

HERITAGE CITATION REPORT

Name House and Outbuildings
Address 312 Shanahans Road EPPALOCK **Grading** 2008 Local
Building Type House
Assessment by Context Pty Ltd



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

Maker / Builder Unknown

Integrity

Fair

History and Historical Context

History and Historical Context

History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

HERITAGE CITATION REPORT

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of the land, Mitchell named the area *Australia Felix*. [1]

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license was to change a number of times, and by the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size. [2]

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants. [3]

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell. [4] The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. The Board held its inaugural meeting in September 1861, incorporating the membership of Messrs Teague, the Chairman, Cook, Harris, Brennan, Clack, Payne, Ritchie, Somerville, Campion, Crawford and Farquarson. In a subsequent meeting held on the 15th October 1863, the district surveyor was instructed to prepare plans for a building to house offices and a meeting hall for the Roads Board. While the building had not yet been approved by the government, tenders were called for a builder for the project in March 1864, and meetings of the Roads Board were conducted at the Duke of Wellington Hotel. [5]

In 1864, the district was divided into three wards; Mandurang, Strathfieldsaye and Axedale, and Strathfieldsaye was declared a Shire in 1866. [6] The declaration heightened feelings of inadequacy with regard to their accommodations [7]. Plans for a Shire Hall for Strathfieldsaye were again drawn up by the surveyor in 1868 and a committee formed to make inquiries into a suitable site for the building. By this stage estimates for the cost of the Hall had risen to over £400. The Hall was eventually planned to be constructed adjacent to the Duke of Wellington Hotel, on land already owned by the Shire through their purchase of that building. [8]

Plans for the building were designed by architect George Steane. [9] The building was heralded as 'an unpretending but substantial building of red brick with white quoins and string courses'. [10]. The building was opened with a celebratory banquet chaired by Council President R. B. Sibley Esq, and attended by the Hon. Minister Justice, members of the Borough, the Presidents of Marong and Huntly Councils as well as the Mayor of Sandhurst. [11]

The Shire of Strathfieldsaye occupied the Hall until new premises were constructed in 1972 [12]. In 1994, Shire of Strathfieldsaye amalgamated with Shires of Huntly, McIvor and a portion of Metcalfe, along with Rural City of Marong, Borough of Eaglehawk, and City of Bendigo to become part of City of Greater Bendigo.

Contextual history of agriculture and industry of Axe Creek/Eppalock region

The Axe Creek/Eppalock area was not well known as a gold mining region even though the upper areas of Axe Creek are noted as one of the first spots to be mined in the State. The region was acknowledged as a mixed farming area, with various industries, including wine, timber, fruit, dairy products, tomatoes, sheep and cattle all undertaken. [13]

HERITAGE CITATION REPORT

Timber cutting was an industry in the area that supported many families, and provided construction materials for house and fence construction, and the Bendigo mines. [14]

The region's wine industry began in the late 1860s with the German settler W. Greiffenhagen who established a vineyard on the banks of Axe Creek [15]. The region prospered until the phylloxera outbreak on 8 December 1893, which was first detected at Frederick Grosse's Emu Creek vineyard [16]. This sadly led to all of the vines in the Bendigo area being destroyed. The wine industry has recently resurged within the former Shire of Strathfieldsaye localities, with wineries in the Axe Creek/Eppalock region including Black Estate and Rivergate. [17]

Following the removal of vines in the area, it is reported that the children of the vigneron turned to the dairy industry, which was acknowledged as more profitable at the time. [18] Dairy production was popular in the district, and in 'the early days nearly all farms had a few cows and a hand separator.' [19] Throughout the 1900s the produce of the district was sold at the Durham Ox General store at the corner of Condon and Somerville Streets in Bendigo, and at the market day.[20]

The 1900s saw the region produce a large amount of fruit from the Axe Creek orchards, with apples being sent to the Longlea Railway Station to be exported. Tomatoes were also a mainstay in the region at that time. [21]

Although the region had close proximity to Campaspe, Emu and Axe Creeks, the early settlers in the Shire of Strathfieldsaye acknowledged that the area required a more reliable water source. Following the debate around the benefits of the 1877 Malmsbury to Bendigo Channel, the Council voted to take a poll of ratepayers, which led to a request to the Minister 'to grant the sum of 5,000 pounds for the purpose of cutting races from the Coliban Water channel along the Sheepwash, Emu and Axe Creeks' [22]. Following the amendment to the Irrigation Act in 1888, which allowed districts to apply for a Water Trust, the Emu Valley Irrigation and Water Supply Trust was gazetted on April 2 1889 [23]. The commissioners soon started a race from the Coliban channel in order to irrigate the area [24].

The 1920s saw the introduction of treshing machines to the area, which greatly assisted with the agricultural development of the region. The Pilchers were well known in the region for their machine, and in 1920 men working their machine were earning 1/- shilling [25].

Agricultural activities were also aided with the water provided by the construction of a weir at the Campaspe River in the 1930s, and Lake Eppalock, which was finalised by 1960-1965 [26].

By the 1980s the region still had many family managed mixed farms, however during recent times the area has expanded in response to growing pressure for residential land, and has gradually shifted away from its previous agricultural focus [27]

History of Eppalock

The first land sales in the Eppalock district occurred in the 1870s and were predominantly clustered around the Strathfieldsaye Road and the road to Axedale where fertile land was available. Larger allotments gradually gave way to smaller subdivisions in the inter-war years. Much of its development occurred in conjunction with the nearby towns of Strathfieldsaye, Axe Creek and Emu Creek, which were all located within 20 miles of one another.

The first school in the Axe Creek/ Eppalock area was the Axe Creek School no. 24, which was established by the Church of England and opened on 27 May 1861. It closed shortly later on April 30 1867 [28]. The second school for the district was established by the Catholic Church. Axe Creek no. 796 opened in 1865, and closed in 1903. [29] From 1874, there were requests from the residents to the Board of Education to build a school in the Upper Axe Creek area, and Upper Axe Creek School no. 1788 was erected in late 1876, and operated until 1899 when it was relocated to Mosquito Creek. The

HERITAGE CITATION REPORT

region was without a school until 1911 when a house was utilised as a replacement until a more suitable arrangement was found. In 1920 the school was renamed Eppalock from Upper Axe Creek North. [30]

The region had an active community life, with a Racing Club established in Axe Creek in 1926, a debating society from 1917-1921, tennis club from 1924-late 1930s. In 1917 the Axe Creek Bush Fire Brigade was established, which is believed to have been one of the first Bush Fire brigades in the State [31] The Eppalock Post Office was opened in 1918 at the no 1788 school [32].

History of house and outbuildings, 312 Shanahans Road, Eppalock

The house at 312 Shanahans Road in Eppalock is located on part of a Crown Grant that was issued to Timothy Shanahan of Native Creek on the 9th October 1869. Shanahan was granted the 18 acres, two roods and 15 perches of allotment 3B of Section 12, located in the County of Bendigo, Parish of Eppalock and bounded on two sides by government roads [33]. Parish Plans show the land was located nearby to Native Creek, with the course of the creek running through the upper left hand side of the property.

Shanahan (who is variously referred to as 'Shannahan' or 'Shanahan' in early ratebooks) is mentioned in the Shire of Strathfieldsaye rate books as early as 1868, when he is rated for a different 'farm and land' located at section 12 allotment 5 (part) in Eppalock Parish. By the time rates were made on 18 August 1870, Shanahan had also purchased allotments 7 and 1 of section 12, along with allotments 6 and 7 of section 11, bringing his total holdings located in 'Native Gully' to 207 acres and 14 perches[348]. By 1875 Shanahan's occupation was listed as 'farmer' and his total holdings were 250 acres at 'Native Creek', with the net annual value rising from the £36 he was rated in 1870-1873 to £50. [35]

By 1877 Shanahan was rated for 326 acres described as 'land and house, Native Creek'. As the previous descriptions all were 'farm and land' or 'farm etc', it is likely that the house was constructed on the property between 1875 and 1877. Interestingly, the net annual rate of the property also initially appears to reflect this as the value is £75; however, C.H Read, President, amended the rate on 15.2.77, crossing out the original amount and altering it to £55. By 1888-90, the property was described as a 'land and dwelling' under farmers Timothy and James Shanahan, and it is still rated at a net annual value of £50. [36]

Timothy Shanahan was well known throughout the district and is mentioned in the Bendigo Advertiser several times. The personal notices for October 1 1891 refers to him as Cr. Timothy Shanahan of Axedale [37]. The Annals of Bendigo (1851-1988) also makes reference to him several times, being elected as a Shire Councillor in 1889-90 for the Shire of Strathfieldsaye [38], being re-elected in 1892 [39], and finally being opposed by a Mr W.J Lowndes, who won 178 to 138 in 1895. [40] A book written on the history of the Shire indicates he was a Councillor for Strathfieldsaye riding from 1890-1895. [41]

Timothy Shanahan died on the 28th December 1897, with the Bendigo Advertiser of 30 December 1897 death notice reading 'SHANAHAN - On the 28th December at this residence 'Glindale', Axedale. Timothy, beloved husband of Mary Shanahan, in his 65th year.' [42]. Titles records show that following Timothy's death, James Shanahan and Patrick Shanahan became owners of the land. James is mentioned as the eldest son of Cr. Timothy Shanahan, in his marriage notice to Mary O'Donoghue of Axe Creek, on 1 October 1891 [43]. Both men were farmers, and already ran sheep stations. At the time of the transfer James Shanahan held a property at Terrick Terrick, and Patrick Shanahan was the proprietor of Poonboon Station in New South Wales [44].

The Bendigo Advertiser also lists another Cr. Shanahan for the Shire of Strathfieldsaye, which served from 1913, until he retired on January 6 1916 and was replaced by Cr. Hargreaves [45] A history on the Shire indicates that Patrick was a Councillor for the Strathfieldsaye riding, and served between 1913-1915. [46] On the 24th October 1914, Patrick Shanahan became the sole owner of the property. He was by this time living in Axedale, and had presumably relocated to work the property he had acquired. If this is the case, it is probable that he lived there. Patrick Shanahan remained the

HERITAGE CITATION REPORT

owner of the property for almost another 40 years, until he sold it in 23 February 1951. [47]

The buyers were Allan Livingstone Watson and his wife, Mary Clare Watson, who had been residents of Lockington. The Watsons were also graziers [48]. The Watsons did not own this property for long, and property quickly changed hands to James Thomas Hayes, a farmer from Culgoa, on 16th July 1951. In December 1967 it was again transferred to a farmer, Lloyd Alexander Willian, and his wife, Una Clare Willian, of Bendigo. [49]

A small portion of the allotment which contained the majority of the buildings was cancelled as part of a plan of consolidation on 23 November 1979, and the was remainder transferred on 30 September 1981 [50]. The 1979 cancellation consolidated a portion of crown allotments 1 and 3b of section 12, and transferred these sections to Lloyd Alexander Willian, farmer, and Lorna Una Clare Willian, married woman, of Bendigo. The Willians were the current owners at the time of the transfer, which infers that they were living in town and utilising the property as a working farm, not their sole residence. [51]

Following this, the property was transferred in January 1981 to John Alan McGregor, Journalist, and Lynda Joy McGregor, Teacher, of Moran Street Bendigo. [52] The property was transfer on 11th September 1984 solely to John Alan McGregor on 11th September 1984, until it transferred to its current owners in 1985. [53]

[1] Randell, J. O. (1985). *McIvor: A History of the Shire and the Township of Heathcote*, Shire of McIvor, p. 1.

[2] Spreadborough, Robert and Anderson, Hugh (1983). *Victorian Squatters*, Red Rooster Press, Ascot Vale, p. 150.

[3] Spreadborough & Anderson (1983), p. 31.

[4] Ward, Andrew (1996), *Typological study of Local Government Offices/ Halls in Victoria*, Historic Buildings Council, Victoria, pp. 31 - 52.

[5] Ward, Andrew (1996), pp. 31 - 52

[6] Hewat, Tim (1983), *Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye*, Shire of Strathfieldsaye, Victoria, pp. 11 - 12.

[7] Mitchell, Barbara (2005). *On the Creeks: Early Life at Strathfieldsaye in the Valley of the Three Creeks - Axe, Emu and Sheepwash*, Barbara Mitchell, Bendigo, Victoria. p. 36

[8] Mitchell, Barbara (2005), pp. 36 -37

[9] Mitchell, Barbara (2005), pp. 36 -37

[10] Hewat, Tim (1983), p. 107.

[11] Mitchell, Barbara (2005). pp. 36-37

[12] Mitchell, Barbara (2005). pp. 36- 37

[13] Mitchell, Barbara (2005). p. 37.

[14] Mitchell, Barbara (2005). p. 37.

[15] Mitchell, Barbara (2005). p. 37.

HERITAGE CITATION REPORT

- [16] Mitchell, Barbara (2005). p. 37.
- [17] Axe Creek/Eppalock Committee, (1981), *Axe Creek, Eppalock Recalled*, the author, Axe Creek, Vic, p 4
- [18] Axe Creek/Eppalock Committee, (1981), p 5
- [19] Axe Creek/Eppalock Committee, (1981), p 6
- [20]. Bendigo Winegrowers Association, (2007), *Bendigo Wine Region History*, Available: <http://www.bendigowine.org.au/history.asp> , accessed 17 Sept 2009.
- [21] Bendigo Winegrowers Association, (2007)
- [22] Bendigo Winegrowers Association, (2007)
- [23] Axe Creek/Eppalock Committee, (1981), p 8
- [24] Axe Creek/Eppalock Committee, (1981), p 8
- [25] Axe Creek/Eppalock Committee, (1981), p 7
- [26] Webb, Colin and Quinlan, John, (1985), *Greater than Gold: A History of Agriculture in the Bendigo District from 1835-1985*, Cambridge Press, Bendigo, p 49
- [27] Webb, Colin and Quinlan, John, (1985), p 49
- [28] Webb, Colin and Quinlan, John, (1985), p 49
- [29] Axe Creek/Eppalock Committee, (1981), p 8
- [30] Hewat, T, (1983) p 115
- [31] Axe Creek/Eppalock Committee, (1981), p 8
- [32] Axe Creek/Eppalock Committee, (1981), p 11
- [33] Axe Creek/Eppalock Committee, (1981), p 12
- [34] Axe Creek/Eppalock Committee, (1981), pp 12-15
- [35] Axe Creek/Eppalock Committee, (1981), pp 23-26
- [36] Axe Creek/Eppalock Committee, (1981), p 30
- [37] Certificate of Title, Vol. 353, Fol. 422.
- [38] Shire of Strathfieldsaye rate books 1868-1870
- [39] Shire of Strathfieldsaye rate books, 1870-1875

HERITAGE CITATION REPORT

[40] Shire of Strathfieldsaye rate books, 1875-1890

[41] Jackman, Betty May (compiled by), (1995), *Bendigo Advertiser Personal Notices 1881-1895 (volume 2)*, the author, Bendigo, Vic, p 131

[42] Mackay, George, (1860-1948), Lockwood, Douglas, (1918-1980), Cusack, Frank, *Annals of Bendigo: 1851-1988 [irregular précis of news from The Bendigo Advertiser]*, Bendigo, volume 2, p 221

[43] Mackay, George, (1860-1948), Lockwood, Douglas, (1918-1980), Cusack, Frank, volume 3, p 244.

[44] Mackay, George, (1860-1948), Lockwood, Douglas, (1918-1980), Cusack, Frank, volume 3, p 262

[45] Jackman, Betty May (compiled by), (1998), *Bendigo Advertiser Personal Notices, 1896-1910*, the author, Bendigo, Vic, p 152

[46] Jackman, Betty May (compiled by), (1995), *Bendigo Advertiser Personal Notices 1881-1895 (volume 2)*, the author, Bendigo, Vic, p 131

[47] Certificate of Title, Vol. 353, Fol. 422.

[48] Certificate of Title, Vol. 353, Fol. 422.

[49] Mackay, George, (1860-1948), Lockwood, Douglas, (1918-1980), Cusack, Frank, volume 4, pages 401 and 424

[50] Certificate of Title, Vol. 353, Fol. 422.

[51] Certificate of Title, Vol. 353, Fol. 422.

[52] Certificate of Title, Vol. 353, Fol. 422.

[53] Certificate of Title Vol 9355, fol 756

[54] Certificate of Title Vol 9355, fol 756

[55] Certificate of Title Vol 9355, fol 756

Primary sources

Axedale Community Consultation, 20/9/07.

Certificate of Title, Vol. 353, Fol. 422

Certificate of Title, Vol. 9355, Fol. 756

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HERITAGE CITATION REPORT

Jackman, Betty May (compiled by), (1995), *Bendigo Advertiser Personal Notices 1881-1895 (volume 2)*, the author, Bendigo, Vic

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Spreadborough, Robert and Anderson, Hugh (1983). *Victorian Squatters*, Red Rooster Press, Ascot Vale

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Relevant Historical Australian Themes

4.0 Transforming the land

4.3 Grazing and raising livestock

Description

Physical Description

312 Shanahans Road consists of two houses joined together. The front house is built of sandstone with dressings and quoins of a rendered finish. The rear house is of timber with weatherboard cladding. (It is not clear which is the earlier house). Both houses have almost fully encircling verandahs supported on timber posts. These have been altered to include concrete half pillars in the case of the front house. It is also believed that the windows have been altered in the 1960s.

HERITAGE CITATION REPORT

There are a number of outbuildings however these are not of particular interest. Both houses have plan forms that are almost square, resulting in hipped roofs that are relatively high. Verandahs are continuous with the roof slope in the case of the front house, or just beneath the eaves line in the case of the rear house. The rear house also has a roof form with a half gable with weatherboard infill cladding.

Physical Condition

Fair, weatherboard component is poor

Conservation Policy

Guidelines (Specific)

No specific guidelines are specified.

Comparative Analysis

This building is identified in Stage 1 of the study as being rare in the study area. It is one of 17 Victorian vernacular houses dated 1851-1901 in the study area, with only 7 others in the former Shire of Strathfieldsaye and 1 other identified in the locality of Eppalock, being property number 190852, Axedale-Kimbolton Road, Eppalock. Historically, this property can be compared to 381 Axedale-Kimbolton Road, which was built c.1920 by Shire of Strathfieldsaye Councillor Samuel Doak, who served from 1910-1948. It can also be compared to another co-joined sandstone and weatherboard farming homestead/complex in the study area, being 'Penarth' at 2351 Kyneton-Redesdale Road, Redesdale.

Statement of Significance

What is significant?

The house at 312 Shanahans Road, Eppalock, including all of the fabric of the sandstone and co-joined timber houses are significant. The outbuildings are not significant.

How is it significant?

The house at 312 Shanahans Road, Eppalock is of local historical and architectural significance to the City of Greater Bendigo.

Why is it significant?

The house and outbuildings are historically significant for their association with long-term owners, the Shanahan family, for whom the road the land is situated on is named. Timothy Shanahan was an early Shire of Strathfieldsaye Councillor between 1889- 1895, and is likely to have built the house by the late 1870s. Timothy Shanahan lived there with his wife Mary until his death in 1897 when ownership passed to James, his eldest son, and Patrick Shanahan, land holders of large sheep stations in Terrick Terrick to the north, and Poonboon Station in New South Wales respectively. Patrick took sole ownership in 1914, and the property remained in the Shanahan name for over 80 years. Patrick was also a Councillor for the Shire of Strathfieldsaye, serving from 1913-1915. *Criterion A, Criterion H*

HERITAGE CITATION REPORT

The property was transferred from the Shanahan family in 1951 to graziers Allan Livingstone Watson and his wife, Mary Clare Watson, who had been residents of Lockington. Following this, the property changed hands over the years to several farmers. The property is historically significant for remaining as a working farm for 112 years, from its original ownership in 1869 up until 1981, when it was transferred to a journalist and teacher. Historically, it is significant as a now rare early house that demonstrates the first stages of selection by graziers in the Eppalock area. *Criterion A*

The house is architecturally significant as a co-joined complex that illustrates changing building traditions. Although it is unclear which was the first house to be built on the property, the sandstone house facing the road, has interesting window quoins and dressings. While both houses have relatively high hipped roofs, and are almost fully encircled by verandahs supported on timber posts, the posts have been altered on the front house to include concrete half pillars. By contrast, the rear timber house has weatherboard cladding with the verandah positioned beneath the eaves line. A half gable with weatherboard infill cladding on the rear house also makes an interesting contrast with the house at the front of the property where the verandah is continuous with the slope of the roof. *Criterion D*

Assessment Against Criteria

HERCON CRITERIA

Importance to the course or pattern of our cultural or natural history. *Criterion A*

Possession of uncommon rare or endangers aspects of our cultural or natural history. *Criterion B*

Potential to yield information that will contribute to an understanding of our cultural or natural history. *Criterion C*

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. *Criterion D*

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

Importance in demonstrating a high degree of creative or technical achievement at a particular period. *Criterion F*

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

Special association with the life or works of a person, or group of persons, of importance in our history. *Criterion H*

HERITAGE CITATION REPORT

Recommendations 2008

| | |
|---|-----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | Yes |
| Aboriginal Heritage Place | No |

Other Recommendations

It is recommended that 312 Shanahans Road, Eppalock be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is defined by a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'