

3.4 INVENTORY OF CONSERVATION PRECINCTS

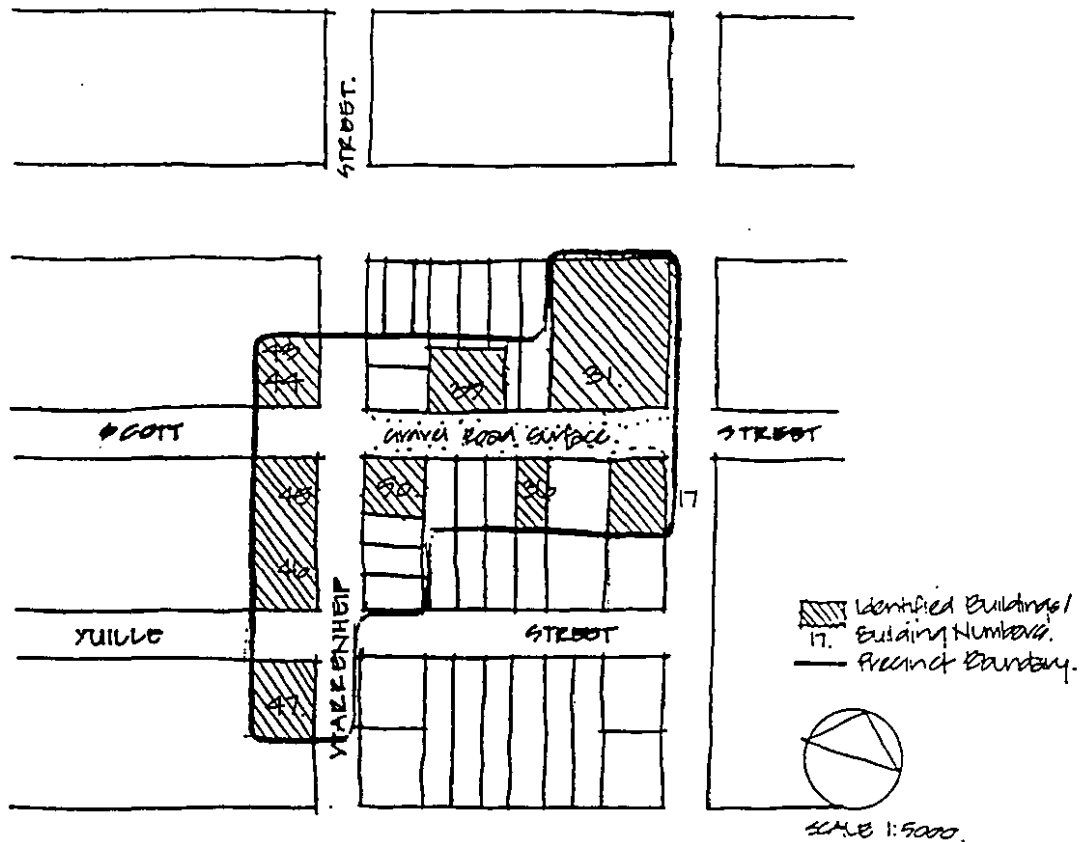
No. 1. Churches Conservation Precinct

Boundary

The precinct includes:

Scott Street from west of Warrenheip Street to Inglis Street and
Warrenheip Street

From north of Scott Street to south of Yuille Street.



CHURCHES CONSERVATION PRECINCT

Identified Buildings

The following buildings have been identified within the precinct:

- | | |
|--------|-----------------------------|
| No. 17 | Timber Cottage. |
| No. 31 | Former Presbyterian Church. |

No. 35	Police Station.
No. 36	Former Presbyterian Manse.
No. 43	Masonic Hall.
No. 44	'Netherby'.
No. 45	Holy Trinity Anglican Church and Hall.
No. 46	Former Anglican Vicarage.
No. 47	Former Methodist Church.
No. 50	Brick Cottage and Stables.

Recommendations

This precinct is recommended for inclusion on the register of the National Estate and to be an Area of Special Significance to be protected under the provisions of Clause 8b of the Town and Country Planning Act. (Third Schedule).



SCOTT STREET LOOKING WEST TO WALLEHERP STREET.

Statement of Significance

This precinct contains the richest collection of buildings in Buninyong. Purchases of this land were made in the first year of land sales in Buninyong, in 1851, and a large proportion was subsequently reserved for church purposes. The three churches in the precinct were erected in the 1860's and together with their affiliated buildings, halls and residences, dominate the area.

This precinct is also the domain of three fine residences, and the police quarters. Together these are intact and important examples of Victorian buildings, constructed from the 1850's to the 1880's. Also these buildings include a rare and diverse illustration of Gothic styles.

Many buildings in the precinct are located in expansive grounds, in particular Netherby and the former Presbyterian Church. In addition, open spaces have largely been retained between the buildings and therefore extensive vistas become a feature of the area. Netherby and the Church of England provide important terminating vistas.

The gravel road surface, grassy verges and open channels retains the early streetscape character in Scott Street. The streetscape is also enhanced by several individual specimen trees, for example the Bunya Bunya Pine at 'Netherby', the Cedar trees at the former Wesleyan Church, and the avenue of Elm trees which line the approach to the former Presbyterian Church.



SCOTT STREET LOOKING EAST, WITH GRAVEL ROAD SURFACE AND GRASSY VERGES.

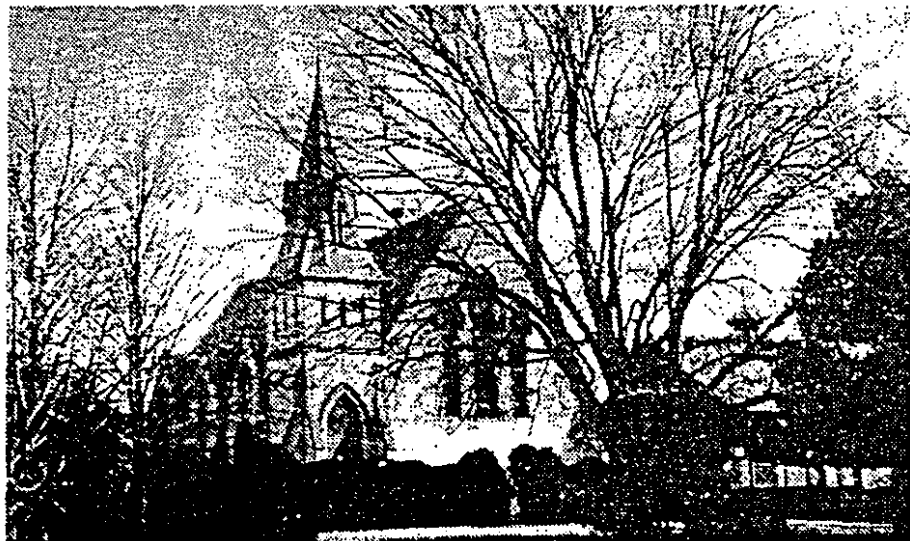
Policy

1. Maintain and enhance the existing identified buildings. Positive steps to achieve this policy include the reinstatement of picket fencing and the removal of later and inappropriate shingles from the former Methodist Sunday School.

2. Maintain the expansive character of the precinct by discouraging any new building development.
3. Maintain the existing gardens, street planting, and avenue of trees. Remnants of early garden layout and plants survive and detailed expert advice should be sought before alterations are undertaken. The existing Bunya Bunya Pine at Netherby is deteriorating, and another should be planted nearby to maintain this important element.
4. Maintain the gravel road surface and grassy verges in Scott Street. Refer to Part 5, Guidelines for detailed information.



VIEW OF NET
FROM SCOTT
SHOWING M.
SPECIMEN T



PH. 20 PRESBYTERIAN CHURCH, ND. FROM LEARMONTH STREET. HERCULES PLANTING
ARTICULATED THE CHURCH ENTRY.