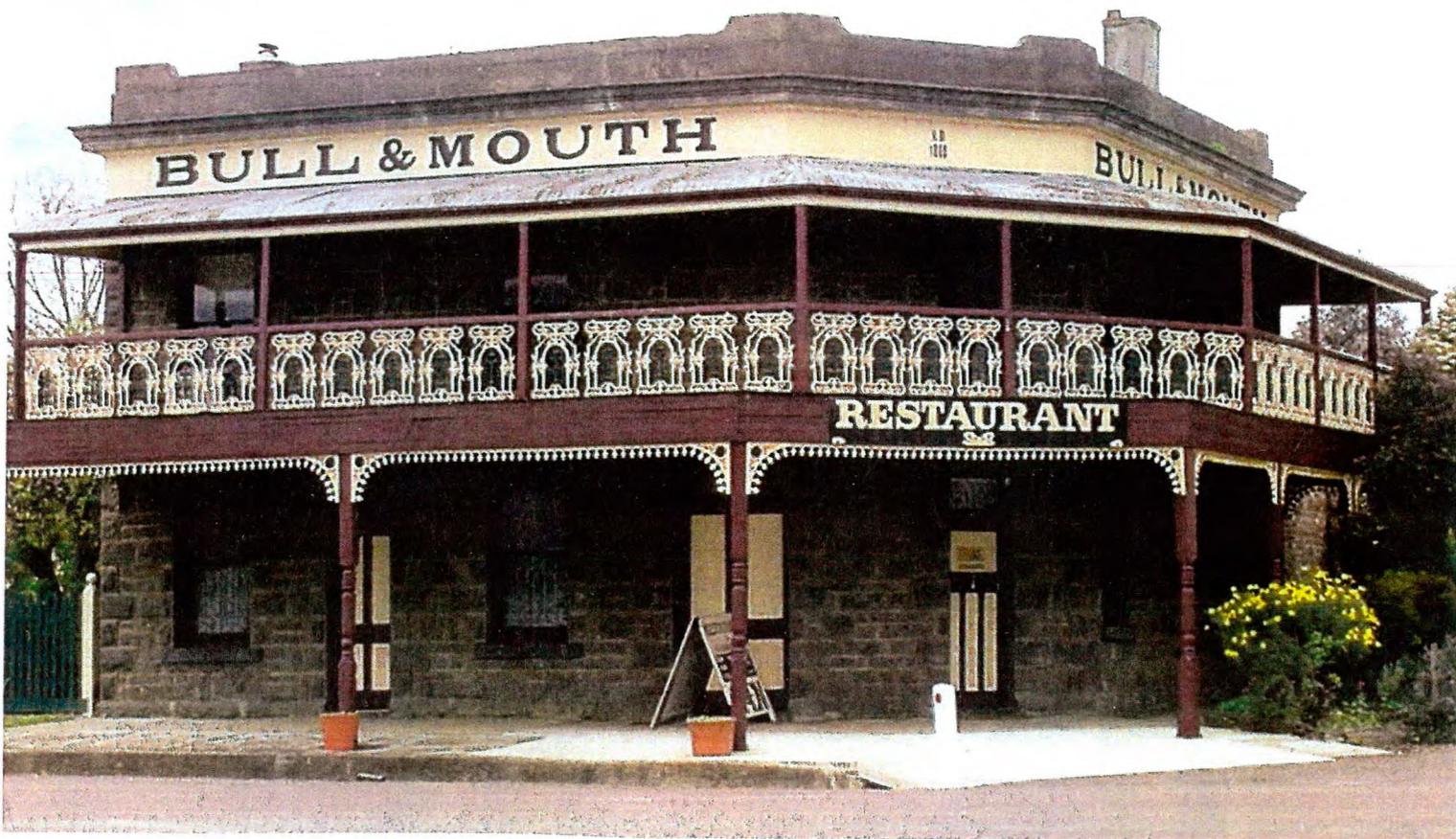


central Goldfields Shire

Talbot and clunes conservation study 1988

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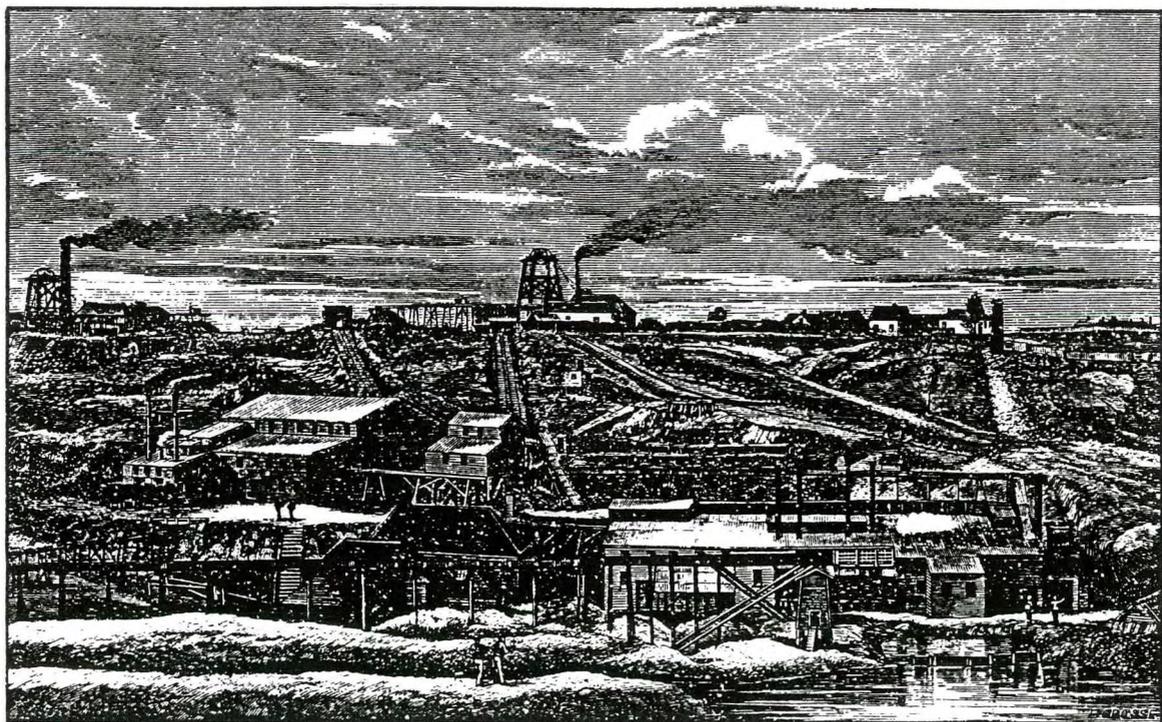
HERITAGE
STUDY

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TALBOT AND CLUNES CONSERVATION STUDY

PART A - STUDY REPORT

Richard Aitken
1988



TALBOT AND CLUNES CONSERVATION STUDY
PART A - STUDY REPORT
January 1988

for the
Shire of Talbot and Clunes
Ministry for Planning and Environment

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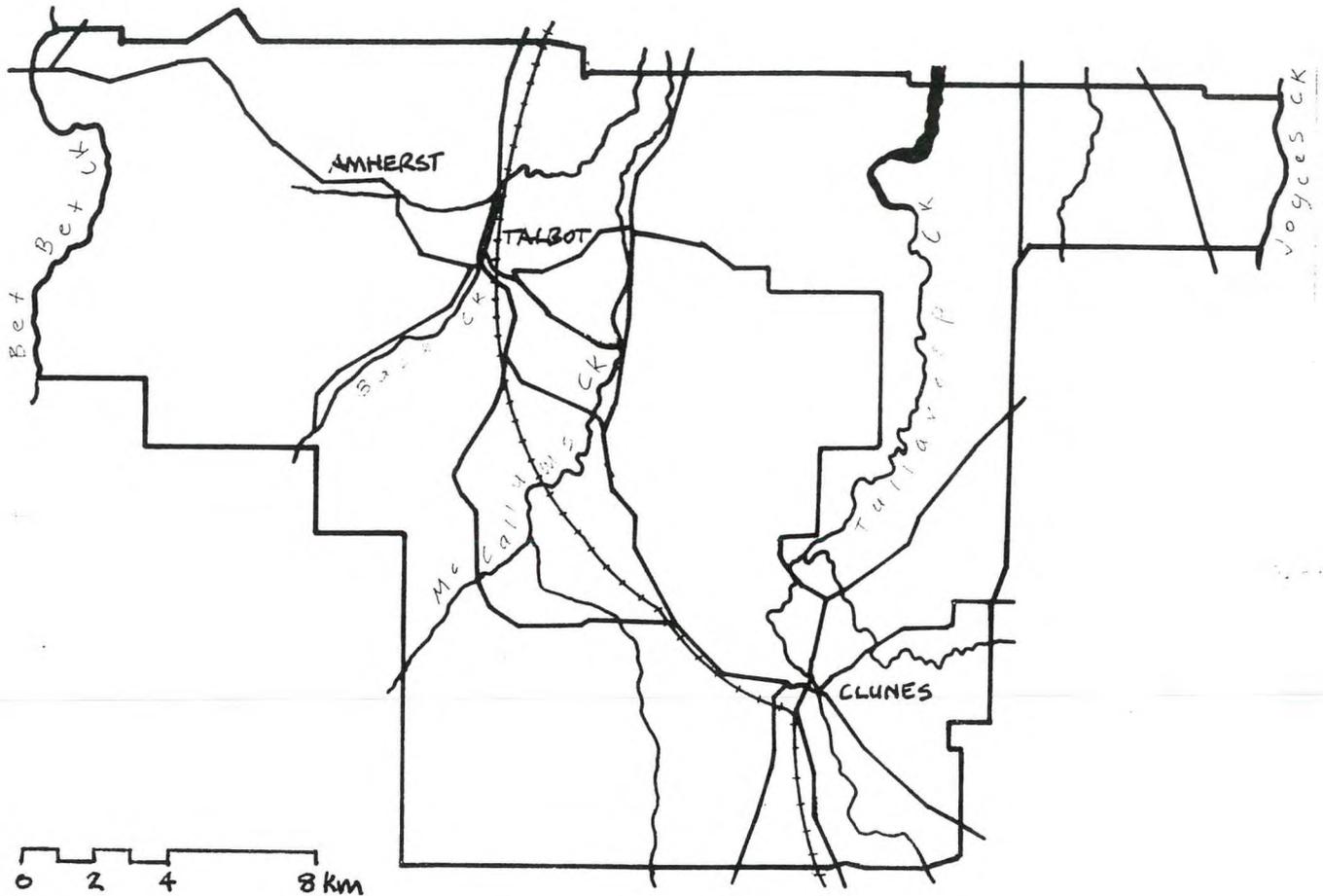
Steering Committee

Ron Pryor, Cr Bob Gordon, Cr Wally Cook, Cr Frank Arundall, Cr Harry Toole, Greg Williams, Les Mason, Geoff Lawler, Boyce Pizzey

1.0 INTRODUCTION

1.1 OVERVIEW OF STUDY

The Talbot and Clunes Conservation Study was commissioned by the Shire of Talbot and Clunes and the Ministry for Planning and Environment in June 1985. Funding was provided by the Victorian National Estate Committee as part of the 1983/84 National Estate Programme and progress of the study was monitored by a steering committee comprising representatives of the commissioning bodies. The initial brief, which guided the scope and detail of the study, is reproduced as Appendix One in this part of the study report. The study area comprised the whole of the Shire of Talbot and Clunes.



S T U D Y A R E A

A preliminary survey was undertaken as stage one of the study and undertook several tasks of which the following were the most significant.

- A survey of the available sources of information and an analytical bibliography;
- A brief overview of the major historic themes that constitute the significance of the study area;
- A firm estimate of the number of individual sites requiring detailed investigation;
- The scope and extent of all other work prescribed in the remainder of the brief;
- The proposed systems, criteria and format to be used;
- Any suggested changes to the task specifications of the initial brief.

The preliminary stage one report proposed minor amendments to the brief and was accepted by the steering committee in August 1985.

Fieldwork throughout the Shire was undertaken and photographs of many local buildings and sites taken. These were mounted onto loose leaf data sheets and used for research and compilation of citations for the final report. They form a comprehensive record and will be retained by the Shire of Talbot and Clunes for reference.

A background history of the Shire has been written and this is included in Part B of the study report. This is based on major research undertaken at a local level as well as substantial original research. The history details the history of the shire in a chronological survey and also discusses several major themes pertinent to the study area. These include the following.

- The significance of the study area to the wider history of Victoria;
- The large number of buildings and sites surviving from the gold mining period;
- Conflict between government, land owners and miners in relation to mining on alienated land;
- The rise of company mining at Clunes and the resultant technical innovations;
- The transient nature of the goldfields, especially Amherst and Talbot;
- The relocation and reuse of buildings to meet changing land use or demographic patterns;
- Changing perceptions of Talbot and Clunes.

Individual buildings and sites of architectural and/or historical significance were also researched in detail. An individual citation was prepared for each building or site and these are included in Part B of the report. For each individual building or site a statement of significance was prepared to summarise relevant points. This forms an objective basis on which to base decisions regarding future alteration to buildings and sites.

Areas of historical and/or architectural significance were examined and based on the background history these were defined, their attributes examined and a succinct statement of significance formulated.

Planning implications for buildings, sites and areas of historical and architectural significance were also examined. To protect such assets the study has made recommendations not only to council but also to bodies such as the Historic Buildings Council and the Australian Heritage Commission. Their roles are discussed in Section 3.0 of this volume.

Recommendations of this study are for controls administered by the Shire of Talbot and Clunes through their Interim Development Order (IDO). The conservation study has made recommendations for some refinement to the boundaries of the existing 'Conservation Precincts'. It has further recommended that the existing category of 'Area of Spgecial Significance' be replaced with a more easily comprehended 'Township Entry Zone'. This new zone is intended to protect the visual amenity of the entries to both Talbot and Clunes by controlling such matters as height and size of buildings, setbacks and materials. The conservation study also lists many more individual buildings or sites than are included in the current IDO. The conservation study recommendations should be discussed by council then adopted by council as an amendment to the current IDO. During exhibition, owners of buildings or sites included in the recommendations and members of the public will be given opportunity to comment on the proposed controls.

1.2 MAJOR FINDINGS

The major findings of the Talbot and Clunes Conservation Study are summarised as follows.

The Shire has a rich heritage of buildings and sites (particularly related to mining) dating from the goldfield period of the mid to late nineteenth century. These have been used and adapted over a long period and all periods have left a distinct mark. Fire has played a major part in shaping the current physical appearance of the shire both through bushfires and also fires within townships. The rebuilding after fires or during periods of economic boom is part of the rich overlay of styles found in local architecture.

This study has identified those individual buildings or sites which contribute to the Shire's heritage. Of these, some hundreds have significance to the local or regional community. These include many characteristic miners cottages, commercial buildings of the goldfields period and mining sites.

Approximately fifty buildings and sites have been ranked part of the heritage of the state or even the whole nation. These include such notable buildings as the Clunes Town Hall and Court House, former Talbot Primitive Methodist Church and several residential buildings of high architectural or historical significance.

The study has also highlighted the distinctive legacy of the townships of Talbot and Clunes. The layout of streets recalls the early period of development now unable to be discerned in surviving buildings. This is particularly true at Talbot where the tent town on the Scandinavian Lead has been consolidated by erection of later permanent buildings. The meandering street layout is now a vital reminder of the earliest days of the township. Both Talbot and Clunes have retained many early buildings and their concentration and general intactness ranks both towns amongst the most significant of Australia's small gold towns. The long run of post supported verandahs and early shopfronts in the Fraser Street commercial precinct is of outstanding significance, being one of the best such streetscapes in the state. The towns are also enhanced by survival of early streetworks, tree plantings and gardens and a general lack of intrusive development.

The conservation study has also highlighted the potential of careful promotion of the Shire through tourism. In recent years historic towns have been a popular tourist destination but in many instances this has led to a proliferation of tacky craft shops and proposals for bogus reconstructed attractions. Unless done with great skill (such as at Sovereign Hill) these proposals can make a mockery of the true heritage of a town and downgrade its significance. History cannot be re-created but the heritage of a town can be carefully conserved and respected by new development.

Recent initiatives have seen the burgeoning of 'cultural' and special interest tourism. This is tourism rich in information about the sites visited. It does not rely on 'cleaning-up' or tampering with sites but instead interprets the place as it exists. The key is the careful presentation of visual, verbal and written material which sets the place in context. For instance Clunes should not only be seen as Victoria's 'first gold town' but instead could be explained as a pioneer in terms of company mining, its prime role in the development of mining technology could be illustrated with assistance of the Museum of Victoria and the many 'layers' of buildings from different phases in its history demonstrated by visits to representative buildings. 'Cultural' tourism encourages the visitor to stay in an area and visit several towns over several days or an extended period rather than to visit only a small number of major attractions during a short visit.

The material contained in this study and published material already produced as part of the Talbot and Clunes Bicentennial Heritage Project should place the shire in a position to exploit the benefits offered by 'cultural' and special interest tourism and avoid some of the drawbacks of more conventional modes of tourist promotion.

2.0 RECOMMENDATIONS

Individual buildings or sites

- 1 That all buildings or sites included in Schedule One be scheduled individually in the Shire of Talbot and Clunes Interim Development Order (or any future planning scheme) for protection using the provisions of Clause 8 of the Town and Country Planning Act 1961 (Third Schedule).
- 2 That nomination form for all buildings or sites in Schedule Two be signed by the council and forwarded to the Ministry for Planning and Environment for inclusion or retention on the Register of Historic Buildings and Register of Government Buildings.
- 3 That nomination forms for all buildings or sites in Schedule Three be signed by the council and forwarded to the Australian Heritage Commission for inclusion or retention on the Register of the National Estate.
- 4 That an explanation of all recommendations regarding buildings or sites owned or erected by State or Federal Government bodies (e.g. V-Line, Country Fire Authority, etc.) or institutions (e.g. Uniting Church in Australia) be forwarded to the relevant contact person or department.
- 5 That further research and information be actively sought and if necessary further nominations be made to the Historic Buildings Council and Register of the National Estate or future amendments to the Shire of Talbot and Clunes Interim Development Order.
- 6 That the general policies for buildings (outlined in Section 4.1) be adopted as policy of the council and used as the basis for determining planning applications where applicable.
- 7 That the retention and conservation of all contributory buildings, sites and works (scheduled in the citations on specific areas in Part B, Section 3.0) be encouraged by council.

Areas

- 7 That the areas delineated on Maps One and Two be scheduled in the Shire of Talbot and Clunes Interim Development Order as Conservation Precincts in place of the existing scheduled areas.
- 8 That the areas delineated on Maps One and Two be scheduled in the Shire of Talbot and Clunes Interim Development Order as 'Township Entry Zones' in place of the existing Areas of Special Significance.

- 9 That nomination forms for areas delineated on Maps Five and Six be signed by the council and forwarded to the Australian Heritage Commission for inclusion or retention on the Register of the National Estate.
- 10 That the general policies for areas (outlined in Section 4.2) be adopted as policy of the council and used as the basis for determining planning applications where applicable.
- 11 That specific policies for various areas (where formulated) be adopted as policy of the council and take precedence over general policies as the basis for determining planning applications where applicable.

General Recommendations

- 12 That appropriate advice be provided to council, building owners and occupiers to enable effective management of conservation issues and the implementation of the conservation study.
- 13 That all council owned documents, photographs and other historical material be stored and catalogued according to accepted archival standards.
- 14 That council acquire two sets of the recommended books and pamphlets listed in Section 4.1 and make these freely available from libraries in Talbot and Clunes.
- 15 That council seek assistance from community groups and government agencies to provide visitor interpretation centres in both Talbot and Clunes.

Mining Sites

- 16 That the council adopt a policy for reworking of mining sites which has regard to the historical significance of those sites.
- 17 That applications to rework quartz reef mines and deep lead mines of historical significance be assessed with regard to the statements of significance for those sites (Part B, Section 2.2) and also the general emphasis of the conservation study as a whole.
- 18 That the council adopt a policy which permits only recreational prospecting and other low impact uses for alluvial mining sites within the Shire.
- 19 That a more detailed conservation analysis study be undertaken on the mines in Clunes to more accurately establish the nature and extent of relics and evidence of past mining operations.
- 20 That council seek to maximise the recreational potential of historic mining sites by supporting increased interpretation of sites as part of the Shire's heritage.

3.0 EXISTING HERITAGE PLANNING

Introduction

Task C of the study brief called for 'an overview of existing and proposed planning policies within the study area' together with comments as to their impact on the effective conservation of elements identified in this study. These policies are administered at three main levels - local, state and national - and will be examined under those headings.

3.1 LOCAL AUTHORITIES

Background

The local responsible authority, the Shire of Talbot and Clunes, has four main sets of 'regulations' as follows.

- Shire of Talbot and Clunes Strategy Plan
- Shire of Talbot and Clunes Interim Development Order
- Council Policies
- Council By-laws

There are no apparent conflicts between heritage conservation objectives and any of the printed council policies or by-laws.

The Shire of Talbot and Clunes also controls several significant buildings and sites within the study area such as the Clunes Town Hall, Talbot Town Hall, former Talbot Primitive Methodist Church and former Talbot Gas Works site. Thus the Shire has a major role in providing a lead in the effective conservation of such buildings. The shire is also custodian for a large body of significant documentary material (both public and private) relating to the history of the Shire. It is a matter for concern that appropriate storage conditions and adequate indexing is not available for all of this material.

3.1.1 Shire of Talbot and Clunes Strategy Plan

This plan was prepared by Meldrum Burrows and Partners, architects, planners and engineers, and adopted as policy by the Shire of Talbot and Clunes council on 7 March 1983. It provides both policies for major planning issues and longer term planning strategies.

The strategy plan (SP) recommended the preparation of a new interim development order (IDO) as a method of implementing the strategy plan. (SP, p.78) This new IDO was gazetted on 4 October 1984 and is discussed in the following section (3.1.2).

The strategy plan provided justification for inclusion of both areas (SP, pp.24-25, 51, 72-73, 80) and individual sites (SP, pp.26-27, 43, 51) of historical or architectural significance in the interim development order and for council to control the alteration or demolition of such elements. These controls have now been administered for a substantial period with generally encouraging results.

The potential for tourism and recreation based on the Shire's heritage was also recognised (SP, p.27) and this is supported by the findings of the conservation study.

With regard to 'Demand for Land' the 'Policy Action' recommended urban development to be encouraged within established township boundaries by infilling vacant lots (SP, pp.48-49). In general this is supported by the conservation study, although in some specific areas (such as Lower Fraser Street) this may not be the most appropriate action. Specific policies in Section 4.2 of the conservation study address this aspect.

With regard to 'Communications' the strategy plan recognised the need to protect the amenity of main roads (SP, p.51). The 'Policy Action' recommended more stringent setback requirements for such roads as well the need to avoid new developments which created 'eyesores'. This approach is reinforced by the findings of the conservation study.

For 'Mineral and Stone Resources' however, the policy action was weighted towards extraction and this may conflict with the need to conserve mining sites of historic significance, recreational or interpretative potential (SP, p.54).

3.1.2 Shire of Talbot and Clunes IDO

This interim development order was gazetted on 4 October 1984. Prior to this the Shire had a 'blanket' interim development order (1976-79) and a restrictive interim development order (1979-84), neither of which contained provision for control over buildings or areas of architecture or historical significance.

The Interim Development Order 1983 was prepared by Meldrum Burrows and Partners in conjunction with the Ministry for Planning and Environment. The interim development order was adopted after the normal exhibition and independent panel hearings although it was apparently assumed that the conservation controls would be refined following completion of a proper conservation study. This has now been done and the current document constitutes the final report of the Talbot and Clunes Conservation Study.

The major controls in the present interim development order relate to 'conservation precincts' and 'areas of special significance' (see maps 3 and 4 for existing boundaries).

(a) Conservation Precincts

The interim development order specifies that the purpose of the conservation precinct is:

to provide for the conservation and enhancement of specified areas and streetscapes which are recognised as being of extreme importance to the historical, architectural or urban character of the townships within which they are located and to the historic heritage of the Shire of Talbot and Clunes.

In regard to the use and development of buildings, works and land the interim development order specifies:

(a) Except with the consent of the Responsible Authority no buildings or works (other than works which come within the meaning of Minor Utility Installation, as defined in Clause 5 hereof) shall be constructed or carried out on any land specified pursuant to this Clause.

(b) No building, portion of a building (other than the interior thereof) or any work, site or object shall be removed or demolished or altered or modified or defaced in any respect whatsoever except with the consent of the Responsible Authority.

(c) Notwithstanding the requirements of paragraph (b) or this sub-clause, no building or any portion thereof (except where such building is in a ruinous condition) shall be demolished, defaced or wantonly damaged until and unless the Responsible Authority has consented to the redevelopment of the site (including the construction of a replacement building or portion therefor) in accordance with paragraph (a) of this sub-clause.

(d) No Advertisement shall be erected or displayed within any Precinct to which these provisions apply, except with the consent of the Responsible Authority.

(e) Notwithstanding anything to the contrary in this Order, land which is specified as being within a Conservation Precinct may be used for any purpose which the Responsible Authority deems fit, provided that such use is not in serious conflict with the nature of the surrounding land uses and provided that it does not lead to the unsympathetic alteration of the streetscape character of the area concerned.

It is of interest that a 'minor utility installation' defined in clause (a) includes:

- an electrical substation operating at a voltage of 22,000 volts or less;
- an electrical transmission line designed and constructed for operation at 66,000 volts or less;
- a maintenance depot providing office accommodation, storage and tools and materials used for maintenance purposes, the garaging of not more than one motor vehicle and no other facilities;
- a sewage treatment or disposal works providing a service to neighbourhood only;
- a pumping station providing a service to a neighbourhood or for the purpose of providing irrigation water;
- a gas meter, electricity meter, water meter, or similar installation;
- telephone or telegraph transmission line or junction box, telephone call box or postal letter box;
- a traffic control item, warning device, direction or identification sign constructed or exhibited for the purpose of assisting controlling or promoting the safe conduct of road, rail or pedestrian traffic, air navigation, maritime navigation or boating.
- any works in an area of protected forest for the purpose of administration or management of the forest or forest produce in the forest in accordance with the Forest Act 1958;
- a service reservoir or irrigation channel on land acquired or being acquired for that purpose;
- a drinking fountain, fire plug or hydrant, horse trough or similar installation;
- any work constructed or any use which is made of land pursuant to Sections 510, 535, 539, 554, 554A, 555, 556, 557, 576, 593, 603, 651 or 695 of the Local Government Act 1958;
- where carried out by or for a public authority for the purpose of utility services, any development not above the surface of the ground which is not a major utility service or a liquid fuel depot;
- any work constructed by or the doing of any other matter or thing by a municipality or public authority for the purpose of control or prevention of flooding, fire fighting or control of fire risk abatement, or for the purpose of preserving public safety;
- minor road;
- improvement of any road, but not a minor widening or deviation of a road;
- any works undertaken on railway land including the laying or re-laying of railway tracks, the installation of signals and other ancillary works;
- any works for or ancillary to any of the foregoing;
- any works for repairing or maintaining any utility service.

In considering applications in conservation precincts, the Responsible Authority:

(a) shall have regard to means available for achieving the purpose of the controls as prescribed in sub-clause (1) hereof. [i.e. conservation and enhancement of significant areas and streetscapes]

(b) shall ensure that any new or replacement building erected on any site will in the opinion of the Responsible Authority be harmonious in appearance and character to adjacent buildings and with the character and appearance of the area generally;

(c) may impose conditions in any permit relating to the erection or the display of an Advertisement, governing the nature and external appearance thereof, including the use of lettering styles and the means by which advertisements are to be depicted or represented;

(d) may impose conditions in any permit relating to the erection of any new building or the alteration or remodelling of any existing building, specifying the materials, colours and finishes to be used in the external walls of buildings or in the external coverings of such walls.

Summary

There are several items in this list which could conflict with heritage conservation. For instance, the early cast iron stand pipes at Talbot may be classed as 'a drinking fountain, fire plug or hydrant, horse trough or similar installation' and therefore be exempt from any conservation controls. In a recent case, the Shire installed two 'Atco amenities blocks' within the conservation zones and was not required to obtain the normal planning permit as 'maintenance depots' are classed as 'minor utility installations'. There appears to be a case for tightening the definition of 'minor utility installation' but this requires planning advice outside the scope of this report.

(b) Areas of Special Significance

The IDO specifies the purpose of an area of special significance:

to provide a means of regulating the future development of land which forms an integral part of the architecturally and historically significant townships within the Planning Area, and which is in close proximity to and within the immediate environs of certain Conservation Precincts (as such Precincts are specified pursuant to Clause 28 of this Order), and to ensure that such future development is in harmony with the character and appearance of the relevant township and any Conservation Precinct to which it may relate.

In regard to the use and development of buildings, works and land, the IDO specifies:

Except with the consent of the Responsible Authority no buildings or works (other than works which come within the meaning of Minor Utility Installation, as defined in Clause 5 hereof) shall be constructed or carried out on any land specified pursuant to this clause, and no building shall be constructed or extended so that it has a height of more than one storey.

In considering applications in areas of Special significance, the Responsible Authority:

(a) shall have regard to means available for achieving the purpose of the controls as prescribed in Sub Clause (1) hereof. [i.e. regulating future development in architecturally and historically significant parts of Talbot and Clunes]

(b) shall ensure that any new or replacement building erected on any site will be harmonious in appearance and character to all buildings, works and landscape features in any nearby Conservation Precinct to which such building would be visually exposed.

(c) may impose conditions in any permit requiring the retention and protection of any existing trees, the planting or replanting of specified types of trees, shrubs, or the provisions of any other landscaping works or embellishments, which are considered by the Responsible Authority to be an appropriate means of enhancing or protecting (as the case may be) the established character of the Conservation Precinct concerned.

Summary

In practise the objectives of this control have been difficult to implement. Lack of awareness of the controls is the major problem and this is compounded by late submission of designs to the Heritage Advisor. Unless designs can be discussed before plans are drawn up, there is only room for token negotiations. Other problems occur when materials are purchased prior to a planning permit application being submitted and the consequent unwillingness of applicants to modify their plans.

Such problems should be overcome by the greatly increased publicity (hopefully) generated by release of the conservation study and its recommendations. The fact that council and council staff will have a more solid negotiating base than at present should also see increased effectiveness in achieving the objectives in areas of special significance.

3.2 STATE AUTHORITIES

3.2.1 Ministry for Planning and Environment

(a) Historic Buildings Council

This body was first set up as a statutory authority in 1974, when it was called the Historic Buildings Preservation Council. Under the Historic Buildings Act 1981, it became the Historic Buildings Council. The HBC is currently the responsibility of the Ministry for Planning and Environment and is responsible for identifying buildings and objects of historic or architectural value, and helping to preserve them. The responsibilities of the Historic Buildings Council involve:

- establishing registers of buildings, works and objects called the Register of Historic Buildings (privately owned buildings) and the Register of Government Buildings (state owned buildings) whose historic or architectural merit makes them important on a State-wide basis. Buildings on the Registers are legally protected. In general they may not be added to, altered, subdivided, removed or demolished without permission from the Council. The Registers are constantly updated;
- providing financial encouragement for the maintenance and restoration of registered properties in the form of loans, grants and remission of rates and land taxes;
- carrying out forward planning to safeguard buildings or areas of architectural, historic or scientific interest. This may involve specific research, input to planning schemes (to provide controls), general advice to local councils, or provision of advisory services;
- raising public awareness about conservation issues.

The Council consists of fifteen members nominated from a wide range of government and community organisations.

Buildings in the Shire of Talbot and Clunes currently on the Register of Historic Buildings are the former London Chartered Bank (RSL), Clunes; Club Hotel, Clunes; Post Office, Clunes; and former Police quarters, stables and lock-up, Talbot. There are currently no buildings on the Register of Government Buildings within the Shire.

(b) Heritage Branch

The Ministry for Planning and Environment also have a 'Heritage Branch' to service the Historic Buildings Act, the Victoria National Estate Programme and the heritage planning functions of the Ministry. The branch is staffed by architects, planners and historians. The Heritage Branch provides representation on the steering committee of the current Talbot and Clunes Conservation Study and the Bicentennial Heritage Project Committee. Staff members are also available to provide advice on a wide range of heritage issues.

(c) Heritage Advisory Service

This service is provided by the Ministry for Planning and Environment and the current advisor to the Shire of Talbot and Clunes (Richard Aitken) was appointed in 1984. Similar services operate at Maldon, Ballarat, Queenscliff, Beechworth, Yackandah, Chiltern, Bendigo, Daylesford, Port Fairy, Portland and Wandiligong.

The main duties of the advisor are to:

- liaise with owners of buildings with regard to their effective conservation. This could include simple drawings but is not intended to supplant the work of a local architect, designer or builder; Information on appropriate tradespeople, materials or restoration techniques can also be provided;
- assist local municipalities in the administration of planning schemes or interim development orders;
- monitor the condition of significant buildings within the municipality;
- undertake historical research where required;
- assist with the conduct of the restoration fund (in this case the Talbot and Clunes Bicentennial Heritage Project);
- assist with restoration projects undertaken on public buildings;
- publicise the service and conservation objectives generally;
- act on behalf of the Historic Buildings Council when requested and liaise with other government departments on conservation matters.

3.2.2 Department of Conservation, Forests and Lands

This ministry incorporates a 'Historic Places Branch' whose role is to ensure the professional management of historic places on public land in Victoria. To achieve this its functions are:

- to develop policies for the conservation of historic places;
- to undertake wide-ranging investigations to obtain data for use and participation in site planning and interpretation;
- to co-ordinate and assist in the preparation of plans of management for historic places and to approve these plans;
- to recommend on the disposal and acquisition of historic places in the Departmental Estate, to assess bequests and to specify conditions on sales, leases or licences affecting historic places under the Department's control;
- to develop the program, by priority and staging, for funding conservation works on these places;
- to recommend on the allocation of funds from an annual budget in accordance with the above program;
- to monitor the implementation and effectiveness of management plans and the performance by the land managers in observing the standards and protecting the historic values of the places;
- to provide for expert assistance in the implementation process (this may be by way of outside consultants);
- to monitor the condition of historic places and prepare an annual maintenance program;

- in conjunction with the Heritage Branch, Ministry for Planning and Environment, to foster community education about/in historic places;
- to assist in developing training programs for rangers and managers of historic places;
- to ensure recognition by other government agencies of the role and responsibility of the Department in managing historic places on public land;
- to liaise with the Heritage Branch and the Victoria Archaeological Survey, Ministry for Planning and Environment and other interest groups in respect to policies on protection of historic places on public land and community education about these.

3.2.3 Public Works Department

The Public Works Department has a 'Historic Buildings Branch' whose main duty is to provide advice to staff and other departmental bodies dealing with historic government buildings. Whereas the Department of Conservation, Forests and Lands manages redundant government buildings, the Public Works Department deals with government buildings still in use for their original function or another government use.

3.2.4 Department of Industry, Technology and Resources

The Department of Industry, Technology and Resources (DITR) administers a bewildering array of mining leases and licenses, all of which could potentially apply to the Shire of Talbot and Clunes. The table reproduced overleaf is from a DITR pamphlet entitled 'Victoria Mining Law' and may help to clarify the various situations. Discussion of mining developments within the Shire is included in Section 4.3.

MINING TENEMENTS INFORMATION

	Miner's Right	Claim*	Eductor Dredge Licence	Mining Lease*	Development Lease*	Prospecting Area Licence*	Waterline Licence*	Mining Area Licence*	Tailings Removal Licence	Tailings Treatment Licence*	Exploration Licence	Searching Permit
PURPOSE	To prospect for minerals	To prospect and mine for minerals	To prospect for minerals using prescribed machinery	To mine for minerals	To carry out feasibility study for a mine	To test a lease application area for minerals	To convey water	To erect buildings, machinery, dams and store tailings	To remove tailings	To extract minerals from tailings	To explore for minerals	To explore for minerals
MAXIMUM AREA	Roving authority Does not exclude other persons	1 hectare† (up to 5ha with Minister's prior consent)	Prescribed zones specified in licence Does not exclude other persons	No Limit‡ Minister's consent required prior to marking out more than 260 ha	As for Mining Lease‡	Size of the lease application area or part thereof	No limit‡	No limit‡	Area of dump	No limit‡	500 km ² (min. 0.25km ²) Does not exclude Miner's Right holders	Size of host EL. Does not exclude Miner's Right holders
TYPE OF LAND	Crown land	Crown and private land	Prescribed rivers and streams on Crown land	Crown and private land	Crown and private land	Crown and private land under application	Crown and private land	Crown and private land	Crown land	Crown and private land	Crown and private land	Existing EL
TERM	Minimum 1 year, maximum 15 years	Maximum 5 years renewable	Until 31 October following date of issue	Maximum 15 years renewable	Maximum 5 years renewable	Maximum 1 year renewable	As per mining lease	As per mining lease	Maximum 5 years	Maximum 5 years	Up to 2 years initially with extensions Maximum 5 years	As per host EL
SECURITY DEPOSITS	Not required	Is required	Not required	Is required	Is required	Is required	Is required	Is required	Is required	Is required	Is required	Is required
WORK OBLIGATIONS	None	8 hours per fortnight	None	To be worked continuously as per lease conditions	As per mining lease	As per licence conditions	None	None	None	To be worked continuously as per licence conditions	To carry out approved exploration program	As prescribed by permit conditions
IS IT TRANSFERABLE?	No	Yes, after 1st year with the Minister's consent	No	Yes with Minister's consent. (Application may also be transferred)	No	No	Yes, as per mining lease	Yes, as per mining lease	Yes	Yes	Yes as per claim	No
COMPENSATION PAYABLE TO LANDOWNERS OR OCCUPIERS	No prospecting or mining permitted on private land	Yes, on private land (Land Valuation Board may arbitrate)	Not applicable	As per claim	As per claim	As per claim	As per claim	As per claim	Not applicable	Consent required from owner of tailings if on private land	As per claim	As per claim
SPECIAL PROVISIONS	Machinery or explosives prohibited. Allows holder to enter private land for the purpose of marking out claim	Also authorises on Crown land the treatment & use of tailings which are on claim. May not be worked until registered conditions set and bond/security paid.	See Regulations		Must not mine for commercial purposes on the land in this lease	Can only be granted over part or all of a current mining lease application				The Minister may authorise an applicant to commence searching tailings	Except with Minister's approval licensee must relinquish 25% of original licence area if licence is extended after 2 years; 60% if licence is extended after 4 years	Can only be granted over part or all of a current EL and only with the licensee's consent

* Land must be marked out with pegs before application
 † "Tape and compass" Survey and Plan required
 ‡ A survey is required

3.3 NATIONAL AUTHORITIES

3.3.1 Australian Heritage Commission

This body was established by the Australian Heritage Commission Act 1975. It consists of six part-time members from throughout Australia, who represent particular States and interests in the national heritage. One of their main functions is the maintenance of a register of historic, environmental and cultural items of special value to Australia - the things we want to keep. This is the Register of the National Estate. Power to protect these items is restricted, however, to land owned by the Commonwealth.

The Commission's specific functions are to:

- advise the Minister for Arts, Heritage and Environment on matters relating to the National Estate, such as actions necessary to conserve, improve or present the National Estate, government expenditure on the National Estate, and grants to other bodies for the same purpose;
- encourage public interest and an understanding of issues relevant to the National Estate;
- identify places to be included in the Register of the National Estate and maintain the Register;
- furnish advice on protection of the National Estate;
- sponsor further training and education in fields related to conservation of the National Estate;
- make arrangements for the administration and control of places included in the National Estate;
- organise and undertake research and investigation necessary for the performance of the above functions.

3.4 OTHER RELEVANT BODIES

3.4.1 Talbot and Clunes

Bicentennial Heritage Project Committee

This project has been funded by a grant of \$300,000 from the state and federal governments as part of the 1988 Bicentennial celebrations. The project is administered locally by a committee comprising representatives of council, council staff, community representatives, Ministry for Planning and Environment, Department of Conservation, Forests and Lands. The Heritage Adviser to the shire also act as adviser to the committee.

As one of the main objectives, the project has sought to stimulate conservation of the shire's heritage by provision of financial assistance. This has comprised both grants and low interest loans.

The aim has been to loan as much of the money as possible in order to make the fund revolve. Loans are usually repayable over three years at an interest rate of 6.75% and to date sixteen loans have been made at an average of approximately \$6500 each. As repayments and interest are received, so the total amount available to the project increases. Projects funded in this manner have included the painting of the Clunes postal chamber in its original colours, reconstruction of verandahs, early external paint schemes and the repairs to many residences. The Shire of Talbot and Clunes has also received a loan of \$50,000 for works at the two Town Halls.

A number of grants have also been made, but, as this money is not recouped, an effort has been made to balance the grant/loan ratio to prevent funds being exhausted before 1988. Bodies eligible for grants have included churches, the committee of management for the Clunes Free Library building, Clunes cemetery trustees and the council.

3.4.2 Clunes Tourist and Development Authority

The Clunes Tourist and Development Authority (CTDA) was set up to act as a catalyst for projects which were tourist or development oriented and would be of benefit to Clunes. It remains a rather low-key organisation but has the potential to act on several of the recommendations of the conservation study, particularly in regard to visitor interpretation and local publicity.

3.4.3 William Barkell Memorial

Arts and Historical Society

This group was formed as an off-shoot of the CTDA and operates from a former shop in Fraser Street, Clunes. Income is mainly generated by leasing of part of the premises, sale of craft work on

A major initiative planned for Dunolly is a 'gold information centre' to assist in the interpretation of the heritage of the area (p.21). Whilst this is a large and costly project, the VTC report envisages several smaller visitor interpretation centres in other towns with Clunes and Talbot both certainly warranting such facilities.

With regard to amenities the report concludes 'there is a groundswell of opinion which suggests dispensing with isolated, unattended toilet blocks and instead directing financial assistance towards the installation and maintenance of facilities attached to information centres, occupied public buildings (e.g. Town Halls), etc.' (p.18). This is a message which should be heeded by the Shire particularly in regard to the need for visitor interpretation centres and possible sources of funding.

Facilities for overnight accommodation are also discussed and the report concludes 'there appears to be considerable scope to encourage development of accommodation in the large array of nineteenth century hotels, guest houses, lodges, bed and breakfast cottages and family accommodation premises throughout the goldfields throughout the goldfields' (p.15).

This is only a brief summary of the main features of the report as they impinge on heritage issues in the Shire of Talbot and Clunes. Council, community groups and interested individuals should consult the full report and respond accordingly.

3.4.8 Museum of Victoria

The Museum of Victoria was created in 1983 as a merger of two older establishments - the National Museum of Victoria and the Science Museum of Victoria. The museum has a unique collection of models, documents and other artifacts relating to the goldfields. In particular, large models based on scenes at Clunes (Port Phillip Company works) and Daisy Hill are appropriate to the work undertaken in this conservation study. The museum has recently become more conscious of the need to link their collection with actual sites. The relics at Clunes, and to a lesser extent Talbot and Amherst, offer considerable scope for joint promotion by local bodies and the Museum of Victoria.

4.0 POLICIES AND GUIDELINES FOR FUTURE HERITAGE PLANNING

4.1 SIGNIFICANT BUILDINGS AND SITES

Policy

That all future alterations to buildings and sites in Schedule One respect the significance of the individual building or site (outlined in individual citation in Part B, section 2.2)

Rationale

The conservation study has carefully and objectively analysed over two hundred and fifty buildings and sites in the shire. The statement of significance gives a succinct summary of each building or site taking into account relevant historical, physical, architectural and comparative factors as they affect the significance. The nature of any future conservation action (generally restoration or reconstruction) or other work to the place should flow logically from an understanding of its significance.

Implications

There is a need for appropriate advice to implement this policy and it is desirable that the shire continue to have assistance of a Heritage Adviser (see Recommendation 12). However there is also much information available for enthusiastic building owners in books and pamphlets. A list of useful references is appended below and these works should be held in both Clunes and Talbot libraries (see Recommendation 13).

Allom Lovell Sanderson, 'Building Conservation Guidelines' in City of South Melbourne Urban Conservation Study, Melbourne, vol. 3, 1987.

Evans, Ian, Restoring old houses, Macmillan, Melbourne, 1979.

Evans, Ian, Lucas, Clive & Stapleton, Ian, Colour schemes for old Australian houses, Flannel Flower Press, Sydney, 1984.

Heritage Council of New South Wales, Technical Information Sheets, 'Rising Damp and Its Treatment'; 'Masonry Renovation', 1982.

Huggard, Trevor, 'Structural Damage to Buildings. Tree notes - suitable species near structures', n.d.

National Trust of Australia, Technical Bulletins, 'Exterior Paint Colours', 'Lettering and Signs on Buildings c.1850-1900', 'Conservation of roofs', 'Principles of cleaning masonry walls', 'Preservation of masonry walls', 'Philosophy and approach', various dates.

Nigel Lewis and Associates, 'Design Guidelines Manual' in Carlton, North Carlton and Princes Hill Conservation Study, Melbourne, 1984.

Stapleton, Ian, How to restore the old Aussie house, John Fairfax Marketing, Sydney, 1983.

4.2 CONSERVATION AREAS

4.2.1 Amherst

General Policies

That significant buildings and sites be appropriately protected by individual listing in the IDO and that their conservation be encouraged.

That conservation of contributory buildings, sites and works be encouraged.

That conservation of surrounding mining sites be encouraged.

That buildings and sites of major significance be endorsed by the Shire of Talbot and Clunes for addition or retention on the Register of Historic Buildings, Register of Government Buildings and Register of the National Estate in accordance with the criteria laid down by the relevant body.

Rationale

These four policies are self explanatory and relate to recommendations in Section 2.0.

Policy

That no further land forming part of road reservations within the township of Amherst be alienated.

Rationale

The survey pattern is one of the major historical features in Amherst and this policy ensures that this significant feature is retained for future interpretation. See map in Part B, Section 3.1.

4.2.2 Talbot

General policies

That significant buildings and sites be appropriately protected by individual listing in the IDO and that their conservation be encouraged.

That conservation of contributory buildings, sites and works be encouraged.

That areas of architectural and historical significance be appropriately protected by way of amendment to the Interim Development Order.

That buildings and sites of major significance be endorsed by the Shire of Talbot and Clunes for addition or retention on the Register of Historic Buildings, Register of Government Buildings and Register of the National Estate in accordance with the criteria laid down by the relevant body.

Rationale

These four policies are largely self explanatory and relate to recommendations in Section 2.0. The term 'Conservation Precinct' is already included in the IDO although this study recommends that the category 'Areas of Special Significance' be dropped and a new designation 'Township Entry Zone' be introduced.

Recommendations for these two zones are shown on Maps One and Two. The township entry zone is intended to protect the amenity of entries to the town. It would be a matter for concern if careful conservation work is promoted within the conservation precinct and then lack of appropriate controls leaves sensitive sites on the approaches open to unreasonably large or poorly designed buildings. The township entry zone should incorporate objectives relating to setbacks, building envelope, vegetation, advertising and materials. Development need not necessarily conform to the nineteenth century character of the town but merely harmonise with the scale of the place.

Policy

That conservation of surrounding mining sites be encouraged.

Rationale

This aspect is discussed in Section 4.3 of this report. Many of those surrounding this area, although of low integrity, contribute to the appreciation of Talbot as an early mining town and retention of these sites is to be encouraged.

Specific Policies

(a) Back Creek Flat

Policy

That no further land forming part of road reservations be alienated.

Rationale

The survey pattern is one of the major historical features in this precinct and this policy ensures that this significant feature is retained for future interpretation. See map in Part B, Section 3.2.1.

(b) Talbot Township

Policy

That new developments, especially new buildings, streetworks, landscaping and street tree planting respect the period c.1860-1930 with emphasis on the period c.1860-1875.

Rationale

The period c.1860-1930 has been identified in the statement of significance for Talbot as the period on which the significance of the town is now based. Further, the period c.1860-75 has been isolated as the period of major significance within this longer period and relates to most of the town's building stock and mining sites. Emphasis should be placed on this earlier period also in some important instances later works (to c.1930) should be respected. This period will affect the interpretation of the requirement for new or replacement buildings to be 'harmonious in appearance and character to adjacent buildings and with the character and appearance of the area generally' (in Conservation Precincts).

Implications

This aspect is included in many planning schemes across Victoria and many issues are common to all areas. Guidelines (of varying degrees of sophistication) have been produced for many of these areas to guide the responsible authority and building owners. The main issues involved are those of building and roof form, materials and detailing, fenestration (i.e. window and door proportions) and siting.

To be harmonious with regard to building form, new developments should have small, clearly articulated forms. Large buildings can

have their bulk reduced by articulation into smaller forms possibly with separate roof forms and by judicious use of simple verandahs. Roofs should generally have a pitch of 25-40 degrees. Materials should respect traditional surface textures, colours and finishes.

- Iron cladding should use the traditional corrugated profile;
- Brickwork should have flush jointing (rather than deeply raked joints, common in modern brickwork) with a preference for pressed rather than extruded bricks;
- Weatherboard should have square edges and any cladding should respect the size of traditional boards (the profile of many newer cladding materials is too large);
- Reproduction 'historical' detailing must be avoided. This particularly applies to aluminium or cast iron 'lacework', 'colonial windows' with false glazing bars, bullnose or curved verandahs and similar details.

Windows should generally have a vertical proportion and avoid excessive width. Larger windows can be broken by vertical mullions to achieve this objective.

Siting is a major issue with new buildings and for the inner core of the conservation precinct a more specific policy has been prepared. For other sites, adjacent buildings and the size of the allotment should be used for guidance. In general, new buildings should maintain the setback of adjacent buildings. Therefore in an area which predominantly comprises freestanding residences with a large setback, this should be maintained. In a tighter urban setting it would be more appropriate to site residences near the street. Both these situations respect the manner in which residences and other buildings have traditionally been sited in regard to the size of their allotment.

Policy

That in the core of the conservation precinct (Camp Street, Heales Street, the northern section of Scandinavian Crescent and the southern and eastern sections of Ballarat Street), new developments which are consistent in scale, massing and siting to development of the period c.1860-75 be encouraged.

Rationale

The statement of significance for Talbot has identified the years 1860-75 as the period of major significance in the development of the town. In this core area very few changes to the building stock outside this period have occurred, apart from isolated instances of demolition, relocation of buildings or total rebuilding. This specific policy therefore seeks to recapture the significant scale, massing and siting of early buildings in any new buildings without mimicking nineteenth century detail in a manner that may downgrade the significance of the precinct.

4.2.3 Clunes

General policies

That significant buildings and sites be appropriately protected by individual listing in the IDO and that their conservation be encouraged.

That conservation of contributory buildings, sites and works be encouraged.

That areas of architectural and historical significance be appropriately protected by way of amendment to the Interim Development Order.

That buildings and sites of major significance be endorsed by the Shire of Talbot and Clunes for addition or retention on the Register of Historic Buildings, Register of Government Buildings and Register of the National Estate in accordance with the criteria laid down by the relevant body.

Rationale

These four policies are largely self explanatory and relate to recommendations in Section 2.0. The term 'Conservation Precinct' is already included in the IDO although this study recommends that the category 'Areas of Special Significance' be dropped and a new designation 'Township Entry Zone' be introduced.

Recommendations for these two zones are shown on Maps One and Two. The township entry zone is intended to protect the amenity of entries to the town. It would be a matter for concern if careful conservation work is promoted within the conservation precinct and then lack of appropriate controls leaves sensitive sites on the approaches open to unreasonably large or poorly designed buildings. The township entry zone should incorporate objectives relating to setbacks, building envelope, vegetation, advertising and materials. Development need not necessarily conform to the nineteenth century character of the town but merely harmonise with the scale of the place.

Policy

That new developments, especially new buildings, streetworks, landscaping and street tree planting respect the period c.1860-1930 with emphasis on the period c.1860-1890.

Rationale

The period c.1860-1930 has been identified in the statement of significance for Clunes as the period on which the significance

of the town is now based. Further, the period c.1860-90 has been isolated as the period of major significance within this longer period and relates to most of the town's building stock and mining sites. Emphasis should be placed on this earlier period also in some important instances later works (to c.1930) should be respected. This period will affect the interpretation of the requirement for new or replacement buildings to be 'harmonious in appearance and character to adjacent buildings and with the character and appearance of the area generally' (in Conservation Precincts).

Implications

Refer to the specific policy for Talbot Township for detailed implications.

Specific Policies

(a) Fraser Street precinct (east of Templeton Street)

Policy

That new developments which are consistent in scale, massing and siting to development of the period c.1860-90 be encouraged.

Rationale

The statement of significance for Clunes has identified the years 1860-90 as the period of major significance in the development of the town. Very few changes to the building stock outside this period have occurred, apart from isolated instances of demolition, relocation of buildings or total rebuilding. This specific policy therefore seeks to recapture the significant scale, massing and siting of early buildings in any new buildings without mimicking nineteenth century detail in a manner that may downgrade the significance of the precinct.

(b) Fraser Street (between Camp Street and Templeton Street)

Policy

That new development in this precinct be discouraged or buildings be set well back from the frontage.

Rationale

This was the earliest section of Fraser Street to be developed and when the present commercial precinct (east of Templeton Street) was developed, this section of 'lower' Fraser Street declined. By the

turn of the century only scattered commercial buildings remained and by the Second World War this section of the street approached its present state. This contrast between the two sections of Fraser Street is one of the most telling instances of change in Clunes and by discouraging or at least attempting to minimise the impact of any future development the contrast can be maintained.

(c) Camp Hill and Clunes Pre-emptive right

Policy

That significant views and vista be respected by any new development.

Rationale

Clunes is distinguished by its dramatic siting in a valley and views of buildings and sites are obtained from many locations within the town, often quite unexpectedly. This part of both the character and significance of the place. Camp Hill and 'The Rocks' have been traditional vantage points in Clunes throughout its history. These locations have provided the most significant photographs and illustrations which now document the history of the town. The sites are therefore critical to any interpretation of the history of the town. Any development which impedes these critical views should be modified in such a way that minimises its impact. The view from Camp Hill also affords the best and most commonly illustrated view of the Port Phillip Company works, a site of outstanding historical and technical significance. Any development which blocks this should be prohibited.

This policy could also be applied to other major developments elsewhere in Clunes.

4.2.4 General

Policy

That retention of early transport routes (road and rail) and access along watercourses be strongly supported by council when government action regarding these matters is discussed.

Rationale

The significance of these components has been discussed in Section 3.4 of Part B of this study.

4.3 MINING

Many sites relating to gold mining have been examined in this study. This section looks at issues that should be considered when dealing with applications relating to mining sites of historical significance.

In general, mining sites of historical significance require some interpretation for they seldom look as they did during their peak of prosperity in the mid to late nineteenth century. Since that period most mining sites have had buildings and associated equipment removed and simple archaeological techniques are now the most powerful tools for understanding early sites. Many of the sites were reworked during the nineteenth century and even in the early twentieth century cyanide was used to reprocess tailings. This has left a rich overlay for present generations to explore. Early mining sites add a further dimension to our understanding of the urban environment on the goldfields, as amply demonstrated by the background history of this study.

In this section, these gold mining sites are broken into categories according to their mode of gold extraction. The three broad categories commonly found within the Shire are: (a) quartz reef, (b) deep lead and (c) shallow alluvial.

(a) Quartz Reef mines

In these mines gold was embedded in solid quartz. The rock needed to be crushed and the gold then amalgamated by use of blankets coated in mercury. The major mines at Clunes were quartz reef mines and other smaller reef mines were scattered throughout the Amherst - Talbot area.

Due to the large capital investment needed to work a reef mine the resultant sites often have more tangible remains than other more transient forms of mining. Relics of early reef mines generally comprise large mullock heaps and often tailings dumps. The mullock heaps are often very large and form a distinctive feature in the landscape (e.g. the Bute and Downes site east of Clunes railway station). Other items may include kilns, poppet heads, machinery, powder magazines and stamping batteries (although of course not every site has all these attributes).

As distinct sites with finite boundaries (generally defined by the extent of the claim or lease) quartz reef mines can be assessed in a similar manner to a building of high architectural significance. Thus those sites of high significance are treated with individual citations in Part B, Section 2.2 or with areas in Part B, Section 3.3 of this report. Examples include the Victoria mine (Clunes), Port Phillip and Clunes Companies site (Clunes) and Prince of Wales mine (Daisy Hill). The relevant citation gives a statement of significance and this should guide any future action or disturbance to the site. For the mines within

Clunes township, this information should be further refined by a detailed study of the sites to establish more precisely the nature of the surviving relics and early site works.

In general, operations of new reef mining ventures largely concentrate on underground workings and should cause little damage to accessible parts of the site. However there is potential for damage to relics on the surface if new plant is not carefully sited and work undertaken with some sensitivity.

(b) Deep lead mines

Deep lead mining followed the alluvial leads under the basalt capping (lava from ancient volcanos) and like quartz reef mining was a capital intensive exercise. In the case of deep lead mines, sites are likely to retain large mullock dumps, gravel heaps and slimes. The mullock and gravel heaps are often quite large and form a distinctive feature in the landscape (e.g. the line of mines at Dunach which follow the lead south of Mount Greenock). As with reef mines the sites are finite and those sites of high significance have been treated in Part B, Section 2.2 and 3.3. Examples include the Sadowa mine (Rocky Lead) and Bute and Downes mine (Clunes).

Reprocessing of material at deep lead mines may destroy the significance of such sites although the potential exists to treat some sites of lesser significance if no material (except the gold) is removed from the site. In this case any material should be restacked on the site to maintain the significance of the site as a feature in the landscape. In this case it would be impossible to restack in exactly the same configuration as previously and therefore it may be more appropriate to stack in a manner which is indicative of the new process. There is potential for damage to relics on the surface if new plant is not carefully sited and work undertaken with some sensitivity.

(c) Shallow Alluvial mines

Much of the gold embedded in quartz reefs was eroded and deposited in an alluvial stream. This gold was often much closer to the surface and its extraction was the major form of mining in the 1850s and early 1860s in this Shire. The most basic technology for extraction was panning, puddling or sluicing. Later mines incorporated mechanised modes of washing the gold but equipment was still relatively simple compared with deep lead or quartz reef mines. The relics of early shallow alluvial mines usually are shallow diggings, small mullock heaps, water races, puddling machines and small dams. The puddling machine was nothing more than a circular hole (adjacent to a water supply) with a central pole and means (usually a horse but occasionally steam powered) to rotate a set of rakes through the earth and water the agitate mixture and cause gold to fall to the bottom.



Typical remains of a puddling machine in the Nuggetty Gully area. The depressed circle is still clearly evident as is the small dam nearby which fed water to the machine for gold washing.

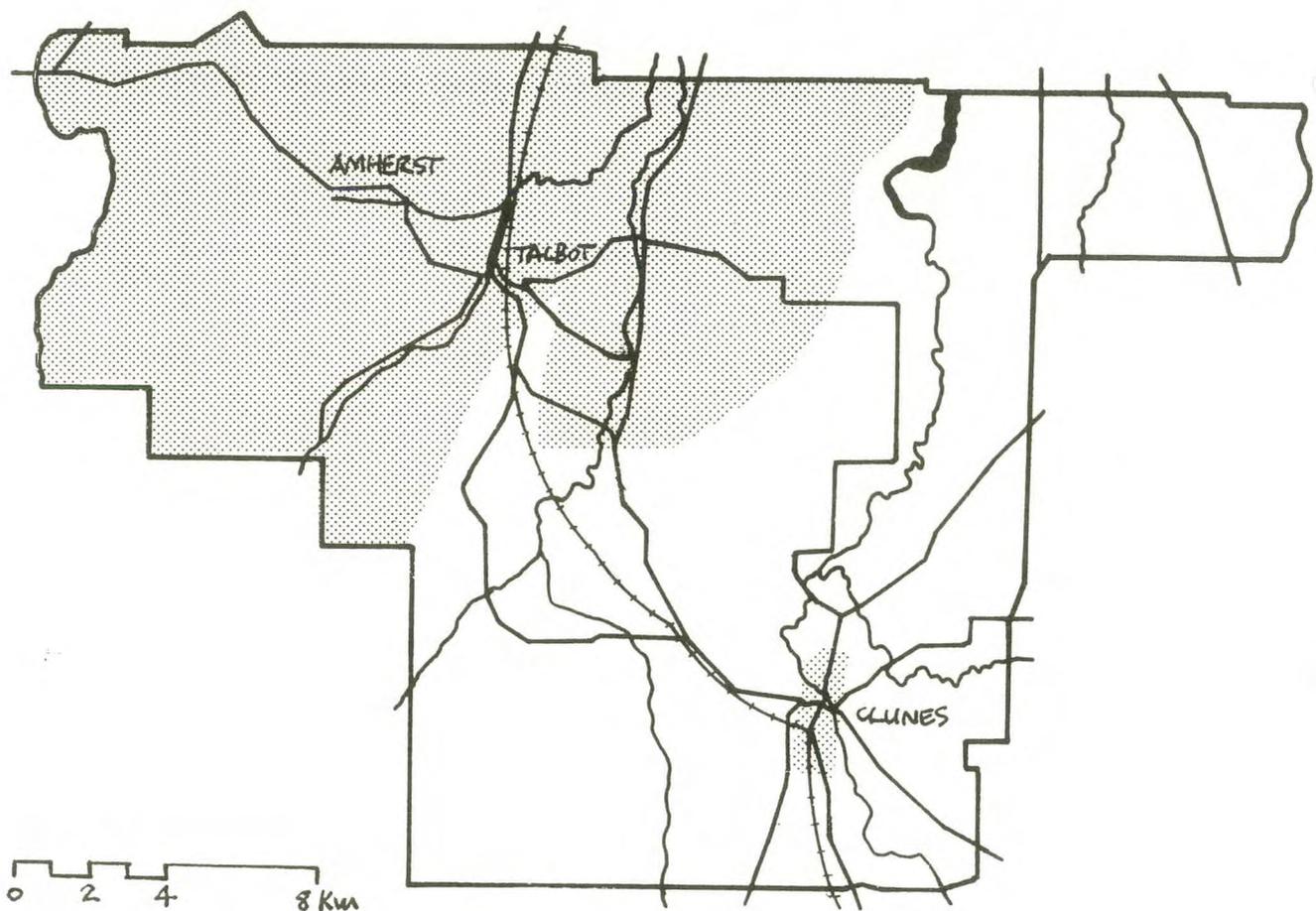
Such mines followed the alluvial lead, often for many kilometres. The diggings usually formed part of a large area or constituted large groups with no distinct boundary (e.g. Nuggetty Gully; Amherst area). It is seldom possible to easily or accurately identify actual sites relating to particular chronological periods or companies. Most of the earliest diggings were in fact not worked by companies but small parties of miners.

The landscape is a significant component of shallow alluvial sites. Creeks, indigenous and regrowth vegetation, exotic vegetation around settlement sites, small huts, dams and tracks are all part of the attributes of early shallow alluvial areas. They are subtle constituents and easily damaged. The historical value of the site is thus completely destroyed if new surface workings are undertaken. Watercourses often link sites on a lead and form part of the character of shallow alluvial sites. Rehabilitation after new surface, strip or open cut techniques can never restore the significance of the site in its earlier state. Therefore wide boundaries need to be left around groups of artefacts or early mining remains to retain the character of this 'historical landscape'. Recreational prospecting is not a threat to the significance of early mining areas but open cut, strip mining and large surfacing techniques are.

Recommendation

It is the recommendation of this report that reworking of mines have regard for the historical significance of the sites. In the case of sites of high significance the individual citations provide comments on their integrity and significance. In the case of large areas of shallow diggings recreational prospecting should be the only form of mining permitted.

As a guide, the following map indicates those areas where mining sites of historical significance are likely to be found.



POTENTIAL LOCATION OF SIGNIFICANT
MINING SITES

4.4 INTERPRETATION

As summarised in Section 2.1, a major finding of this study is the need for adequate interpretation of the Shire's heritage. Controls via the planning scheme are only one of the means of adequately conserving buildings, sites and areas of historical and architectural significance. They must be complemented by interpretation in order for local building owners, occupiers and councillors to appreciate the nature of this resource and the reasons it is desirable for conservation to be encouraged.

Under Section 2.0 general recommendations have been made regarding the need for appropriate advice, such as that currently provided by the Heritage Adviser (recommendation 12); the need for adequate storage and access to historical documents, for these are the backbone of our knowledge about the Shire and its heritage (recommendation 13); and the need for a centre in both Talbot and Clunes where visitors can be introduced to the town and gain an understanding of the history and conservation of the place (recommendation 15).

There is also a need for a range of publications to disseminate information. These must be produced to a high standard if the information is to reach its intended audience. The printing of the 'Clunes in the 1860s' photographs was a fine start to this process and must be followed by similar productions. Future publications could range from single sided information sheets through to more detailed brochures with tour guides and a history of the Shire. Some of these items are in the planning stage and others should come from local initiatives.

Signposting is another critical issue and covers two major facets: directional signs on main roads and signs within towns. There are few major signs directing motorists to Talbot or Clunes. It would be desirable to consult with the appropriate authority (and seek support from other ministries such as Planning and Environment) to have large brown tourist signs on key locations such as the turn-off from the Western Freeway at Wallace. Within towns and at isolated sites the signs need to be more low-key. They should not interfere with the visual appreciation of a place, but must contain enough information to adequately inform the interested visitor. It is also desirable that a co-ordinated approach be adopted. Contact should be made with neighbouring municipalities in this respect and such liaison may be facilitated by the Ministry for Planning and Environment and Department of Conservation, Forests and Lands.

With regard to visitor interpretation centres it is desirable that suitable historic buildings be utilised. In Clunes the former Court House would make a fine centre, while within Talbot the former Primitive Methodist Church could double with its current use as a museum. Detailed consideration of these proposals is outside the brief of the current study but could form part of the ongoing work of the heritage adviser.

SCHEDULE ONE: BUILDINGS RECOMMENDED FOR INCLUSION OR RETENTION IN
THE SHIRE OF TALBOT AND CLUNES INTERIM DEVELOPMENT ORDER

Within the following list, buildings and sites have been arranged in alphabetical order (by street name) within Townships and Parishes. The order of these is as follows: Amherst (Township), Amherst (Parish), Beckworth, Bullarook, Bung Bong, Caralulup, Clunes (Township), Clunes (Parish), Craigie, Eglinton, Glengower, Lillicur, Smeaton, Talbot and Tourello.

Groups of similar buildings with the same original owner have been treated as one unit (e.g. manse and church are usually included within the one citation; shops at 45-49 Fraser Street, Clunes because of their common date of erection, architectural design and owner are treated in the one citation). Residences and shops have usually been named after the first or most significant owner (e.g. Former Bland residence, Former Nichol and Wallace warehouse, Former Edwards shop). Page numbers refer to citations in Part B of this study.

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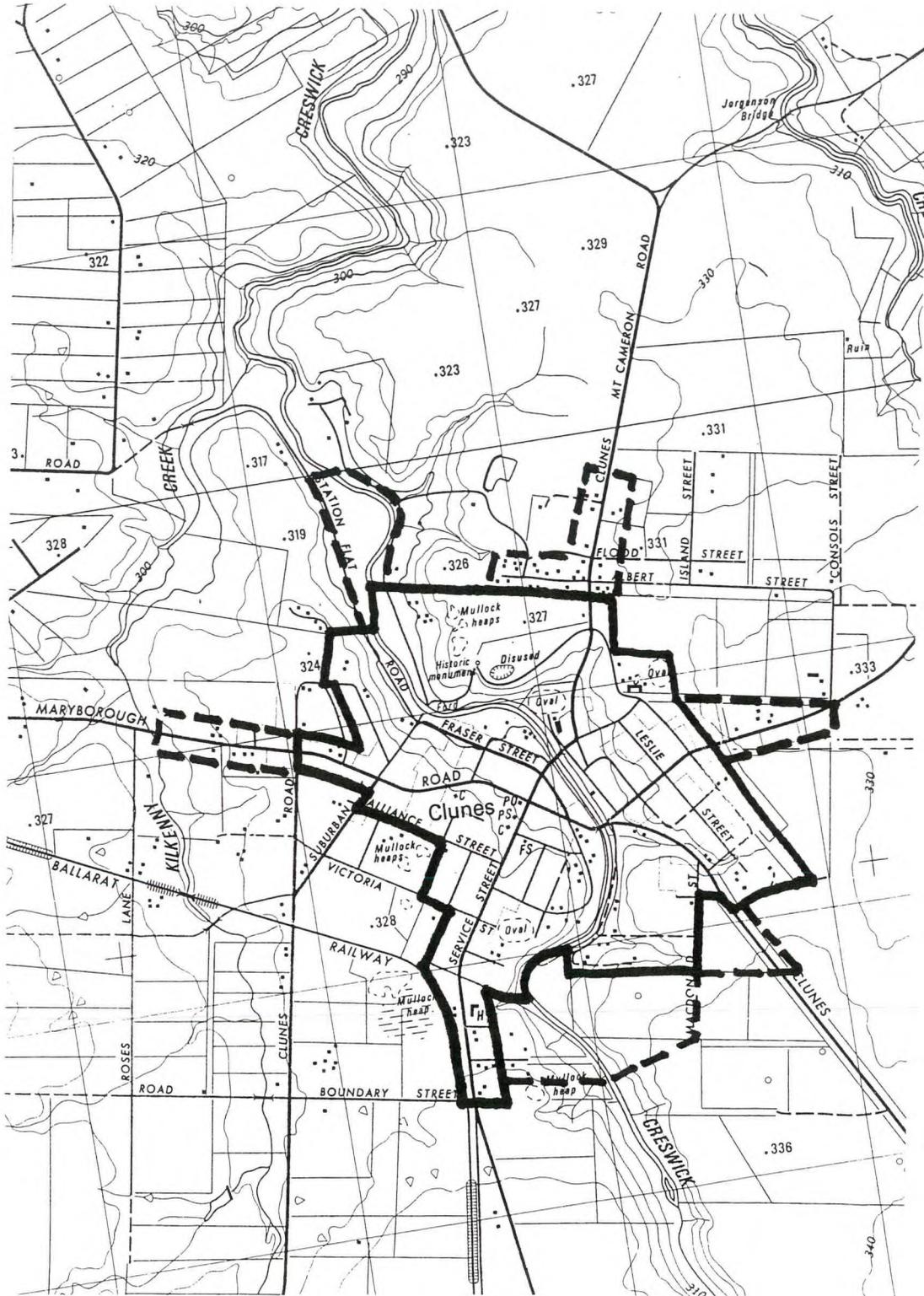
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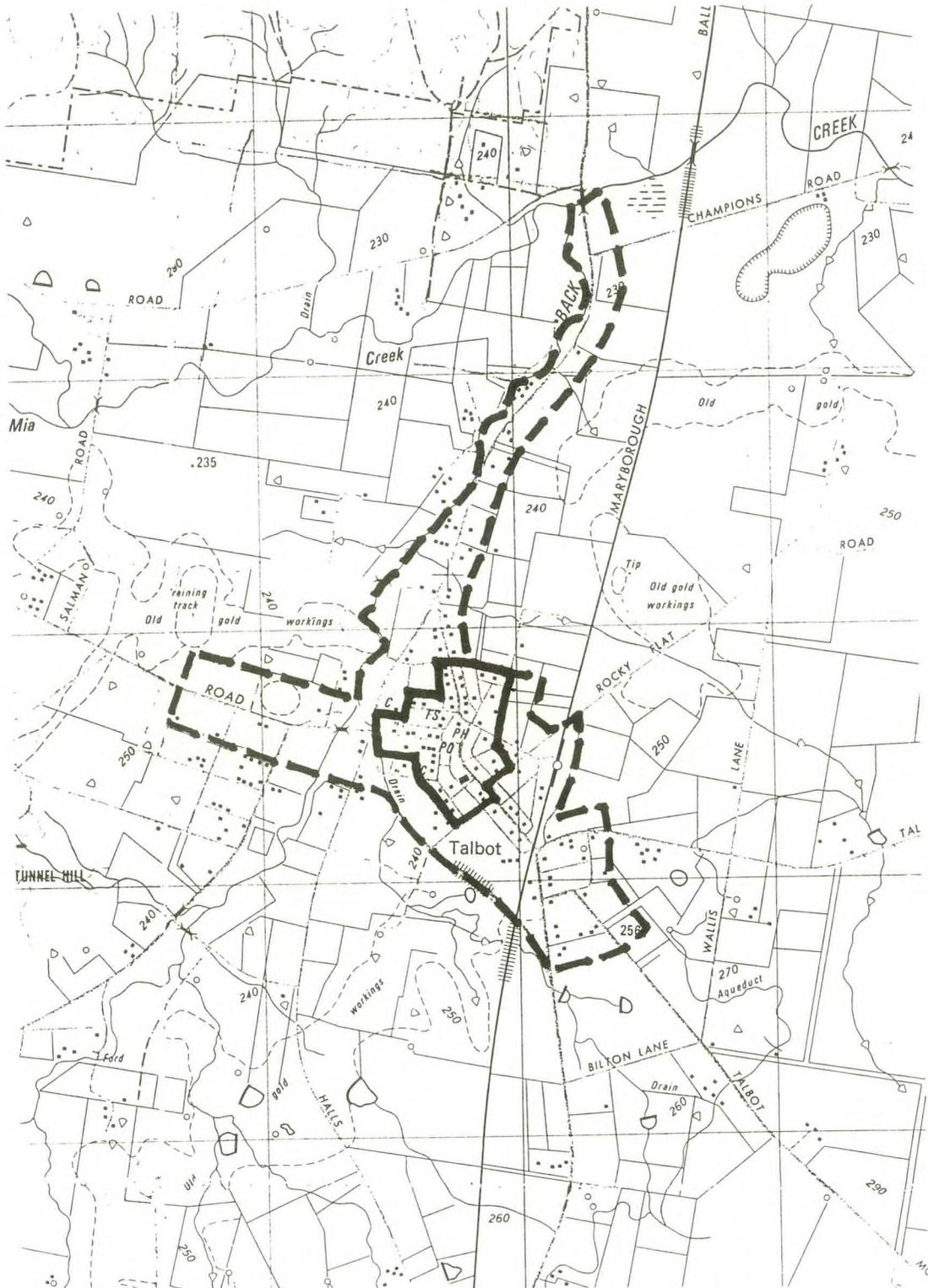
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St Michael's Church of England, Lansdowne Street, corner O'Hara Street and former Vicarage, Brougham Street, corner Russell Street	463
Talbot Railway Station, Railway Street	471
Prince Alfred State School No.954 and former Common School, Rowe Street	475
Former Commercial Hotel, Scandinavian Crescent and Fyfe Street	479
Shop, Scandinavian Crescent (see Shops and residence, Camp Street, corner Scandinavian Crescent)	
Former London Chartered Bank, Scandinavian Crescent and former Coach House and Stables, Heales Street	483
Former Talbot Gas Works, Whittakers Lane	490

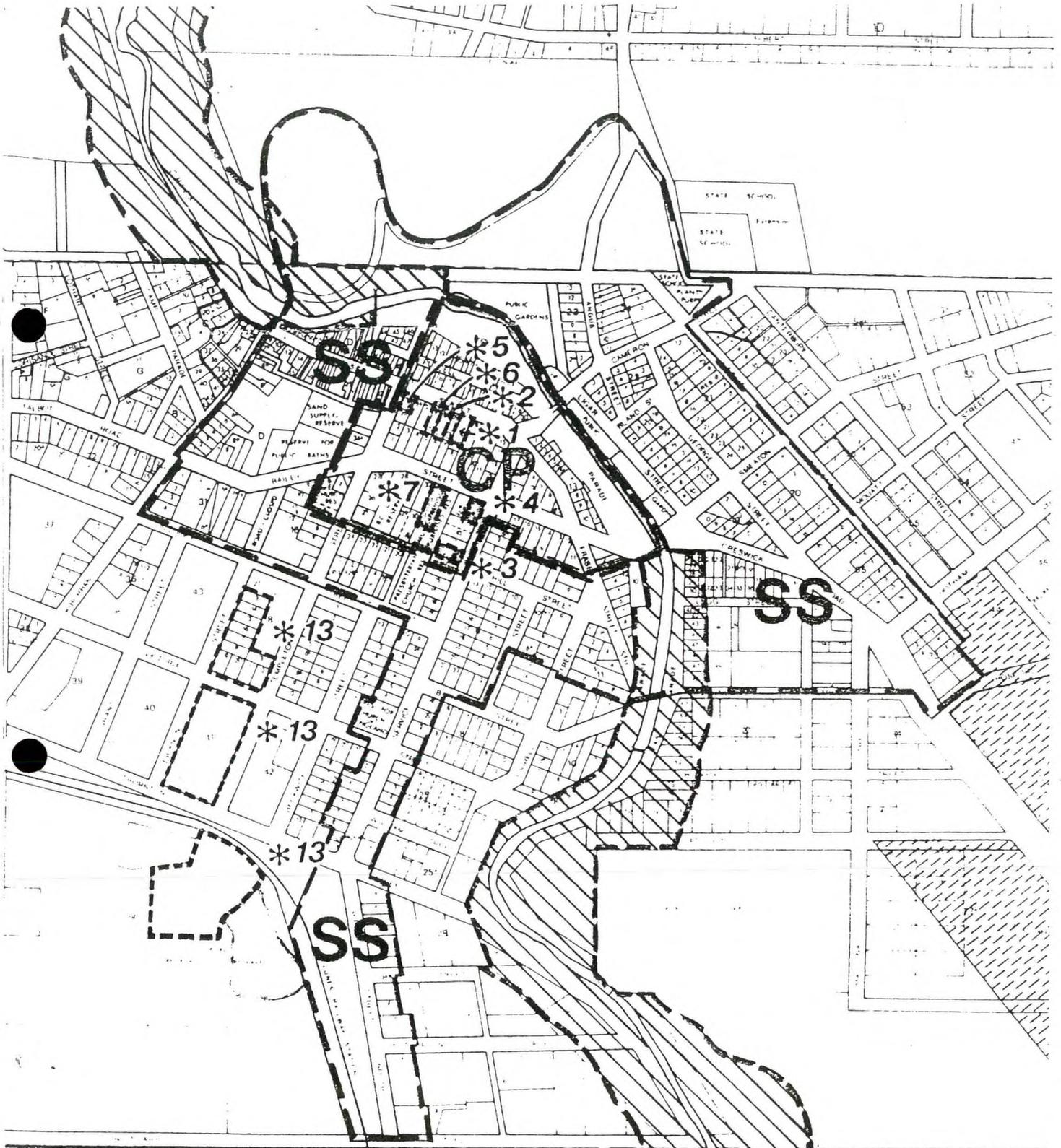
MAP ONE
Clunes - Proposed Conservation Precincts
and Township Entry Zones



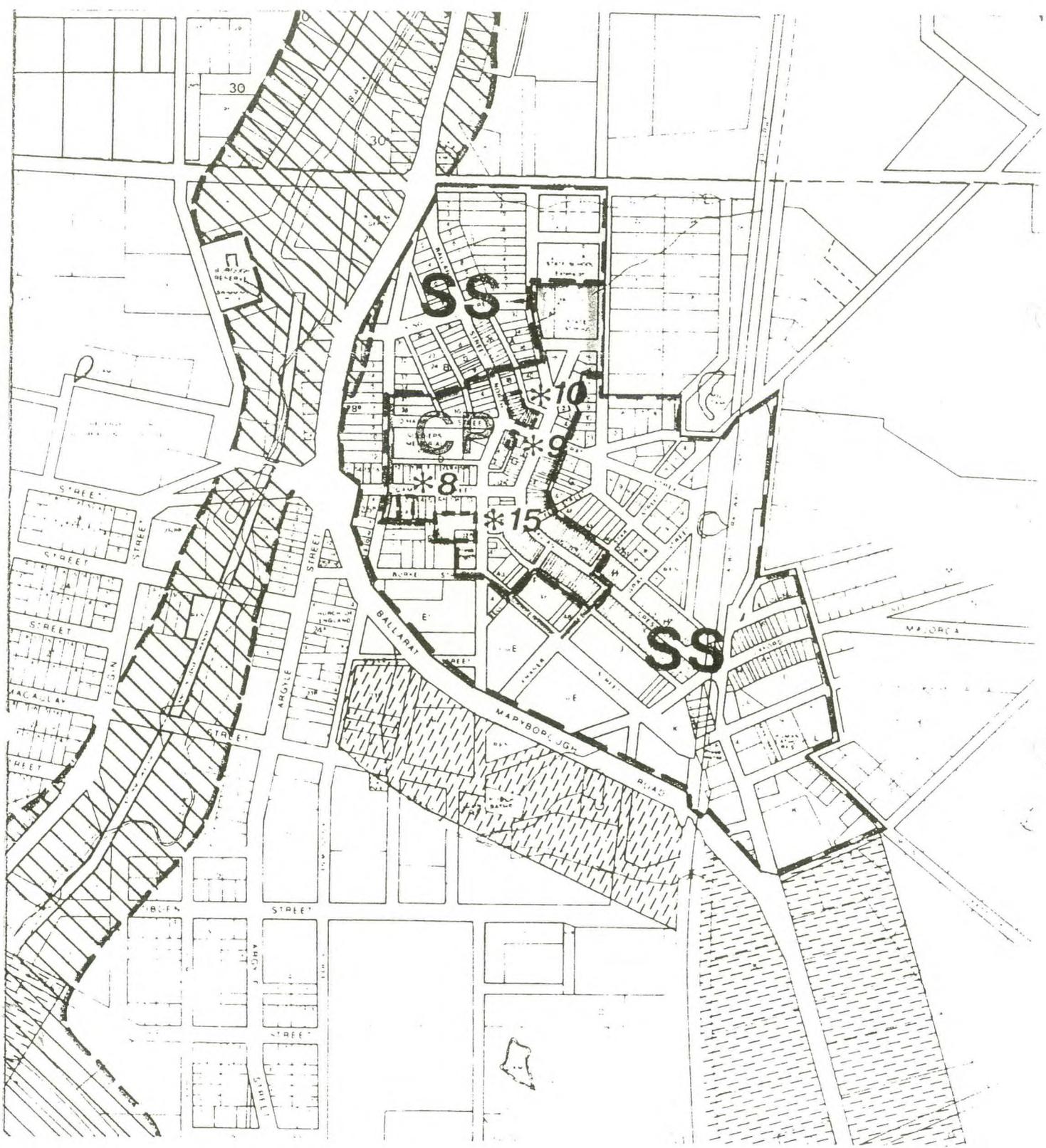
MAP TWO
Talbot - Proposed Conservation Precincts
and Township Entry Zones



MAP THREE
Clunes - Existing Conservation Precincts
and Areas of Special Significance

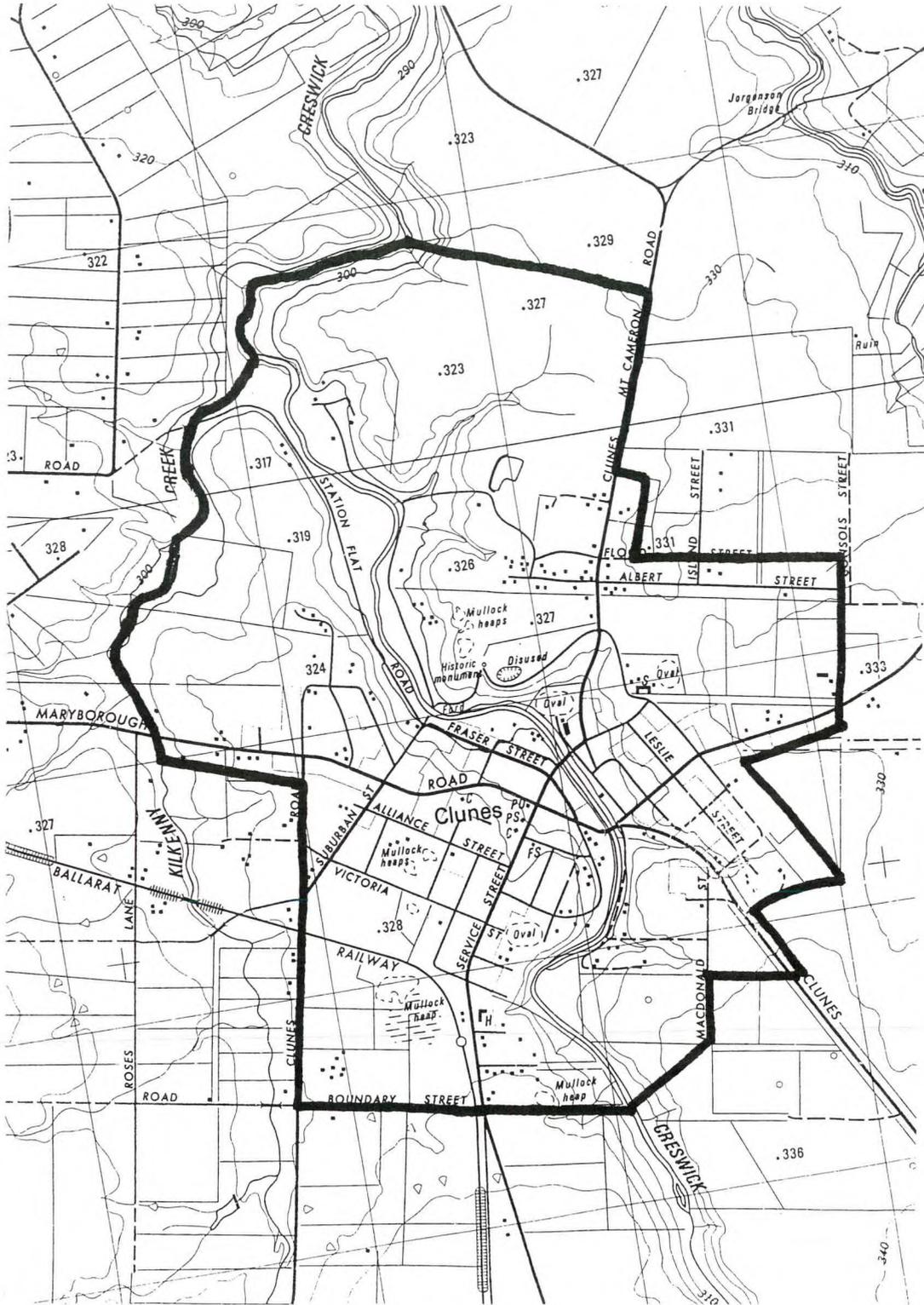


MAP FOUR
Talbot - Existing Conservation Precincts
and Areas of Special Significance



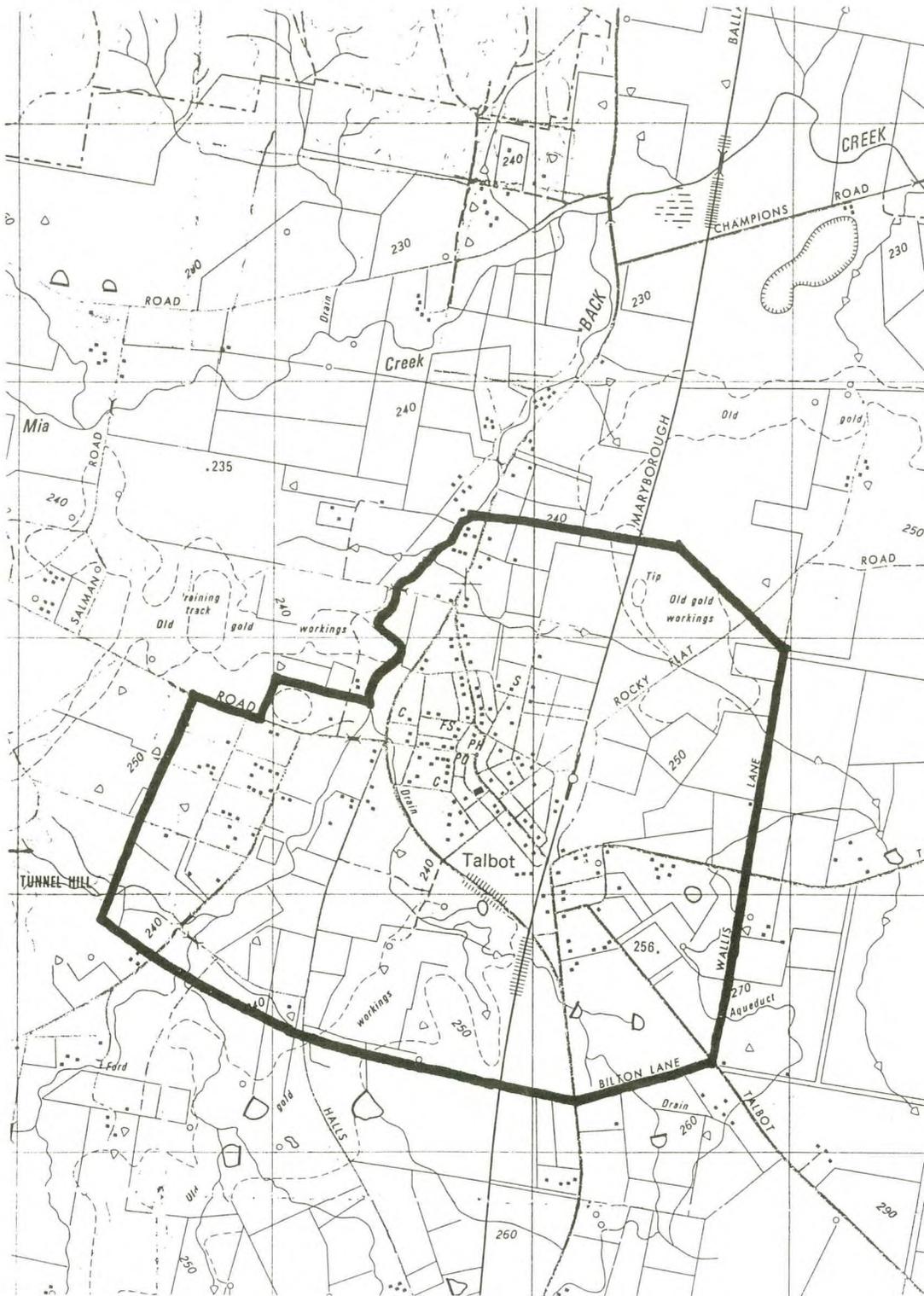
MAP FIVE

Clunes - Area recommended to be added to the Register of the National Estate



MAP SIX

Talbot - Area recommended to be added to the Register of the National Estate



BRIEF

TALBOT AND CLUNES CONSERVATION STUDY

1. BACKGROUND

This study is Project No. 108 of the National Estate Program 1983/84 and is funded by the Victoria National Estate Committee.

2. STUDY AREA AND TOTAL BUDGET

The study area is the Shire of Talbot and Clunes. The total budget is \$25,000.

3. PURPOSE OF THE STUDY

3.1 The purpose of the study is to identify, evaluate and document the built and environmental heritage of the Shire of Talbot and Clunes and to place it within the context of the history of Victoria; to assess the importance of the Shire's heritage as a State and community resource; and to develop a comprehensive programme for the conservation of the Shire's heritage and its integration into the general planning framework of the Shire.

3.2 The study shall be arranged in such a way as to provide:

(a) a clear concise and integrated document suitable for use in an educational and interpretative manner to describe the heritage of the Shire and the role of heritage conservation; and

(b) a technical document suitable for use in the production of a planning scheme and the management of that scheme.

4. MANAGEMENT OF THE STUDY

4.1 Steering Committee

The consultant will report to a Steering Committee consisting of:

- a) Representatives of the Shire of Talbot and Clunes
- b) Representatives of the Ministry for Planning and Environment
- c) A representative of the Victoria National Estate Grants Committee.

4.2 Appointment of the Consultant

The appointment of the consultant shall be upon the recommendation of the Steering Committee and shall be in two stages:

STAGE 1

The selected consultant shall be initially appointed to conduct a preliminary survey of the study area (see Section 7) to establish the scope of the study that is possible within the budget and to set time and cost allocations to each task as outlined in Section 8 of this brief. The consultant will be entitled to a payment equal to 5% of the total budget upon completion of the preliminary survey which will be submitted to the Steering Committee for approval within a mutually agreed time.

The preliminary survey shall establish the parameters of the study and shall form the agreement between the consultant and the employer.

STAGE 2

Upon conclusion and approval of the preliminary survey the consultant shall be appointed to undertake the major portion of the study as outlined in Section 8.

Should the Steering Committee fail to agree to the proposed time and cost allocations, it reserves the right to seek other tenders on the basis of the preliminary survey.

4.3 Payments

Upon appointment to Stage 2 of the study, the consultant shall be entitled to:

- a) A starting allowance equivalent to 10% of the total budget.
- b) Progress payments as agreed upon approval by the Committee of the work completed less 15% to be withheld until the final approval of the completed document.

Should the consultant not meet the agreed submission dates for each section and, unless approval has been granted by the Steering Committee to extend those dates, the Committee shall reserve the right to withdraw from the relevant progress payment an amount equivalent to 1% per week that the submission is overdue.

4.4 Dismissal

Should the progress of the study be unsatisfactory the Steering Committee may recommend the dismissal of the consultant and the appointment of a further consultant to complete the work.

The grounds for dismissal shall only be:

- a) Repeated and deliberate failure to meet agreed submission dates (or as reasonably extended) provided that such failure not be the fault of the Steering Committee.
- b) Deliberate failure to undertake the work (or portions of it) as agreed to upon appointment to Stage 2.

5. FORMAT

The written report shall use an A4 format.

Written material shall be typed at one and a half spacing. Comparative diagrams shall have a consistent format.

Photographs shall be black and white and "half-tone" to enable reproduction. All photographs and maps shall be fully captioned including the source and shall be numbered and indexed.

Drawings shall conform to accepted standards of drafting and shall be capable of reduction to A4 size. The final document shall include a summary, index page and bibliography.

In all cases, sources of information shall be fully documented. Terminology shall be consistent with the Australia ICOMOS Guidelines for the Conservation of Places of Cultural Significance ("Burra Charter").

6. OWNERSHIP AND DISTRIBUTION

6.1 Ownership

Ownership and the right to use any of the material from the study shall remain with the Shire of Talbot and Clunes, the Ministry for Planning and Environment and the Australian Heritage Commission.

6.2 Distribution

The consultant shall allow for printing of 15 copies of the study to be distributed as follows:

Shire of Talbot and Clunes	: 3
Australian Heritage Commission	: 5
Ministry for Planning and Environment	: 5
State Library of Victoria	: 1
Australian National Library	: 1

6.3 Multiple Copies

The consultant shall provide the master copies and artwork necessary for the Shire of Talbot and Clunes to produce additional copies of the study as required.

7. STAGE 1: PRELIMINARY SURVEY

The preliminary survey shall establish:

- a) The available sources of information and an analytical bibliography.
- b) A brief understanding of the major historic themes that constitute the significance of the study area.
- c) A firm estimate of the number of individual sites and areas that will require detailed investigation.
- d) The scope and extent of all other work prescribed in the Stage 2 task specifications.
- e) The proposed systems, criteria and format to be used.
- f) Any suggested changes to the task specifications.
- g) The time, budget and personnel allocations for each task and the final production of the document including travel, accommodation, photography, printing and preparation of reports.

8. STAGE 2: TASK SPECIFICATIONS

The following tasks shall be undertaken in the order that they appear below as Stage 2 of the study:

- A. The Environmental History of European and Non-Aboriginal Settlement and Development.
- B. The Identification and Evaluation of Buildings, Works, Objects, Natural Features, Sites and Areas of Architectural and or Historic Significance.
- C. Heritage Conservation in the Planning Context: Existing and Proposed Planning Policies and their Impact Upon Effective Heritage Conservation.

D. Recommendations for Statutory Controls.

E. Heritage Management Guidelines for the Administration of Statutory Conservation Controls.

F. Heritage Management Guidelines for Architectural Infill or Enhancement.

The specifications for each task are attached.

TASK A

THE ENVIRONMENTAL HISTORY OF EUROPEAN AND NON-ABORIGINAL SETTLEMENT
AND DEVELOPMENT

A.1 This aspect of the study shall address itself to the history of the physical development of the study area since first European or Non-Aboriginal occupation and shall isolate and explain those aspects that are crucial to understanding the historic physical fabric as it exists today.

A.2 The material shall be presented in a readable fashion that is capable of separate publication and shall clearly define the themes that may be used for the identification and evaluation of individual components of the area's heritage. It shall not exceed 25,000 words in length and shall, as far as possible, make good use of illustrative material including original maps and photographs.

A.3 The following matters shall be addressed:

(a) The critical phases of the area's development (eg. early exploration, initial settlement, consolidation, decline, re-establishment, etc) and major events within those periods.

(b) Within those phases, the effect and importance of:

(i) Natural elements: climate, topography, vegetation, geology.

(ii) Ethnic and economic and other social groups.

(iii) Accessibility communications and transportation.

(iv) Surveying, sub-division and land tenure policies.

(v) Rural and urban industry, trade and labour.

(vi) Government and Local Government composition, policies, legislation and actions.

- (vii) Influential personalities and organisations.
- (viii) Social, institutional and civic networks.
- (ix) Particular building materials and forms.
- (x) Particular garden materials and forms.
- (xi) Influential architects, engineers, builders, landscape designers and tradesmen who worked in the area.
- (xii) Changes in public perception of the environment.

TASK B

THE IDENTIFICATION AND EVALUATION OF BUILDINGS, WORKS, OBJECTS,
NATURAL FEATURES, SITES AND AREAS OF ARCHITECTURAL AND OR HISTORIC
SIGNIFICANCE

- B.1 This aspect of the study shall address itself to the identification and evaluation of the individual components of the study areas that are significant in themselves in explaining for present and future generations those aspects of the area's environmental heritage identified in Task A.
- B.2 Each component identified shall be described and have the reasons for its identification clearly stated within a citation and shall be given a ranking of national, state or local significance.
- B.3 All components identified shall be marked on a base map to be bound into the report. Each citation for a component shall be contained, as far as possible, to a single page and shall be capable of extraction from the document without detriment to other sections.
- B.4 Within each citation, the following matters shall be addressed:
- a) Buildings Works, and Objects of Individual Significance
- Location
 - Original and present ownership
 - Date of construction and subsequent alterations
 - Architects/Engineers/Builders/Tradesmen
 - Associated gardens or structures
 - Existing designations (eg. National Trust, National Estate, Historic Buildings Council)
 - A concise statement of significance incorporating a description and history of the place, its integrity and the nature of its significance with relation to the study area's environmental heritage
 - Each citation shall include a current photograph and any relevant original photographs.

b) Natural feature (landforms, gardens, trees etc) of Individual Significance

- Location and boundaries
- Ownership
- Historic associations
- In the case of trees: Age, Nomenclature, Dimensions, Condition
- In the case of gardens: Plan form, significant elements, Age, Designers, Integrity
- In the case of historic landforms: Type, relevance to Historic Settlement, significant aspects
- A concise statement of significance incorporating a description and history of the place, its integrity and the nature of its significance with relation to the study areas environmental heritage.
- Each citation shall include a current photograph and any relevant original photographs.

c) Sites and Areas of Significance

- Location and boundaries - to be mapped indicating those components considered critical to the significance of the area or site considered intrusive upon the character of the area or site.
- Key dates or phases of development.
- Important historic associations.
- A schedule of components identified as being of individual significance located within the area or site.
- Existing designations.
- A concise statement of significance for the area or site as a whole incorporating a description and history of the place, its integrity and the nature of its significance with relation to the study area's environmental heritage.
- Each citation shall include sufficient photographs, including relevant original photographs, to explain the essential character of the area or site and its critical components.

TASK C

HERITAGE CONSERVATION IN THE PLANNING CONTEXT: EXISTING AND PROPOSED
PLANNING POLICIES AND THEIR IMPACT UPON EFFECTIVE HERITAGE CONSERVATION

- C.1 This aspect of the study shall provide an overview of existing and proposed planning policies applying within the study area which may have an impact upon the effective conservation of those elements identified by this study and to assess the nature of that impact (positive or negative).
- C.2 The material shall be presented in a concise point form and whilst, it is not expected to be exhaustive, it should point out in generality what other planning actions in train should be taken into account in addressing a conservation programme.
- C.3 The following subject areas may be investigated:
- (a) Existing or proposed planning schemes.
 - (b) Policies and by-laws adopted by the local municipality.
 - (c) State or Commonwealth programmes for the area (eg. building, transport, economic development, tourism etc).

TASK D

RECOMMENDATIONS FOR STATUTORY CONTROLS

D.1 The consultant shall propose suitable control mechanisms to protect and enhance the study area's built heritage as identified by this study.

The mechanism proposed shall be the most appropriate form and level of control taking account of:

- (a) the nature of significance of each identified element;
- (b) existing legislation and policy;
- (c) the most effective system of management.

D.2 The recommendations shall include:

- (a) Specifications within a local Planning Scheme.
- (b) Specification within:
 - Register of Historic Buildings
 - : Register of Government Buildings
 - : Register of the National Estate
- (c) Any additional statutory measures considered necessary.

D.3 In forming such recommendations, the consultant shall confer with:

- (a) The Heritage Unit of the Ministry for Planning and Environment.
- (b) The Municipal planning department.
- (c) Any regional authority with jurisdiction over the area.

D.4 Proposed controls to be incorporated into a Planning Scheme shall be described in brief and illustrated by maps showing levels and forms of controls.

D.5 Recommendations for the statutory Registers shall include completed nomination forms as prescribed by each particular Act.

TASK E

HERITAGE MANAGEMENT GUIDELINES FOR THE ADMINISTRATION OF STATUTORY
CONSERVATION CONTROLS

- E.1 The consultant shall propose methods by which the responsible authority may effectively administer the conservation controls recommended by this study.
- E.2 The methods proposed shall take account of the resources of the responsible authority and their current methods of administration.
- E.3 The following matters shall be addressed:
- a) The appropriate policy (conservation, preservation, restoration, reconstruction or adaption) to be applied to each place and the implications thereafter.
 - b) The most appropriate decision making method:
 - consultative (eg committees);
 - provision of expert advice; or
 - by schedule.
 - c) Statutory procedures for the adoption of reports, strategies, etc.

TASK F

HERITAGE MANAGEMENT GUIDELINES FOR ARCHITECTURAL INFILL OR ENHANCEMENT

F.1 The consultant shall prepare guidelines which:

- a) Provide a guide to the most appropriate form of conservation action (preservation, restoration, recreation, enhancement etc) to suit the circumstances of the identified place of significance.
- b) Outline general techniques that may be applied in the conservation or restoration of buildings, gardens, trees etc taking into account any known local problems (eg. salting, etc).
- c) Propose the design parameters within which alterations to existing buildings or the construction of new buildings may be effected without detriment to the identified places of significance. Such recommendations shall take account of the different characters of the identified areas (eg. commercial vs. residential precincts).

F.2 The material shall be presented in a manner that is capable of separate publication if required and shall make full use of illustrations.

F.3 The following matters shall be addressed:

- a) The restoration or conservation of existing buildings or sites of significance (including the stabilisation of ruinous or remnant structures).
- b) The enhancement of existing intrusive buildings where the impact of those structures is an impediment to the understanding of the place's significance.
- c) Appropriate/inappropriate alterations or additions to existing buildings.
- d) The setbacks, siting, building heights, building forms and materials for new construction.