Colac Otway Heritage Study

Volume I

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Colac Otway Heritage Study

CONTENTS

ACKNOWLEDGEMENTS

Heritage studies represent the efforts of many. The Shire of Colac Otway Heritage Study is no exception. Mary Sheehan and Associates acknowledge the valuable support and assistance offered by the Shire in undertaking this study, particularly the officers involved in the Steering Committee: Rob Davis and Robert Hutchison, Mike Ferey, Cressi Golding, Kaz Paton and Garry Dolan. Their enthusiasm and commitment to the project is sincerely appreciated. Rob Davis especially must be singled out for the help and support he provided, as also Greg Slater - it is to them that the consultants are specially indebted.

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Other historical repositories have been generous in also allowing access to their holdings. These include the Geelong Heritage Centre, the Colac and District Historical Society, the Birregurra Historical Society, the Apollo Bay and District Historical Society, and the Cressy Historical Society. The consultants are grateful to those who so generously allowed the material in their repositories to be examined, often allowed access outside of normal operating times.

Studies like this of the Colac Otway Shire cannot be prepared without the help of the local community - it is they who know the stories and who are familiar with the locations of heritage sites. In this way, community groups and individuals offered invaluable help - in particular Bill Biddle, Ned Brown, Don McCready, Alan Carew, Audrey and Noel McKenzie, John Reynolds, Warren Riches, and Jessie and George Tillack spent time showing sites to the Consultants. Many others telephoned and provided useful information, and the consultants are sincerely grateful also for their help.

The Colac Otway Shire community's support in maintaining heritage sites, along with their excitement in discovering their heritage, has been enormously gratifying for the consultants. The Shire has a rich and diverse heritage, one that should be valued and appreciated.

HOW TO USE THIS STUDY

The Summary List of Recommendations is the key to accessing information in this Study.

Themes provide a cross-reference to detailed contextual information contained in the Environmental History; information contained in the **Listing** column offer a quick guide to the recommended level of protection; and the **Reference Number** assist to finding individual Data Sheets for each recommended Place.

The Summary List of Recommendations has been included in Volume I, and repeated again at the rear of each part of Volume II.

Introduction & Methodology

Colac Otway Heritage Study

INTRODUCTION

The Heritage Study of the Colac Otway Shire was commissioned and undertaken in two stages. In January 1998 the Shire Council commissioned Stage One of the Heritage Study of the Shire, which was completed in October 1998. Stage Two was commissioned in October 1999.

The purpose of the Heritage Study is to identify, assess and document all post-contact places of cultural significance within the Colac Otway Shire and to make recommendations for their future conservation. For the purpose of the study 'post-contact' has been defined as the period since first contact between Aboriginal and non-Aboriginal people.

Cultural Heritage

The human history of the Colac Otway Shire has left a rich heritage of historic places. These are the relics of past human activity, reminders of where we have come from and what we have done. They also explain how the Shire has evolved.

The Colac Otway Shire has a rich heritage. Its industries and people have played an important role in Victoria's growth through pastoral activity; the dairy industry and farming; the forest industry and tourism. The institutions and organisations formed by Shire residents have assisted in defining its unique local identity. The diverse range of cultures, lifestyles and standards of living is illustrated in its cultural heritage.

Study Area

The investigation area comprised the Shire of Colac Otway. The Shire comprises a topography that ranges from the volcanic lakes, craters and plains in the north, through the Otway Ranges to the Great Ocean Road coastline. The Shire has an area of approximately 3,533 square kilometres and a population estimated in 1997 to be 21,523 people. Its major urban centre, Colac, has a population of about 12,000 and Apollo Bay, its second key centre, currently has a resident population of approximately 1,000 people which swells to approximately 10,000 in the summer months. A number of smaller settlements fall into categories based on geographical location - Skenes Creek, Wye River, Kennett River along the coast, Lavers Hill, Forrest and Gellibrand within the Otways, Beeac, Cororooke and Alvie around the lakes - with Birregurra lying to the east of Colac and Cressy in the north of the Shire on the Hamilton Highway. In common with the rest of Victoria, the rural parts of Colac Otway are experiencing a decline in population.

The Shire includes the Otway Ranges National Park and the coastline served by the Great Ocean Road. The majority of forested land is in public ownership in the Otway Ranges with the result that some 43% of the land in the Shire is Crown land largely administered by the Department of Natural Resources and Environment.

The municipality's boundaries have changed over time. Because the objective of the study is to recommend places to the council's planning scheme, this study is limited to an investigation of the current municipal area [see Map of Study Area p. iv].

METHODOLOGY

The Study was undertaken in two stages. Stage One involved the preparation of a thematic environmental history and the identification of places of potential cultural heritage significance across the Colac Otway Shire, the study area [see map]. Stage Two involved the

assessment of significance and documentation of those places identified to be of potential cultural significance in the Stage One study.

The methodology adopted for Stage One and Stage Two of the Heritage Study was that recommended by Heritage Victoria, Department of Information. The study was undertaken according to best practice, utilising the methodology outlined within the *Burra Charter* [Australia ICOMOS Charter for the Conservation of Places of Cultural Significance and its guidelines - Attachment 1]. Themes were also identified at the outset of Stage One, and applied to assist in identifying and assessing cultural heritage places [See Section II: Environmental History]. The criteria applied during the assessment process were those adopted by the Victorian Heritage Council [See Section III, Volume II].

Stage One
Effective community consultation was an essential component of the Stage One study. Community workshops were conducted in June 1998 at Apollo Bay, Colac, Birregurra and Cressy. The community were also kept informed of the project and its different stages through the print and electronic media.

Stage One was managed by a Steering Committee comprised:
•   Rob Davis - Economic Development Manager/Project Manager
•   Mike Ferey - Manager Planning
•   Cressi Golding - Policy and Research Officer
•   Kaz Paton - Arts and Recreation Officer
•   Anita Brady - Heritage Victoria, Department of Infrastructure.

The project was undertaken by the consultants Mary Sheehan & Associates. The Team comprised:
•   Mary Sheehan   Historian
•   Norm Houghton   Historian
•   Michael Taylor   Architect

The history submitted at the completion of Stage One was in draft form. Detailed research undertaken in Stage Two was incorporated into the history. The scope of the study limited the history to 20,000 words. This was increased to 25,000 words with the approval of the Steering Committee. The incorporation into the history of the information that was gained during the Stage Two phase has increased the history to 30,000 words.

Stage Two
Stage Two involved more detailed historical research, assessment and documentation of those places identified to be of potential cultural significance in the Stage One study.

The Stage Two component of the Study was managed by a Steering Committee comprising:
•   Rob Davis - Economic Development Manager/Project Manager, Colac Otway Shire
•   Garry Dolan - Department of Infrastructure, Colac Otway Shire [until May 2000]
•   Anita Brady - Heritage Victoria, Department of Infrastructure [until May 2001]
•   Geoff Austin - Heritage Victoria, Department of Infrastructure [from May 2001]

The project was undertaken by the consultants Mary Sheehan & Associates. The Team comprised:
•   Mary Sheehan   Historian & Project Leader
•   Norm Houghton   Historian
•   Sonia Jennings   Historian
•   Michael Taylor   Architect
•   Amanda Jean   Architect

- Oona Nicholson   Archaeologist
- Karen Olsen   Horticulturist
- Ian Wight   Town Planner

Limitations

This Heritage Study is limited by a number of factors. First, the work deals only with the 'post contact' history of the Shire. It was beyond the scope of the study brief to investigate places associated with Aboriginal people before contact with non-Aborigines. This aspect of the Shire's development will need to be the subject of another investigation.
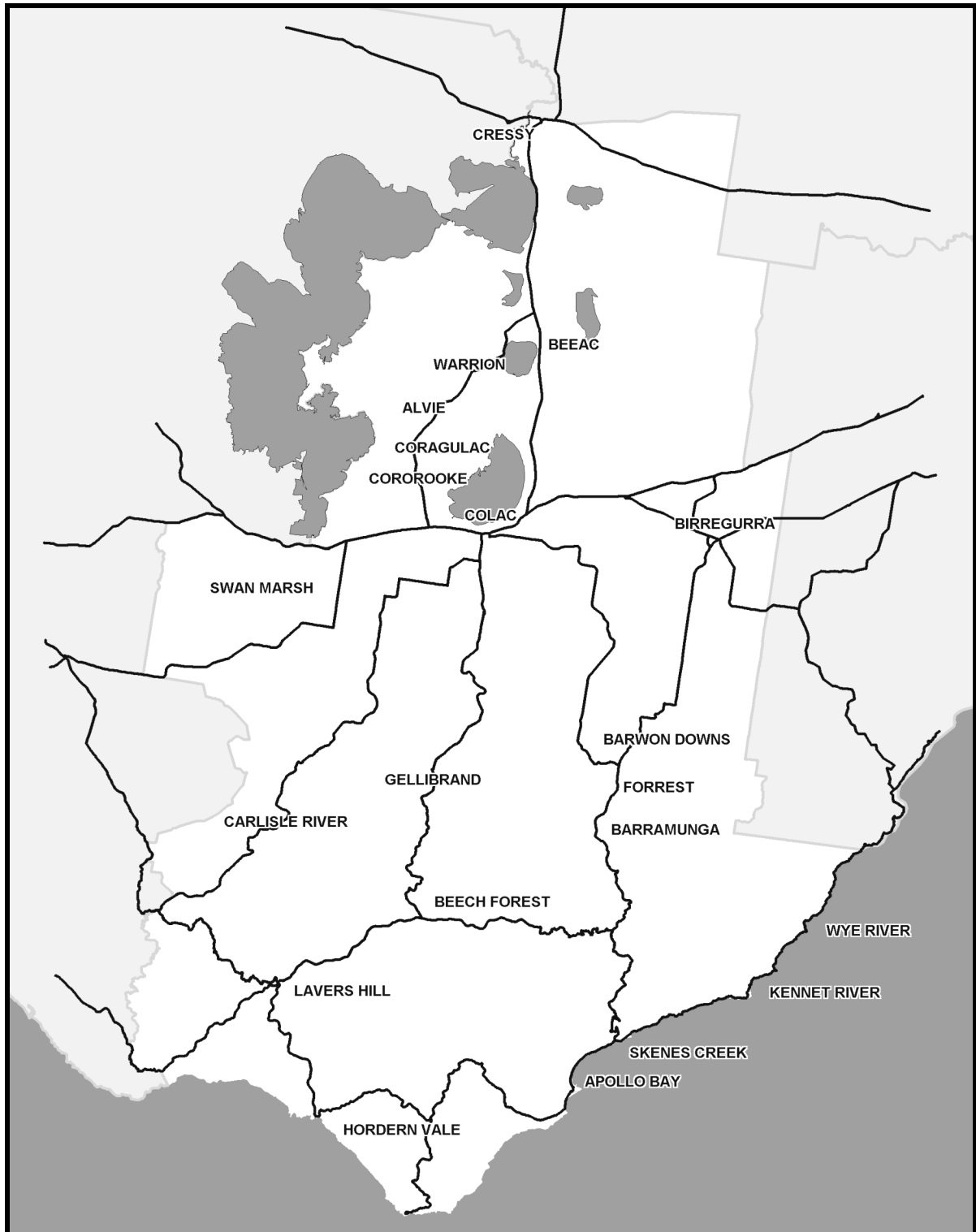
The aim of the history is to outline the story of the development of the area through the tangible evidence surviving in the landscape or the environment. Because the focus is the environment, it is beyond the scope of the study to provide the complete story of the Colac Otway Shire. It has not been possible, therefore, to deal with the Shire's social, religious, economic or political history, unless tangible evidence survives in the environment - other avenues must be found to gain the complete history of the Shire. Similarly, it is beyond the scope of the study to deal with places in the landscape that have been removed or destroyed.

Using rate books has presented problems. The Shire's rate books usually list owners alphabetically (not geographically) and frequently do not provide land parcel identification. Generally the rate books do not provide sale details when land is transferred to a new owner, creating challenges in identify sequences of freehold ownership. This has made research extremely difficult and, on a number of occasions, impossible to provide a thorough detailed history and analysis of some sites. Often the only means of gaining ownership information is through local residents.

Gaining information from oral interviews is extremely valuable, but was time consuming and, in order to avoid delaying the project, had to be limited.

The primary focus of the Colac Otway Heritage Study is freehold land. The focus was adopted because in 1997 the Land Conservation Council completed an investigation of historic places on public land in south-western Victoria. Colac Otway Shire was included in the area investigated by the Land Conservation Council. The Land Conservation Council's investigations did not consider underwater shipwrecks, which were considered to be a geographically distinct group covered by specific legislation. However on-shore shipwreck sites were considered by the Land Conservation Council. The results of the Land Conservation Council were published in *Historic Places: Special Investigation, South-Western Victoria*. The recommendations made in the report are included in the Colac Otway Heritage Study.

Access was denied to a some few places on freehold land that research had indicated were likely to be of cultural heritage importance. These have been included in the study.

CRESSY

BEEAC

WARRION

ALVIE

CORAGULAC

COROROOKE

COLAC

BIRREGURRA

SWAN MARSH

BARWON DOWNS

GELLIBRAND

FORREST

CARLISLE RIVER

BARRAMUNGA

BEECH FOREST

WYE RIVER

LAVERS HILL

KENNET RIVER

SKENES CREEK

APOLLO BAY

HORDERN VALE

Map of Study Area

Environmental History

ENVIRONMENTAL HISTORY - INTRODUCTION

Each year on the first Sunday after ANZAC Day a dedicated group meet at the Wye River War Memorial to commemorate those who lost their lives in world wars. Although the number of ex-servicemen and women decline each year, the size of the group attending grows annually. Further north at Beeac, a memorial commemorates two shire councillors who died in office - Herbert Leslie Martin (1892-1968) and Thomas Anzac Barnard (1916-1968). At Apollo Bay a water fountain on the foreshore memorialises the district's pioneers. A cairn sits on the side of the Colac Forest Road to celebrate the contribution of an early Colac settler, Hugh Murray (1814-1868). And at Birregurra a memorial in the grounds of the Uniting Church recalls the missionary efforts of Reverend Francis Tuckfield at Buntingdale (1838 and 1848).

These and many other memorials have been placed throughout the Colac Otway Shire in memory of the bravery and deeds of its residents. The memorials represent the value people place on the individuals who have lived, worked and contributed to the history of the district. The memorials also illustrate the value people place on the Shire's heritage.

Colac Otway Shire has a diverse and rich heritage. This Environmental History tells the story of the Shire since European settlement. It tells a tale of human endeavour and the contribution of many to the evolution of the Shire. The history tells the story of individual successes through labour and perseverance, and it chronicles their failures through natural disaster, human error, and sometimes the misguided policies of governments. It tells the story of tragedy brought about by events such as war, as well as celebrations and achievements. The story tells how people dealt with isolation, of how they formed institutions, and the social organisations they established.

The Environmental History helps to 'read' the Shire's history in the landscape. The environment is one of the most eloquent witnesses of history, able to show generations of human occupation. People rarely think of the environment as an historic document, yet it is a legacy of the ordinary day-to-day activities of individuals. Their aspirations and values are written in the landscape, as well as their successes and failures. It can be 'read' in houses and churches, in trees and gardens. It can also be 'read' in the way primary production has altered the land, in the changes brought about by the construction of railways, by agriculture and dairying, and by the timber industry. The environment is one of our most valuable documents, and represents the legacy handed down from previous generations.

Themes

Themes have been used in this Environmental History to cover all aspects of the story that is the Colac Otway's heritage. The principle of linking places to historic themes is well established in Australian cultural heritage practise. It is used by heritage agencies around Australia, including the Victorian Heritage Council.

Themes assist in interpreting heritage and enrich the 'reading' of places. They draw attention to the layers of history associated with a place, and highlight connections with other places and themes. Because themes broaden the direction of research, it is possible to identify places that demonstrate a broad range of activities and experiences of people living in the environment. The inclusion of themes also helps with analysis of historic places data.

Themes Applied in Study

1.   **European Exploration**

2.   **Contact**
2.1   Conflict
2.2   Imposing European values

3.   **Settling**
3.1   Squatters & pastoral settlement
3.2   Closer settlement
3.2.1 Early closer settlement
3.2.2 Settlement by selection
3.2.3 Soldier settlement
3.4   Developing primary industries
3.5   Improving properties
3.5.1 Improving homes
3.5.2 Fences & boundaries
3.6   Farming

4.   **Transport & Communication**
4.1   Postal communication
4.2   Coastal trade & travel
4.3   Railways & railway stations
4.4   Roads & routes

5.   **The Development of Towns**
5.1   Building towns
5.2   Supplying services
5.4   Developing secondary industries

6.   **The Environment**
6.1   Pests – rabbits
6.2   Fire & flood

7.   **Exploiting natural resources**
7.1   Forests
7.2   Fishing
7.3   Extractive industries

8.   **Governing & Administering**
8.1   Formation of local government
8.2   Building for the public
8.2.1 Schools
8.2.2 Hospitals
8.2.3 Public housing
8.2.4 Mechanics institutes & public halls
8.2.5 Law & order
8.2.6 Cemeteries & lone graves

9.   **Cultural Institutions & Ways of Life**
9.1   Religious institutions
9.2   Forming associations
9.3   Memorials & monuments
9.4   Recreation
9.5   Tourism

1.   EUROPEAN EXPLORATION

Although the western coastline of Victoria was probably well known to whalers and sealers during the closing years of the eighteenth century, few landings were recorded. What is recorded are the exploits of seafarers such as Lieutenant James Grant, who sailed along the south coast of Victoria in the *Lady Nelson* in 1800. Grant was the first explorer to make mention of the Colac Otway Shire coastline. He gave the name Cape Albany Otway to what later became known as Cape Otway. After proceeding further east, he attempted a landing near Cape Patton, but was unsuccessful. However Grant was favourably impressed with the coastline, and noted he had "never seen finer country". He went on to describe the area as:

> … *truly picturesque and beautiful - It abounds in wood, very thick groves and large trees.*[1]

Matthew Flinders was also enthusiastic and wrote the land eastward from Cape Otway:

> … *is high, the elevation of the uppermost parts being no less than two thousand feet. The rising hills were covered with wood and deep green foliage, and without any vacant spaces of rock or sand; so that I judged this part of the coast to exceed in fertility all that had yet fallen under observation.*[2]

Permanent European settlement, however, did not take place in Victoria for another 30 years. John Batman set sail from Van Diemans Land, and in May 1835 landed at the Yarra River's furthest navigable point. Here he made a treaty with local Aborigines to take up a huge tract of their land on the western shores of the bay, in return for an annual rent of red shirts, blankets, knives, mirrors, tomahawks and other goods. Batman returned to Van Diemen's Land and formed the Port Phillip Association, which raised funds to purchase stock and transport to the new settlement. Those who helped finance the Port Phillip Association's enterprise included William Robertson who settled on the *Karangamorah* run, later renamed *The Hill*. Whilst Batman was organising the Port Phillip Association a party led by John Pascoe Fawkner arrived at Port Phillip Bay in July 1835, and travelled up the Yarra River. Fawkner and Batman and their followers formed the first permanent European settlement in Melbourne.

Because the British Government did not sanction the settlement, the first European settlers were regarded as lawbreakers. In May 1836 Governor Richard Bourke learnt that 177 Europeans had already settled in the area. He had no alternative but to authorise the existence of the settlement. The area south of the Murray River was named the Port Phillip District, a title that was retained until 1851 when renamed the Colony of Victoria.

Within a few years of colonisation from Van Diemen's Land by those associated with Batman and Fawkner, sheep and cattle began to be driven overland from the more heavily settled parts of New South Wales. These 'overlanders', as they were called, were encouraged by reports from the explorer Major Thomas Mitchell. By 1841 most of the available grazing land in the Port Phillip District was occupied by squatters.

2.   CONTACT

Aborigines and pastoralists were living in close proximity across most of the region within a few short years of the establishment of European settlement in south western Victoria. European settlement was far from orderly and superimposed on a pre-existing division of land

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[1]   Central Planning Authority 'Corangamite Region Resources Survey', Melbourne 1957, p19; Winty Calder *Beyond the View: Our changing landscape*, Melbourne 1981, p71.

[2]   Calder,ibid.

between Aboriginal clans. Aborigines stayed where they had always been when European settled. It was impossible for them to move far. Elsewhere they were 'strangers' and in Aboriginal society a stranger, coming in to the country of others without invitation or pre-arrangement, was liable to be killed.[3] This meant Aborigines had no alternative but to continue to live on their land and face the invasion of Europeans, who mistakenly believed the land was unoccupied and available for the taking. The situation was complicated by the authorities belief that the land belonged to the Crown. Misunderstandings existed at all levels, which lead to conflict. The first owners of the land were affected the most. Reverend John Dunmore Lang, Sydney's first Presbyterian minister, left his account of the impact of European settlement on the clans of the Lake Colac area:

> *Before arrival of the white man the Aborigines of the Coladjin tribe inhabited an extensive tract of country having the beautiful Lake Colac as its centre, and of that country each family had not only its own portion, but also its own separate and well-defined frontage on the lake. But within a short space of ten years (from 1836 to 1846) this rude framework of society had been entirely broken up; their pleasant land has been seized by strangers, and they are now a band of outcasts among their fathers' graves; the warriors of their tribe have fallen successively in unequal strife, and the goodliest of their youth have pined and died away under unknown and horrible diseases, the wretched fruits of their intercourse with the European … .[4]*

2.1   Conflict

The rapid advance of European settlement and the phenomenal growth in the squatting movement resulted in conflict and often violence between Aborigines who sort to protect their land from invasion, and squatters who tried to prevent the loss of their investments.[5]

The new European settlers of the southwest area made several appeals to government for protection against Aboriginal attack. The Crown Lands Commissioner Foster Fyans toured the Western District in 1840, and reported Aboriginal people or groups had attacked nearly every station. Settlers' main complaint was theft of sheep and cattle, with the number varying from one to hundreds. How many were taken seemed not to affect the use of the word 'outrage' – the stealing of even one sheep was regarded as outrageous - or the violence of European's reactions. [6]

In the long term Aborigines had no chance against European weapons and superior numbers, however in the short term their attacks were costly. Attacks and loss of sheep could lead to ruin, and at the very least added to the cost of running stations where shepherds refused to do their duty unaccompanied. Many pastoralists were also forced to abandon outstations for a time.[7]

Isaac Hebb in his 1888 *History of Colac and District*, refers to a number of clashes between settlers and Aborigines. He wrote of one account that and involved an 'expedition' led by the government surveyor R B Smyth (later the Surveyor-General). Smyth led his party through

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[3] Land Conservation Council *Historic Places Special Investigation South-Western Victoria Descriptive Report*, Melbourne 1996, p38.

[4] Isaac Hebb, *The History of Colac and District*, Colac 1888 (reprinted Melbourne 1970), p207-8.

[5] In an attempt to control the conflict and violence, and to protect Aborigines, 5 Protectors were appointed in 1839. Because considered to be no longer financially viable by December 1849, the Protectorate was abolished and its functions absorbed by the Victorian Lands Council. For more information see Mira Lakic & Rosemary Wrench, *Through Their Eyes; an historical record of Aboriginal people of Victoria as documented by the officials of the Port Phillip Protectorate, 1839-1841*, Melbourne 1994, p13ff.

[6] Land Conservation Council, ibid., p38.

[7] Ibid., p38.

the Otway Ranges in 1841 in search of an Aboriginal who had "committed a murder".[8] Eventually they discovered an encamped tribe, and murdered them all in retaliation. The expedition was not officially sanctioned, and the outcome was heavily criticised, but it was not an isolated case.

2.2   *Imposing European Values - Buntingdale Mission*

There were some who genuinely tried to help the Aborigines. The London-based Wesleyan Missionary Society, an organisation committed to promoting the advancement of Christian knowledge in foreign parts, was the first non-government organisation in Victoria to attempt to counteract the consequences of European settlement. In 1838 the government set aside 64 square miles on the Barwon River for the Buntingdale Wesleyan Mission, approximately four miles up-stream from the present site of Birregurra.[9] It was not the first Aboriginal mission established in the Port Phillip District. In January 1837 the Reverend George Langhorne attempted to establish a 'native village' on 900 acres on the Yarra bank, about a mile and a half upstream from the fledgling town of Melbourne. But his efforts failed.[10]

The Reverends Francis Tuckfield and Benjamin Hurst, and their families, were placed in charge of the Wesleyan Buntingdale Mission. The missionaries arrived at Buntingdale in 1838 equipped with various implements and stores, as well as a prefabricated dwelling described by Isaac Hebb as:

> *parts of a five-roomed weatherboard house, large enough to accommodate two mission families.*[11]

Various other structures were also erected over time, including a schoolroom, storeroom, a house for the overseer and "a sleeping place for the natives".

The missionaries were charged with the primary objective of 'civilising' the Aborigines, and were to 'protect' and 'prepare' them for conversion to Christianity. It was also hoped that, by teaching respect for property and a 'trade', they would be "equipped for living in a British community".[12] But their approach was paternalistic and they gained little understanding of (indeed failed to understand) the culture of the people they were trying to help. So, whilst well intended, their objective was naive.

Squatters displayed no sympathy for the missionaries' objectives, and encroached the land set aside for the mission. This, Hebb notes, "had the effect of driving" the Aborigines away. During the economic downturn of 1843 the Buntingdale grant allocation was reduced, which meant a portion of the mission reserve had to be let for grazing to raise funds.[13]

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[8]   Hebb, ibid., p219. Whilst this incident occurred in 1841, it was not until 1887 that it was recounted in *The Age.*

[9]   The mission was named after the then London Secretary of the Wesleyan Missionary Society, the Reverend Jabez Bunting. AGL Shaw *A History of the Port Phillip District Victoria before Separation,* Melbourne 1996, p117. In 1840 the land reserve for the Buntingdale Mission was increased to 32,580 acres. See Hebb p192ff. R V Billis & A S Kenyon, *Pastoral Pioneers of Port Phillip* Melbourne 1974, p184. Thomas Ricketts' Ricketts Marsh Barwon license was resumed in 1840 to form the mission, and Alex & John Dennis' license was withdrawn and restored with altered boundaries to form the *Kerangeballort* run, ibid., pp130 & 57.

[10]   The attempt to establish the 'village' was deemed to be a failure by March 1839. For further information see Shaw, ibid., p115.

[11]   Hebb, ibid., p189.

[12]   Ibid., p190.

[13]   Finances for the mission were gained from grazing stock on sections of the reserve, as well as the results of cultivating 20 acres of land.

The economic downturn, compounded by the squatters' hostility and the colonising mentality of the missionaries, meant Buntingdale was doomed. [14] In 1848 the stock was sold, and Tuckfield and his family left to take up a posting in Geelong. In February 1851 (Black Thursday) the mission buildings were destroyed by fire. Later in the same year the land was subdivided and sold at auction in Geelong. By November 1851 Buntingdale had officially ceased to exist. [15]

The well intentioned but naive plans of the Wesleyan missionaries to assimilate, convert and civilise the Port Phillip Aborigines failed. The failure of the mission is not surprising, for the plans were unrealistic, were based on a false image of the Aboriginal people, and completely failed to understand their culture or recognise their association with their tribal land. But, in historic terms, attempts to establish the mission are important for they reveal a genuine concern for the first owners of the land.

A cairn, constructed in 1939 to commemorate the founding of the Buntingdale Mission, is now located in the grounds of the Uniting Church at Birregurra. It survives as an evocative reminder of this important phase of Victoria's history.

The site of the Buntingdale Mission may contain valuable archaeological information. It is therefore potentially of very high importance.[16]

Buntingdale Mission Memorial Cairn, Birregurra
Site #82

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[14]   Ibid., p205.
[15]   Ibid., p205; Birregurra Hall Committee, *Birregurra by the Barwon*, n.d. (c.1981), n.p. [2].
[16]   Access been denied, hence the site's cultural heritage importance has not been physically examined or assessed.

3. SETTLING

3.1 Squatters & Pastoral Settlement

The New South Wales Colonial Government passed the *Squatting Act* in 1836, and legalised occupation of Crown Land in the Port Phillip District. The size of the land claimed by squatters varied. Usually the extent was restricted by limits of stock allowed - 4,000 sheep and 500 cattle. Size of holdings was limited also, to 20 square miles. According to estimates squatters put the bulk of their capital into sheep, because in 1840 there were about 782,000 sheep in the Port Phillip District, and 51,000 cattle. [17]

The first squatters to claim land in the Lake Colac region were young men in their early twenties, with little capital. Women and children accompanied only a few. Hugh Murray was one of the first. He took 100 sheep to Lake Colac in 1837 and settled on the land now occupied by Colac. He named his run *Barongarook*. It was a lonely life at first. Murray wrote:

> *We were the only occupants of the country for about six months, our nearest neighbours being Thomas Ricketts who occupied a station on the Barwon River about ten miles from Colac ….* [18]

Life was not easy. From the earliest times drought affected production. The first hit in the summer of 1839-40 and caused sheep values to fall. [19] Soon after an economic slump hit, bought about by the District's first land sales and high stock prices. Many settlers walked off their runs and several stations changed hands. George Lloyd was one. George accompanied Hugh Murray to the Port Phillip District in 1837, and took up land further west of him. But the struggle to keep hold of the land was too great for Lloyd, and two or three years after arriving he 'sold' his Kerangemorrah licence to Alexander and John Dennis for a mare and 25 ewes. [20] But Lloyd was just one of many. Of the 481 people who held pastoral licences in 1840, fewer than half remained by 1845. [21]

Gold affected squatters further. The rush commenced in 1851, soon after the Colony of Victoria was proclaimed. Many left for the diggings; runs changed hands; and holdings swapped over to cattle instead of sheep, to satisfy demands for meat to feed the Victoria's rapidly growing population. Squatters were forced to fence their runs, because shepherds and herdsmen left for the diggings, and disease in flocks became too difficult to contain [see Section 3.5.2].

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[17]   Calder, ibid., p97.
[18]   Colac Historical Society, *The Shire of Colac 1864-1964*, n.d. [1964], p1.
[19]   Central Planning Authority, ibid., p19.
[20]   Hebb, ibid., p10; Billis & Kenyon, ibid., p97. Squatters behaved as though they owned the land that they had claimed, but actually under the provisions of the 1836 *Squatting Act* they only held a £10 annual lease from the government which had declared the Portland Bay District Crown Land. See Richard Broome *The Victorians: Arriving,* McMahons Point NSW, 1984, p23ff.
[21]   Tony Dingle, *The Victorians: Settling,* McMahons Point NSW, 1984, p27.
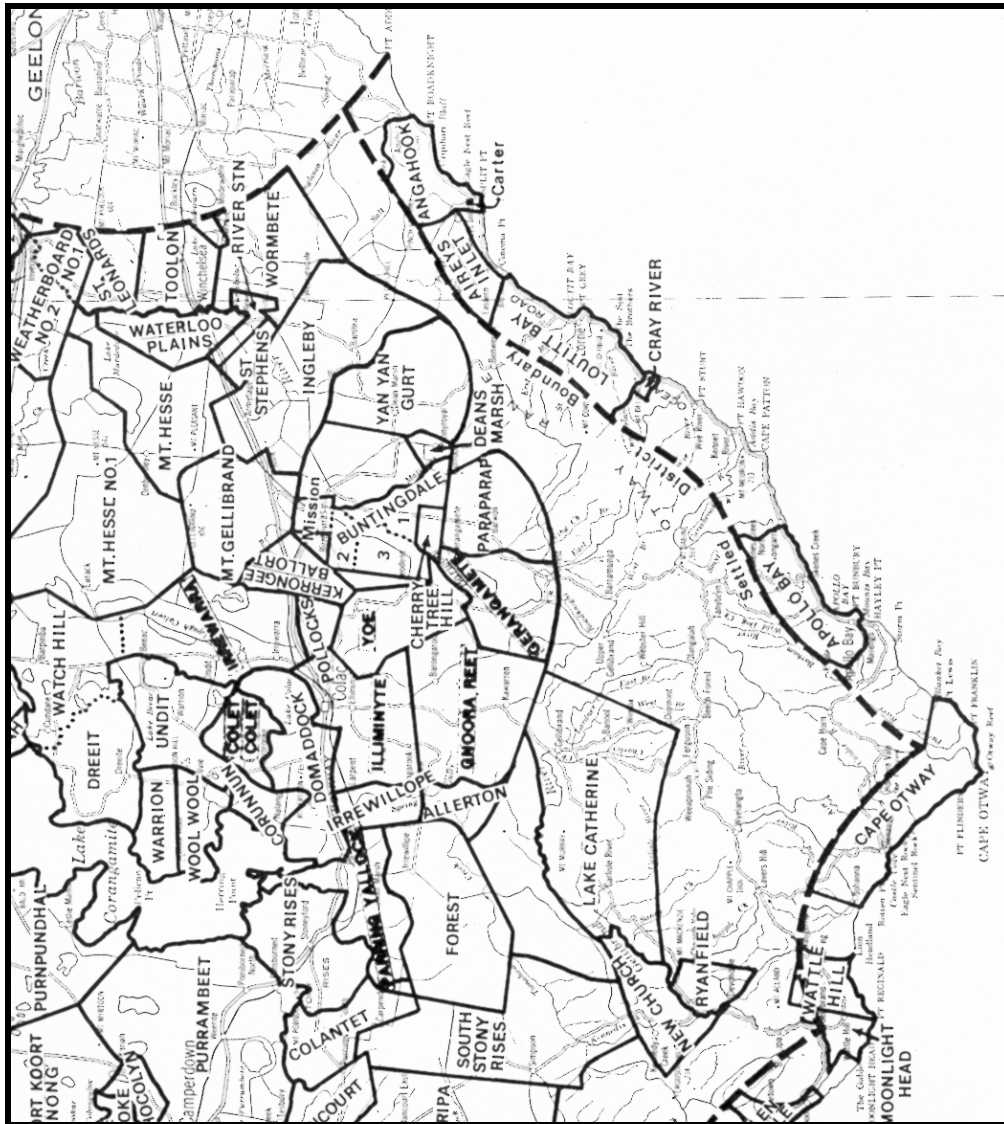
Pastoral Holdings, Colac Otway Shire
Spreadborough & Anderson, *Victorian Squatters*

3.2   Closer Settlement

Squatters were the first Europeans to settle around Colac. They claimed vast areas for their runs. Those seeking smaller parcels of land followed them and, like the squatters, left a legacy in the environment. The division of land into small farm holdings took place in three main phases: first at Larpent in the 1840s; then settlement under the 1860s selection acts; followed by the First and Second World War soldier settlement programs.

3.2.1   Early Closer Settlement - Larpent

One of the first attempts to divide the land into small holdings occurred in the late 1840s with the development of Larpent, and was brought about by the efforts of John Dunmore Lang. Scottish-born Lang migrated to Australia in 1823 and became Sydney's first Presbyterian

minister. He later settled in the Port Phillip District. Lang believed in the benefits to society of establishing a sturdy stock of farmers. [22]

Lang bought 640 acres five miles west of Colac, in the Parish of Nalangil. The land was subdivided into blocks ranging from 16 to 80 acres and sold in England at £1 per acre. Two hundred and ten immigrants (comprising 75 families) signed up in England and gained passage to the Port Phillip District, that was paid for by Lang.[23] The immigrants arrived at Point Henry in June 1849, but only 12 adults and about 20 children journeyed to the new settlement at Larpent. Some sold their lots on the journey, and some sold when they arrived in Geelong. [24]

Those who journeyed to Larpent faced fearsome odds. Most knew nothing about farming. The few who were experienced farmers found transporting their produce to market almost impossible because of the poor condition of the roads and, even when they did manage to reach the market, the return was low. The venture failed - cottages were sold up, houses were removed or demolished and the land, with the exception of three or four blocks, was eventually absorbed into surrounding holdings. [25]

Little remains of the early Larpent settlement except for its location on maps, and road names such as Larpent and Back Larpent Roads. More evidence survives in manuscripts and other documents, rather than the physical landscape.

3.2.2   Settlement by Selection

The gold rush of the 1850s attracted large numbers of immigrants to Victoria. Behind them they left poverty, unemployment, social unrest and over-crowded unhealthy cities. They arrived in the Colony with the idea that a better life could be gained; one avenue was working the land. Among the immigrants were English Chartists and other political reformers from Europe. They advocated for squatters' vast holdings to be divided into small farms distributed amongst the industrious new arrivals. Agitation grew as the easily accessible surface gold began to run out, and from the late 1850s 'unlock the land' became a political slogan and rallying cry.

A series of land acts were passed in the 1860s in an attempt to create small farm holdings, whilst at the same time recognising the pioneering efforts of the squatters. It was not the first time recognition had been afforded squatters efforts. In 1847 an Order-in-Council was enacted by the New South Wales Colonial Government, offering a 'pre-emptive right' to squatters. The 'pre-emptive right' recognised their investment in the land (albeit illegally gained) and allowed them to purchase a homestead blocks at £1 an acre. Under the terms of the 1847 Order-in-Council, squatters' 'pre-emptive right' expired in 1861-2 – just as the first land acts were promulgated.

Under the first land act, the 1860 *Land Sales Act*, three million acres were surveyed into allotments of between 80 to 640 acres. No person could select more than 640 acres annually, and the land had to be paid for outright, or half paid and half leased. Subsequently more land was made available for selection under the *Land Act* (1862) and the 1865 *Amendment Act*.

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[22]   Jan Bassett, *The Concise Oxford Dictionary of Australian History,* Melbourne 1987, p152.
[23]   G W Greenwood, 'The Story of the Sailing Ship *Larpent*' handwritten MS, Colac & District Historical Society; Hebb, ibid., p84; *Colac: A short history*, p2.
[24]   Kathryn Purnell, *The Larpent: the tale of a ship and a district*, Larpent, 1989, p12; Greenwood, ibid.
[25]   Hebb, ibid., p84.

Then in 1869, most land - including unsurveyed land - became available for selection under the *Land Act (1869).*[26]

The 1860s land acts did little initially to 'unlock' the land held by squatters. Indeed, the loopholes in the acts even aided the squatters in increasing their holdings.[27] But, despite the initial careless legal drafting, inefficient supervision and blatant fraud by some, the government's closer settlement policies eventually fostered a degree of agricultural enterprise.[28]

Alexander Lang was typical of those who took up land in the 1860s. He migrated from Airdrie in Scotland with his brother Gavin, and arrived in Victoria in 1854.[29] Soon after disembarking, Alexander and Gavin set off for the Ballarat gold fields, but failed to find their fortunes. They moved to Lavers Hill where they took up land and "engaged in stock raising". But this venture was a failure too. They were forced to give up and lease land at Coghill's Creek near Ballarat. In 1860 the brothers journeyed to the Colac district again when Alexander purchased 71 acres in the Parish of Ondit (Beeac).[30] Later in the same year he bought another 167 acres of adjacent land and built a small timber cottage. By 1870 he could buy a further 71 acres of adjoining land. Lang was prospering. In the early 1880s the timber cottage was moved to Beeac (where remains stands on the south east corner of Wallace and Coulson Streets) and was replaced with a more substantial dwelling – Grassyvale [site #51]. This imposing brick house, with its tuck pointing and iron lacework, illustrate the success Alexander Lang was able to make of his farm at Beeac. Lang remained at Grassyvale until around 1900 when he and his family moved to Geelong, and his son, Archibald, took over Grassyvale.[31]

Grassyvale, c.1949, Site #51

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[26]   Those who selected unsurveyed land pegged out their claims and then applied for a survey. Under this Act land was held under license for three years before it could be purchased, and selectors were required to live on and make improvements to the land before purchase.
[27]   Houghton, *The Beechy*, ibid., p1.
[28]   Bob Bessant et al, *Australian History: The occupation of a continent,* Blackburn, 1978, p193.
[29]   *Colac Stock and Station Journal*, 5 April 1918, p7.
[30]   Ibid.; Crown Allotment 32b, Parish of Ondit.
[31]   In the 1920s Archibald and his family moved to Geelong too and leased the land. In 1934 Archibald and his family moved back to Grassyvale until 1949 when Lindsay Lang, one of Archibald's sons, took over the farm, but he sold it in the mid-twentieth century. Information provided by Lyn Lang in telephone conversation, 10 July 2001, and by email, 12 July 2001.

James North gained land in Birregurra, on the main route from Winchelsea to Colac. Three generations of North's lived and worked the land, until the lat twentieth century. Like Grassyvale, the bluestone house James North constructed in 1865 remains as a testimony to his endeavours, and those of his descendents [site #97].

A selector's chance of success depended on many factors, but perhaps the most important was knowledge of farming techniques. Some began with virtually nothing and made good. Hugh McKenzie is one example.[32] McKenzie was an experienced farmer. He acquired farming skills during his employment at Gnarwyn [site #219] and, according to family accounts, in 1867 he leased 310 acres from Thomas Collins in the Irrewillipe area.[33] McKenzie selected land in Dreeite under the terms of the *1869 Land Act*.[34] The Act required McKenzie to construct a dwelling, and to clear and fence his land. McKenzie's selection was inspected in late 1875. The 'mounted constable' who inspected noted in his report that an iron roofed weatherboard dwelling, measuring 32 feet by 16 feet, had been constructed in Illets Road in 1869 [site #185]. McKenzie had also cleared and cultivated an area of land, and was raising barley and wheat. He had built a piggery, woolshed and stockyard, and a milking house. He had fenced the land with dry stone walls too. The inspecting constable declared McKenzie to be a *bona fide* landholder who was living comfortably on the land in the house he had constructed.[35] McKenzie continued to work his selection, which remained in the family until the early decades of the twentieth century.

Hugh McKenzie's House, Illets Road, Dreeite
Site #185

However not all selectors were successful. Life on the land was a struggle for many, especially those who gained land in the Otway Ranges. Selectors started to move to the area around Barongarook in 1866. In 1884 the central portion of the west Otway Ranges was opened, and in 1888 200,000 acres were made available in the area around Beech Forest.[36] The Otway selector had to contend with primitive living conditions, isolation, lack of medical, education and cultural facilities, bushfires in summer and what seemed like interminable rain in winter. A large family, old enough to work, could compensate for a settler's lack of finance; single selectors or men with young families were forced to hire

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[32]   PROV 19637:31.
[33]   Conversation with Noel McKenzie, 1 July 2001; Shire of Colac Rate Books, 1867.
[34]   McKenzie selected Allotments 27b (97 acres 3 rds 8 pchs) and 31b (98 acres 1 rd 8 pchs) in the Parish of Cundare.
[35]   VPRS 19637:31.
[36]   Norman Houghton, *The Beechy Line: the life and times of the Colac-Beech Forest-Crowes narrow gauge railway, 1902-1962,* Melbourne 1962, p1.

labour or take up less land. Previous farming experience helped, but most selectors had not farmed before and they invariably made mistakes. Allotments proved to be too small to be viable too. [37] But the greatest difficulty was access. There were no roads worthy of the name and during the winter it became physically impossible to undertake any sort of journey.[38] Most original selectors abandoned the area.

The challenges facing selectors at Apollo Bay after 1879 were similarly formidable. Isolation, steep slopes, thick undergrowth and towering forests made for a difficult time and it was many years before the struggling and impoverished selector gained a sizeable return. [39] Many isolated allotments frequently changed hands, as selectors failed to make a go of their land. Others, eager to gain land, quickly followed. One allotment at Browns Creek challenged a succession of selectors for decades.

William Brown was the first to select 311 acres east of Browns Creek.[40] Brown was a sawmiller from Bolwarra and just 23 years old when he took up the selection in 1881. But Brown didn't take up residency on the land, as was required under the act. In 1883 he wrote to the Lands and Survey Department requesting his lease be altered temporarily to one of non-residence, because "business at the sawmill" prevented him from residing on the land. His request was granted. But three years later he still had not fenced the land, nor had he cultivated or erected any buildings, and his lease was £112 in arrears. He was given six months to meet the regulations, but failed to make any headway. In 1899 Leonard Carter took over Brown's selection.[41]

Leonard Carter was a 'grazier' who had settled on land at Clunes in the mid-1860s.[42] In the late 1890s he was in search of land for his sons. Carter purchased Brown's lease and placed his eldest, also named Leonard, on the land. Thirty-one year old Leonard Carter set about erecting an "iron house", 20 foot by 12 foot, and by 1901 had cleared 100 acres and put up 100 chains of post and wire fencing.[43] Leonard didn't last long at Browns Creek, because in 1905 his brother Edwin took over the land. Edwin took up another 149 acres, but in 1917 he too left the area, after selling to August Frederick Leorke. [44]

House at Browns Creek, Site #228

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[37]   Dingle, ibid., p71.
[38]   Houghton, *The Beechy* , ibid., p1.
[39]   Houghton, *The Beechy* , ibid., p1.
[40]   Allotment 2 Parish of Krambruk.
[41]   VPRS 1116/19:20.
[42]   Birth, Deaths & Marriages Index'.
[43]   VPRS, ibid.
[44]   Shire of Colac Rate Books.

Leorke was the third to take over the isolated allotment at Browns Creek. Prussian born, he had lived in the Apollo Bay district since arriving in Victoria in the mid-1880s.[45] He settled his 31 year old son Frederick on the Browns Creek farm to run dairy cattle. In 1920, with money accrued as a 'dairyman', Frederick built a substantial weatherboard house [site #228].[46] Frederic Leorke died in 1968. The house that remains at Browns Creek is a legacy to the struggles his struggle to make a go of the land, as well as the succession of selectors that went before him.

3.2.3   Soldier Settlement

When soldiers returned from the First World War the cry, 'Give them land', was again heard. The Commonwealth government agreed to pay most costs of soldiers settling on land, and the Victorian government acquired scores of pastoral estates and fertile farms and subdivided them for the returned soldiers. About 20,000 acres was purchased in the Colac Otway Shire, including two of largest estates remaining in the district at Irrewarra and Dreeite, which provided over 300 farms.[47] By 1927 more than 11,000 farms in Victoria had been allocated to returned soldiers.[48]

George Collins was allocated land at Irrewarra. With 15 years prior experience in dairy farming, including working on his father's property at Ormond near Melbourne, he was a good candidate for the land. Plus Collins had assets of around £380, and his future wife Beatrice Prosser was 'used to the country'. In 1920 George and Beatrice settled on 85 acres at Irrewarra.[49] Another 67 acres were granted in 1938. Collins was regarded 'as one of the most outstanding settlers in the district'. He had improved the land by 'exceptional management', and had relinquished the original house provided by the Closer Settlement Board, and built a better one at his own expense [site #205]. By 1948 Collins had paid off the lease and held a freehold title to the land. Collins was an 'excellent settler'.[50]

George Collins' Soldier Settlement House, Site #205

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45   PROV Shipping Index; Births Deaths and Marriages Index'.

46   Shire of Colac Rate Books

47   *The Scot*, July-August 1930, supplement, n.p.; *The Shire of Colac,* ibid. Sometimes the land was too difficult to farm, so returned soldiers were given other parcels of land. Hitchings was one. He took over John Calvert's original 1840s homestead land in Ryans Road, Irrewarra [site #205] Descendants still live in the house and run a dairy farm on the land. Nan Chapman, *Historic Homes of Western Victoria*, Colac, 1965, p32ff; Conversation Mr and Mrs Hitchings, November 1999.

48   Geoffrey Blainey, *Our Side of the Country: the story of Victoria,* Sydney 1984, p177.

49   VPRS 5714/P/248.

50   VPRS 8356/86.6; Sonia Jennings, 'Battles abroad, battlers at home', *ProActive*.

But few were described as 'excellent settlers'. Many were unsuited to farming as a result of impaired health due to wartime experiences. Wives suffered too. Thirty-two year old Lionel Almond only lasted two years on his South Dreeite allotment. He vacated in 1922 because the "damp cold surroundings" made his wife's recovery from pneumonia impossible.[51] Often allotments were also highly priced and far too small, like Hector Borthwick's at South Dreeite. Borthwick was one of the few soldier settlers with any experience, having been a farm labourer at Warrnambool before enlisting. The Board declared that his " block does not constitute a living area", and in 1932 the lease was cancelled.[52] Crop failures, transport difficulties and high interest rates compounded the problems of soldier settlers.[53] In 1929 a Royal Commission estimated one-third had left their farms. Another one-third failed during the depression. [54]

Frank Stratton was among the remaining one-third who stayed on and continued to struggle. Stratton was 36 years of age in 1921 when he took up land at Dreeite, and gained a house from the Closer Settlement Board for his wife and six children [site #180].[55] For decades he battled against high establishing costs, price fluctuations, rabbit plagues and drought. The outbreak of the Second World War meant a labour shortage when his three eldest sons enlisted.[56] Stratton wrote to the Board in 1943 pleading for consideration:

> … last year I had a lot of extra expense. The wife took a stroke and on Dr orders I had to send her away for three months and that left me with only a lad just left school to help milk as the other three are in the fighting forces ….

Frank Stratton's Soldier Settlement House , Site #180

The Board inspector, however, showed no sympathy in his report when he wrote:

> This settler's troubles are caused through his liking to work outside his own farm, he generally is working for other farmers, also has a liking for rabbiting on areas away from

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[51]   Lionel Almond settled on allotment 53c in the Parish of Dreeite, County of Grenville. VPRS 5714:27 file number 3601:866.

[52]   Borthwick leased Allotment 58c, Parish of Dreeite, County of Grenville, He moved to Lara where he took up poultry farming VPRS 5714:27, file number 3607:866.

[53]   Bessant, ibid., p320

[54]   Bessant, ibid., p320

[55]   Department of Justice, Victoria, *Indexes to Births, Deaths and Marriages in Victoria*, CD ROM, 1998, various.

[56]   BDM records show he and his wife had nine surviving children. The death of a 2 year old (Leonard) was registered at Colac in 1922.

> *his own land. If he gave strict attention to the farming of the total of his land he would be in a much better position financially.*

The struggle finally became too much for Stratton. He was admitted 'seriously ill' to a Melbourne hospital in August 1945, where he died a few days later.[57]

Similar struggles were repeated throughout the Shire, as well as the whole of Victoria. In 1925 William James Lawlor took over a lease held by James O'Neill. Lawlor married soon after and, together with his wife, leased two adjacent blocks of land. Like Stratton, they battled drought, rabbit plague and weed infestations for decades whilst raising five children. Frequently they fell behind in their payments and were forced to appeal for leniency. On one occasion in 1943, during a period of prolonged drought, Mrs Lawlor wrote a pleading letter, explaining that:

> *all our [money is taken] to feed the cows on oats and chaff which we have to buy to keep them alive as things are pretty bad here at present. We had a few light showers of rain this last few days but not enough to start the grass after the long dry spell.*

Mrs Lawlor died in 1957. William died in 1976 before freehold title was finally granted in 1977. Their children are the beneficiaries of their struggles.[58]

The social institutions developed by the soldier settlers are an eloquent reminder of the community they developed, and offers insight into their lifestyle. The tennis court and pavilion at Dreeite [site #178] was built as a co-operative effort by the local community, on land purchased from the local farmer Thomas Binns. It provided an important social focus for the community until the end of twentieth century. [59] St Andrew's Uniting Church, built in 1938 at South Dreeite [site #187], is also important through illustrating the spiritual needs of the returned soldiers and their families.

After the Second World War the Monkton Estate at Pirron Yallock was subdivided and seven farms were formed for dairying.[60] This time the scheme was implemented with greater planning. [61]

3.4   *Developing Primary Industries*

Wool and tallow production was the first primary industry in the Shire. The majority ran sheep from the outset. Sheep numbers fell during the gold rush, but during the 1860s they rose again, peaking in the early 1870s. Between the mid-1870s and the late 1880s sheep numbers declined, but selective breeding meant the average wool clip increased.[62]

The development of refrigerator ships in the 1880s ushered in radical changes. More 'fat lambs' and dual-purpose breeds such as Polworths were developed, and Australia competed

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[57]   Jennings, ibid.

[58]   The allotments leased by William and Juanita Lawlor were, respectively, 53e and 55a, Parish of Dreeite, County of Grenville. VPRS 5714:P178, file numbers 629/12 and 628/12.

[59]   When the adjacent Dreeite Primary School closed in the early 1950s, the pavilion was moved from there to the tennis courts, and a second court was built by the community in the 1960s. Ibid.

[60]   Central Planning Authority, ibid., p123.

[61]   Dingle, ibid., p222. Ex-servicemen were also helped by the Soldier Settlement Commission, which provided not only for the acquisition, subdivision and allocation of land to approved ex-servicemen, but also for the subsequent development of the scheme. The development program, unlike the earlier soldier settlement program, included the provision of fencing, the establishment of a water supply, the erection of buildings, and pasture improvement. Financial assistance was also offered to the settler to purchase stock, plant and equipment. Central Planning Authority, ibid., p122.

[62]   Kiddle, ibid., p468.

with America in supplying meat to Britain and other countries. [63] However, by the early decades of the twentieth century the large flocks that had been so common in the early days of settlement began to disappear. By 1925 the average flock size in the Western District had fallen from an average of 20,000 sheep in 1906, to 824. [64]

The decline in flock sizes coincided with the decline in pastoral land. By the end of the nineteenth century the influence of the squatocracy had declined. During the depression of the 1890s wool prices slumped to a new low, followed soon after by a crippling drought. The introduction of income tax in 1895 was an added burden for the pastoralists. The boom in dairying towards the end of the century saw some estates cut up and sold off, or leased as dairy properties. After 1898 the state began purchasing estates to cut them up into small farms. In 1904 the state government acquired compulsory purchasing powers, which accelerated the break-up of large estates. Although by 1906 195 holdings of more than 10,000 acres still survived (constituting almost 13 percent of the privately owned land in Victoria) 50 disappeared during the next six years, and barely 100 remained in Victoria by 1925. [65]

However sheep grazing, principally for wool, is still undertaken in the Shire, particularly on the northern plains. Wool sheds dot the landscape and are a legacy of this important contributor to the Shire's history. Examples can be found in Studbrook's former shearing sheds at Birregurra [site #75], and the Mingawalla wool sheds [site #59].

Studbrook shearing sheds, Birregurra
Site #75

Horse breeding was another primary industry that was developed in the Shire's. Horses were the means of transport, and any number from ten to 100, or more, were recorded in station books. At the end of the nineteenth century an Indian market developed for horses. And William Robertson of The Hill was one of the few Western District pastoralists who systematically attempted to supply the Indian market.[66]

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[63] The main long-term beneficiaries of the meat export market, however, were the beef breeders from Queensland and sheep from New Zealand, ibid., p398-9.

[64] Dingle, ibid., p88.

[65] Dingle, ibid., p88.

[66] Kiddle, ibid., p380. Robertsons horses were among the 3,715 sent from Victoria to India, Mauritius and the Straits Settlements in 1890 In the early twentieth century Peter McIntosh followed Robertson's example and bred horses for the Indian market in the Ondit-Beeac region. McIntosh, ibid., p126.

William Robertson also played a significant role as a cattle breeder. He spared no expense in importing first-class animals, and by the mid-1840s The Hill's F F herd was becoming the best in the Western District. He developed a complicated system of irrigation on his land to ensure adequate water supply was available for his livestock, and he built a large cattle shed to assist his selective breeding program [site #237]. Robertson became the symbol of success in the Australian cattle world. [67]

Cattle Shed, Warrion, Site #237

The simple stockyard constructed by settlers contrast with the scale of Robertson's cattleshed. In the stony rises especially, settlers' stockyards were often built of local stone, affording the chance to clear their land and at the same time gain free building material. Two stockyards survive as fine examples, one on the Beeac-Dreeite Road at Dreeite [site #179], and another in Illets Road [site #184].

Dry stone Stockyard, Dreeite, Site #179

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[67]   The 1870s cattle boom ended when breeders overreached themselves and in their enthusiasm supplied too many bulls of outstanding quality. Ibid., p389-98

3.5   Improving Properties

3.5.1   Improving Homes

Because squatters did not initially own freehold, and had no security of tenure, they were reluctant to invest any of their scarce funds in dwellings. Calvert arrived from Van Diemen's Land in 1840 settled the Irrewarra run, and built a rudimentary shelter that would only just satisfy his needs.[68]

John Calvert's Irrewarra, 1970, State Library of Victoria, H94.200/1033
Site #204

New regulations were gazetted in the mid1840s allowing squatters like Calvert to purchase 320 acres of their runs as a pre-emptive right, before any land in the locality was made available to the general public.[69] This was done in recognition of their pioneering efforts, and in 1847 their 'pre-emptive right' was increased to 640 acres. Calvert probably started to construct a single-storey, rubble and basalt house [site #204] soon after purchasing the Irrewarra 'pre-emptive right'. Irrewarra homestead underwent many alterations and extensions until it finally comprised 22 rooms.[70] The house survives today as a rare and valuable example of the evolution of housing in Victoria.

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[68]   Calvert purchased the leasehold on 68,280 acres, part of which became the Irrewarra run.
[69]   This 'pre-emptive right' was sometimes called a 'grass right'.
[70]   The timber servants' quarters which were part of the homestead complex have been demolished. Adjacent to the house an L-shaped coach house and stables complex was built of stone, with a shingle roof.

The timing of the 1847 regulations was fortuitous, because they were enacted as squatters' capital began to increase. The funds provided Colac pioneer Hugh Murray with the means to purchase his 'pre-emptive' or homestead block, build a solid home, marry and settle into a more comfortable existence. Hugh Murray's Barongarook House no longer survives, although archaeological remnants remain [site #249]. A memorial cairn stands adjacent to the property, erected in 1962 by the Shire of Colac and the Colac City Council to commemorate Colac's early European pioneer [site #248]. In the late 1860s and 1870s more pastoralists built comfortable houses. The building of an impressive house was important because it provided tangible evidence of the their wealth and success, and helped establish a status in the district. Mooleric, Bleak House, Coragulac, Eurack and Yeowarra and Gnarwyn were all built in this period [sites #216, 176, 95, 1, 191, 153 & 219].

The house also had to be set in an appropriate landscape, framed by trees and a garden. The homely gardens planted by squatter's wives when they arrived were succeeded by sweeping lawns and landscaped grounds. William Robertson planted a grand garden to adorn his house at The Hill, described by 'the Vagabond' in 1885 as: "English oaks and Californian pines, a wealth of flowers in the gardens, the orchards filled with fruit …".[71] A Washington Palm, planted in 1868 by the Duke of Edinburgh (Prince Albert) survives as testimony to the exotic nature of the garden created by Robertson [site #211].[72]

Pastoralists employed prominent individuals to assist in developing their gardens. Alexander Dennis extended the garden at Tarndwarncoort on a grand scale and employed George England, a gardener who had been trained at Kew Gardens, to supervise and maintain it [site #234].[73] Hugh Murray employed George Marriner to help lay out his garden when Barrongarook House completed [site #249].[74] William Guilfoyle, the distinguished horticulturists, was employed in the twentieth century to design the garden at Mooleric [site #75].[75]

Sunnybrae provides a contrast to the grand houses built by pastoralists. Built on land taken up in 1862 by John Bickett (or Bicket) in the tiny settlement of Whoorel, the modest four-roomed brick house was completed by 1868 [site #78]. Sunnybrae is as a reminder of how selectors could also grasp opportunities and gain wealth beyond expectations.

3.5.2   Fences and Boundaries

Squatters were reluctant to invest funds in fencing until they gained security of tenure. Fencing was forced on them after 1851, when shepherds joined the rush to the diggings. Before then, shepherds guarded grazing sheep by day, returning their flocks to yards beside primitive huts in the evening, or remaining with them in the pastures throughout the night. Once fencing commenced, pastoralists learnt sheep lead less disturbed lives than those controlled by shepherds, and lambing percentages improved. Selective breeding became possible too, once flocks were isolated in paddocks. It also became worthwhile to scoop out dams or send down bores, and end dependence on natural surface water, which meant land remote from creeks or lagoons could be stocked more heavily.

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71   *The Argus*, 24 January 1885, p4.
72   'Port Phillip's most successful pastoralists', Robertson family file, Colac Historical Society, p3.
73   Calder, ibid., p97.
74   Marriner went on to commence trading as a nurseryman at Barrongarook in 1860, before moving to Colac in 1865 and trading as 'Fulham Nurseries'. The Marriner family remained prominent as nursery growers in the Western District for more than a century, from 1860 until 1998.
75   *Mooleric*, Register of the National Estate.

Dry stone walls are an enduring element of the early phases of fencing. The availability of volcanic stone on many runs provided a cheap supply of building material. However fencing methods varied as dry stone wallers applied the English, Scottish or Irish walling traditions brought with them from their home country.

One early form of fencing is the Galloway Dyke, and an example survives in Lawlors Road Dreeite [site #186]. Built in about the 1860s, this 'single wall' dry stone fence is one stone in width and comprises irregular volcanic scree that is graded from the largest boulders near the base to smaller near the top of the wall. It is designed to enclose livestock in paddocks and was common in the 1860s, before the release of rabbits. [76]

Galloway Dyke, Site #186

Fences were designed to not only enclose livestock but also to keep pests out, and commenced in the late 1870s in response to the rabbit plague. On William Robertson's Ondit run:

> old stone walls were pulled down and re-erected in such a way as to be rabbit proof; the foundations being sunk to a depth between one and two feet according to the nature of the soil. [77]

Mark Jacob built many of the walls on Robertson's land. Jacob immigrated from Austria to the Colony in the 1860s when in his twenties, and learnt the craft of dry stone walling whilst employed at Glen Alvie [site #2]. Mark moved to Ondit in the 1880s and in 1891 married a local girl, Elizabeth Woods. It was then he gained employment as a dry stone waller for Robertson. [78] One of Mark Jacob's dry stone walls still stands in Illets Road, Dreeite. [site #182]. [79] [Also see Section 6.1, Pests - Rabbits].

Stones were also used to construct stockyards [site #184], bases for water tanks and pig pens. When no further use could be found for the them, the excess were stacked tightly together, to prevent rabbits nesting, and were called consumption cairns [site #183].

Fences and boundaries were marked with hedges too. Hawthorn and other exotic species were grown in the second half of the nineteenth century particularly, in accordance with the traditional farm practice of the settler's home country. On the Eurack Estate, which became

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[76]   Corangamite Arts Inc., 'Heritage trail: Dry Stone Walls in Corangamite', pamphlet, n.d, n.p.

[77]   Hebb, ibid., p291; Allan Willingham, 'The dry stone walls in the Corangamite region: a brief history', in *If These Walls Could Talk*, Terang 1995, p50.

[78]   Birth Deaths and Marriages, ibid. Mark's wife Elizabeth Woods was born in Geelong, but by the time she was three years old the family had settled at Ondit. Elizabeth was 24 when she married Mark Jacob, who by 1891 was 49 years old. Together they had two children, Olive (1894) and Mark jnr. (1906). Mark Jacob senior died at Colac in 1932 at 90 years of age.

[79]   Conversation with Tim Lowe, 30 October 2002 – information gained from descendent of Mark Jacob.

available in 1901, one of the conditions of taking up land was the requirement to plant 'an area equal to 2% of the allotment'. [80] The State Nursery provided the plants 'free of cost', so many of the estate's settlers planted boxthorn in hedgerows to fence their land. Some still survive today [site # 190]. Belts of pines, cypresses and eucalypts were also planted to shelter livestock, and conserve soil from erosion. The trees now form a distinctive feature of the Shire's landscape, such as the one at Wonga Park Gellibrand, which forms an avenue to the house [site #201].

Wonga Park Windbreak Planting, Gellibrand, Site #201

3.6   Farming

Selectors and small landholders introduced farming into the Shire. Unlike the early squatters, selection farmers ran intense agriculture on their land, and the rainfall levels and soil in the Shire encouraged dairying, cattle raising for leather and meat production; pigs for meat; and goats for milk. [81]

Near the end of the nineteenth century dairying began to transform from a farm craft to a standardised industry based in factories that used steam power and science-based technology. Three innovations brought about this transformation. First was the development of effective refrigeration, allowing perishable products to travel to long-distance markets. At about the same time, rigorous controls were imposed on butter factories, regulating levels of preservatives and resulting in a more palatable butter that contained less salt or boracic acid. [82]

The second innovation was the centrifugal cream separator. This allowed more cream to be extracted at a greater rate than the old pan method. Early separators were large, cumbersome and costly, and few farmers could afford to buy one. So they formed co-operatives and set up centrally located factories equipped with steam-powered separators, to which they brought their milk for processing. Because of limited transport for the more perishable dairy products, cheese and butter factories sprang up across the Shire. These co-operative ventures formed the basis of a factory system. [83] [See Section 5.3] The third innovation was the Babcock tester. It accurately measured the butterfat content of milk, thus providing a reliable way to regulate the industry, and a fairer way of paying farmers for milk taken to the factory.

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[80]   'Plan of Eurack Estate', 1901
[81]   McIntosh, p124
[82]   Dingle, ibid., p116
[83]   Ibid.

The government encouraged the dairy industry. After the 1884 *Royal Commission of Vegetable Products*, bonuses were paid on export butter and new factories and creameries were given a bonus of up to £300 and £200 (respectively) if they maintained a minimum level of output throughout the year. [84]

Although the dairy industry grew stronger, most small farmers were unwilling to concentrate on dairying alone. Because the cost of employing labour was too great, the number of family members available to help with the milking limited herd sizes.[85] Farmers also kept sheep and pigs, and maybe also a few bullocks to help them with the heavier work. Proportions of livestock are indicated by the Shire registers, that show there were 1,205 dairies and 24,203 cows registered in 1918. In the same year 1,521 cows, 12,756 sheep, 209 pigs and 175 bullocks, were slaughtered.[86] The trend towards limited herd sizes and mixed farming continued into the mid-twentieth century. In 1954, 5,513 cowkeepers operated in the Corangamite Region, predominantly within the Colac Otway Shire. Of these cowkeepers, 899 had herds of less than five cows, and 512 had herds of between five and nine. [87] Beef cattle were run in conjunction with dairy cattle or sheep in the area between Lake Corangamite and Beeac, and to a smaller extent in the Otway Forests, in the mid-twentieth century. [88]

Advances in the dairy industry continued into the mid twentieth century. Bulk milk collection was introduced in the 1950s, bringing about the end of the milk can era. Electricity was introduced into milking sheds in the 1960s as milking machines improved. The size of dairy herds increased to 100, then 200 and more, and smaller dairy producers were forced out of the industry.

Stock agents sale yards at sites throughout the Shire in the early twentieth century. Major ones were set up at Colac, Cressy, Lavers Hill, Birregurra and Beech Forest. Auctions were held about eight times per year at Lavers Hill and Beech Forest's large stock yards, where sometimes 900 or 1,000 head of stock were auctioned. [89] At Cressy the saleyard operated until recently, and now provides an indication of the size of the industry and the economic benefits to the Shire [site #173].

Saleyards (fmr), Cressy Site #173

Other products besides livestock were raised too. In addition to the root crops grown for fodder, potatoes and onions were also produced in volume. Onion growing commenced in

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[84]   Ibid.

[85]   Thirty-five landholders were milking 1,000 cows at Dreeite in 1914 - an average of 28 milking cows per landholder. After 1921 this had been reduced to 228 farmers milking 4,500 cows - about 20 cows per farm. *Colac Stock and Station Journal*, 24 June 1921, p3.

[86]   Ibid., 22 March 1918, p5.

[87]   Central Planning Authority, ibid., p114.

[88]   Ibid., p117.

[89]   Houghton, *The Beechy,* ibid. p25.

earnest in the 1880s after the subdivision of the Robertson Estate. The Shire became one of the main producers in Victoria where "more onions were grown than in any other part of the Commonwealth", and by the mid-twentieth century nearly 65 percent of the total production of onions in the State came from the district between Lake Corangamite and Lake Colac. [90] After the 1960s onion cropping was gradually reduced and replaced by potato growing.[91]

Potatoes are a reliable staple crop for the small farmer, especially in conjunction with dairying and perhaps a few pigs. By the late 1950s potatoes grown in the Shire represented 13 percent of the State's production. The main cultivation areas were south and south-west of Colac at Pirron Yallock and Swan Marsh; on the ridge between Beech Forest and Laver's Hill; and on the richer soils along the river flats of the Otway forest, principally the Gellibrand and Carlisle Rivers. [92]

Vegetable crops were grown in the Barwon Downs district too. In 1919 the river flats "produc[ed] heavy crops of peas, potatoes and maize."[93] For a short time during the Second World War vegetables production increased, an included crops such as green peas, carrots, parsnips and cauliflower. Although some continues to be carried on at Barwon Downs, vegetable production declined in the 1950s in the Shire as mass production developed in other areas of the State.[94]

Flax became an important industry during the Second World War with 26 percent of the State's total produced in the Corangamite Region by the mid-1950s. [95] Flax was usually combined with cropping and sheep raising. Such was the extent of production that a flax mill was established at Colac East in 1942 to process the raw materials into belts, harnesses and webbing for the Department of Defence.[96] The factory employed a workforce of over 90 women who had been 'called up' to work in what was then regarded an essential service. [97]

Hops were grown along the river flats at Forrest and in the Barwon Downs area. The Parish of Yaugher was said to be "admirably adapted for hops", which "flourished" in the area and produced returns estimated at £300 per acre in the early twentieth century. [98] A little further north, on the Upper Barwon River, John Bartlett cultivated hops in the mid-1880s, He built a barn for drying his crops, as well as two kilns.[99] C W Fletcher built a barn and was operating a kiln before 1886in the same area too, had:

> thirty acres of river flats planted with rye grass and clover, [as well as] one acre with hops. [100]

Fruit growing is a useful sideline for farmers at Barwon Downs, Forrest, Yeo, Barongarook, Gellibrand and other places. Apples, pears and berries, including blueberries more recently, have become the favoured crops.[101]

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[90]   McIntosh, ibid., p125. ; Central Planning Authority, ibid., p107.
[91]   Norm Houghton, pers. com. 22 April 1998; McIntosh, ibid., p125.
[92]   Ibid.
[93]   Sale Notice of Callahan Estate Barwon Downs, Parish of Murron, November 1919, GHRC, C52.
[94]   Resources Survey, ibid., P 109; Winsome de Jong, *Barwon Downs Primary School Centenary, 1888-1988*, Geelong 1988, p42
[95]   Prior to World War Two little flax was grown, but with wartime demand became widely sown peaking in 1945 to 9,444 acres, but falling to 597 acres in 1953 and recovering again by 1954. Central Planning Authority, ibid., p110.
[96]   *Colac: A Short History,* ibid., p17.
[97]   McIntosh, ibid., p123. The mill closed in 1959. *Colac: A Short* History, ibid., p20.
[98]   Land Sale Notice, various allotments at Gerangamete and Forrest, GHRC, G34.
[99]   1886 Sale Notices for John Bartlett and C W Fletcher's farms, Yaugher Parish, County of Grant, GHRC, Y11,
[100] Ibid.
[101] McIntosh, ibid., p127; Norm Houghton, pers. com. 22 April 1998

4.   Transport and Communication

4.1   Postal Communication

In the Shire's early years methods of mail carrying varied, and was often dependent on the goodwill of travellers. The difficulties encountered in getting the mail through enhanced the early settlers' sense of isolation. In 1848 a formal postal service was established between Colac and Melbourne, and in 1861 the telegraph was connected. A post office was constructed at Colac in 1889[site #131]. In 1904 the Colac Telephone Exchange was opened in the building, and 25 subscribers were connected to the service - in 1907 subscriber numbers had increased to 67 subscribers, and kept growing the district's population.[102]

Barongarook Post Office Site #28

A postal business began operating from a small timber building at Barongarook in about 1906, following the completion of the Colac to Beech Forest railway (the 'Beechy Line') in 1902, and a telephone service was provided in about 1908 [site #28]. The Barongarook Post Office reached its busiest days during the 1920s. It was a social centre for the small community, and when the mail arrived it was usual for up to a dozen residents to be waiting by the wooden shutter through which the letters were passed. The post office closed at the end of October 1974.

Towns gained an identity from the name of the post office, like Bowden's Point, which became known as Birregurra after the name was given to the post office in 1895. At this time timber building was constructed to house the post office, which was extended and re-modelled in 1912. The postal services continue to operate from the building.

Lavers Hill postal services began operating in 1912 from the general store. At Cressy postal services were initially managed by the proprietors of the Frenchman's Inn, and then operated from a private residence until 1926 when a concrete building was constructed.

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[102]   Another exchange was built in Queen Street in 1958.

4.2   Coastal Trade and Travel

Before the advent of lighthouses, the western approach to Bass Strait was perilous for navigation. Ships sailing close to the Victorian coast near Cape Otway foundered easily on the reefs.[103] The first lighthouse in the region was constructed at Cape Otway in 1848 to warn against this perilous and dangerous stretch of coastline. In the 1850s Cape Otway was chosen as the site for a telegraph station.[104] The lighthouse complex at Cape Otway retains the lighthouse tower, keeper's quarters and associated buildings, and a cemetery. [site #103].

During the early years of settlement, Apollo Bay was dependent on sea carriage for communication and trade. Land routes over the ranges were primitive, and often impassable for half the year. A Geelong-based sawmilling company pioneered coastal trade to Apollo Bay in 1849. The trade developed throughout the 1850s when new jetties and facilities were constructed, but collapsed in 1866 when the timber market crashed. In 1879 coastal trade was revived by land selection, and continued to expand when sawmilling re-commenced. In 1886 the original ramshackle jetty (built in the 1850s) was replaced by a modern structure at Point Bunbury, and regular shipping schedules became possible. Coastal vessels brought in passengers, supplies, furniture and equipment and took out timber and agricultural produce.

After the 1880s tourist numbers rose as leisure time and disposable incomes increased. The Apollo Bay community considered the tourist industry progressive. 1880s excursionists were encouraged to take the voyage to "the Bay" and stay at one of the hotels, and view the scenic delights along the river. Although a coach service began to carry tourists from the Forrest railhead in 1891, the sea route continued to provide the main transport route. Exports of timber and other bulk commodities such as potatoes and apples also persisted. But trade ended when the Great Ocean Road opened.

4.3   Railways and Railway Stations

The Shire's first railway arrived in 1877. The line, from Geelong (via Birregurra) to Colac, was extended to Camperdown in 1883. The arrival of the railway caused a huge leap in economic activity. It confirmed Colac as a regional centre, and the town's railway station became a pivotal transport hub.

Branch line extensions were built from Colac to Beeac (1889), Forrest (1891), Beech Forrest (the 'Beechy Line', 1902), Ballarat (1912) and Alvie (1922). By the 1920s Colac was an important mainline station and over 100 staff were employed.[105]

In 1889 construction of a branch line from Birregurra to Forest commenced, which not only helped the development of the forest industry in the Otway Ranges, but also transported produce and livestock to markets for.[106] The line closed in 1957.[107]

Railway station buildings in the Shire range from the simple single-room timber building to multi-roomed structures such as those at Colac and Birregurra. Some railway complexes retain old iron water towers, dating from the last century, like that at Birregurra, which are important as remnants of railway infrastructure in the age of steam.[108]

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[103]   Land Conservation Council, ibid., p46
[104]   Ibid.
[105]   Leo Harrigan, *VR to '62: the history of Victorian Railways*, 1962, p9.
[106]   Birregurra Hall Committee, ibid., n.p. (11).
[107]   ibid.
[108]   Land Conservation Council, ibid., p49. The Birregurra station and water tower is on the Victorian Heritage Register, as is Pirron Yallock station.
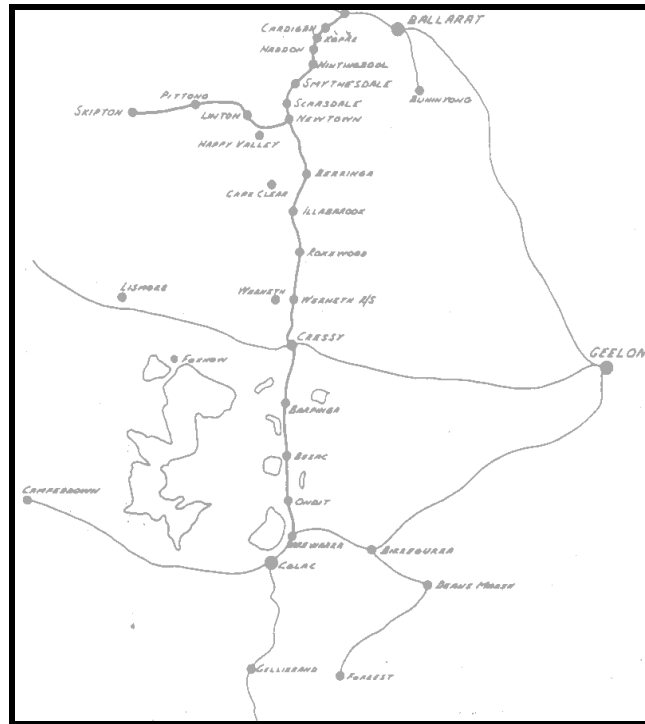
Colac Otway's Railways & Railway Stations, 1890 Houghton & McLean Cross Country

Turntables are a significant component of large railway centres, like that at Colac where engines were driven on to track, and then rotated on the turntable to change direction [site #122]. [109] Earthworks at Beech Forest demonstrate the earlier existence of a turning loop, designed to reduce wear on the wheels of the narrow-gauge trains which operated on the tortuous, serpentine Otway line [site #68].

Road transport competition from the 1930s eroded the railway as a freight carrier and by the 1960s the railway was in decline. Policy, which had previously favoured rail transport, changed in the 1970s finally ending rail's pre-eminence as the major carrier.

4.4   Roads and Routes

The first road routes in the Shire were nothing more than ribbons of dirt, darting from one creek crossing to the next. Punts were located at river crossings, that were managed by licensed operators. Inns sprang up at these river crossings, or were sited on main roads, to provide accommodation for travellers. Frenchman's Inn, established on Woady Yalloak Creek at Cressy, survives as a remnant of this phase of the Shire's development [site #169].

Gold brought people to the Colony, and the increased traffic highlighted the appalling state of the roads. In November 1851 a Select Committee of the Legislative Council in Victoria began examining the condition of the Colony's roads and bridges. The Committee recommended the formation of a Central Roads Board, together with district roads boards, to oversee the construction of a road network. It authorised the construction of a bridge over the Woady Yallock River at Cressy in 1854, and over Barongarook Creek in 1855. [110] The Central Roads

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[109]   Ibid.
[110]   The Woady yallock bridge was destroyed by fire in 1887, although the bluestone abutments survived and were incorporated into a lattice truss bridge that replaced it. Land Conservation Council, ibid., p51

Board was prematurely abolished in 1857, but not before establishing standards of road building based on the principles of Telford and McAdam.[111]

In 1861 the Cape Otway Road was declared a main road, and a bridge was constructed over the Barwon River at Birregurra. The bridge ensured the viability of the town by channelling traffic between Geelong and Colac.[112]

Because of the railway's dominance, no real development of the road network occurred until the formation of the Country Roads Board in 1913. Victorian roads were by then described as a 'cheap patchwork quilt' of varying quality and design, and maintained by different shires and rural councils in an unco-ordinated and under-resourced fashion. Board divided the State into manageable geographic sections or districts.[113]

Some settlements developed and benefited from improved roads, others almost withered as a result of decisions made by the Country Roads Board. The settlement of Barongarook lost its through traffic from Colac, and was reduced to a virtual dead-end when the new road to Forrest was put through Yeo and Gerangamete.[114]

The lack of all-weather roads in the Otway Ranges severely retarded development and suppressed all economic activity except sawmilling and very small scale agriculture. The 'roads' were merely grubbed strips of earth, with patches of metal or corduroy at the worst spots, and the routes, which weaved between trees, were trafficable only in summer. Many farmers never used wheeled vehicles, only wooden sleds and packhorses.[115] The Beechy Line railway improved access to the Otways but, because of the paucity of road transport, settlement remained limited. By 1930 approximately 17 percent of land eight kilometres either side of the railway between Banool and Crowes had been abandoned, and only a quarter of the occupied area had been cleared.[116] All-weather routes were built to Apollo Bay via Forrest in 1927, to Gellibrand in 1926, and Beech Forest in 1934.

After World War One the Country Roads Board adopted the slogan "a road to every farm". Main trunk roads were widened and bituminised and road transport increased.[117] Modern roads to Alvie, Dreeite, Beeac, Cressy, Barongarook and Forrest were built in the period from 1920 to 1940.

In 1923 a Tourist Resorts Committee was established in Victoria. Among the committee's objectives was the provision of new or improved roads to Victorian tourist resorts. The Country Roads Board assumed responsibility for building the tourist roads on behalf of the committee. Among the first roads constructed under the scheme was the Great Ocean Road.[118]

A coast road from Geelong to Lorne was proposed in the 1880s and again in the early 1900s, but nothing came of these proposals without a central roads authority to plan and carry out such a huge undertaking. The first serious proposal to build the 'South Coast Road' was made in 1916 when the Country Roads Board was considering the construction of eight new roads in Victoria, using the labour of returned soldiers. In 1917 the *Argus* published an article on the 'Memorial Road', to be constructed from Barwon Heads to Warrnambool. The proposal

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[111]   Ibid.
[112]   Birregurra Hall Committee, ibid. n.p. (3).
[113]   Land Conservation Council, ibid., p51.
[114]   Norman Houghton, *Barongarook: a rural portrait,* Ballarat, 1979, p23.
[115]   Susan Priestly, *The Victorians: making their mark,* McMahons Point NSW, 1984, p170.
[116]   Houghton, *The Beechy,* ibid., p83.
[117]   *The Shire of Colac 1864-1964* n.d (c.1964), p10.
[118]   Land Conservation Council, ibid.

received considerable press coverage, and a poster of the day called it the 'Great Ocean Road'. A Great Ocean Road Trust was formed in March 1918. [119]

Great Ocean Road at Wye River, c.1930-35
State Library of Victoria, H83.378/46

Construction commenced in August 1918. Lorne was linked with Eastern View in March 1922, then progressively with Anglesea, Cape Patton and Apollo Bay. Construction workers were housed in camps at Wye River, Cumberland River, Apollo Bay and Cape Patton. A powder magazine, for storing explosives used in construction was located at a bend in the road near Anderson Creek. The road was officially opened to traffic on 26 November 1932. Tolls were collected at Cathedral Rock, Grassy Creek and Point Castries. [120] The Great Ocean Road is Victoria's most famous tourist and scenic drive. It is also an engineering feat, a memorial, and an important coastal route. It extends 320 kilometres, from Torquay in the east to Petersborough in the west. [121]

5.   The Development of Towns

5.1   Building Towns

Colac's population in 1851 was 672. The town remained small. Two grocers, two colonial wine merchants, one brewer and one wine and spirits merchant operated businesses in the town in 1877. [122] Industries began to develop when the railway arrived in 1877, and the populations grew to about 2,000 in 1882. All land in Colac had been sold in the 1890s, and most was in use as commercial or residential premises. [123] The post office had been completed in 1889, the shire hall in 1892, the court house in 1889, and hospital in 1882. Five banks, seven insurance companies, six hotels, five churches and trading houses were operating in the town. [124] There was gas lighting in the streets, and a new butter factory had been established,

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[119]   Ibid.
[120]   Substantial realignment of the road was undertaken between 1936 and 1946. Ibid, p52
[121]   The sections of the road built between 1918 and 1932 employed 2,000 returned soldiers. Ibid., p51.
[122]   *Victorian Municipal Directory*, 1877, p97.
[123]   L Hammerton, *Colac & District 1896-1920*, Maiden Gully Victoria, 1990, n.p.
[124]   Hammerton, ibid.; *Victorian Year Books*, 1890, p290, & 1895, p385.

which was opening branches throughout the district. Two tanneries, three steam sawmills and one steam flour mill were also all operating.
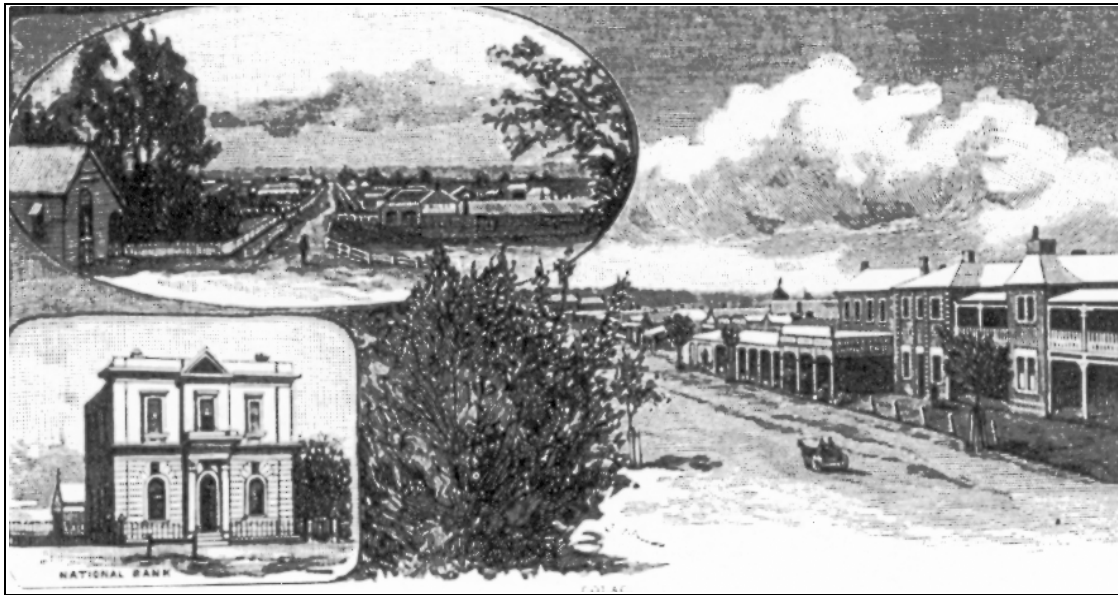
Colac, c. 1888, *Victoria & Its Metropolis*

By 1914 the town's population had increased to 4,100. [125] J G Johnstone and Co. had built offices [site #142] and a stockyard in town as well as at other centres throughout the Shire. Stores had grown bigger and chain stores like Moran and Cato had set up business [site #135]. Six hotels were operating in the town, including the Austral [site #145]. Economic prosperity quickly returned after the Depression and Second World War. A Chamber of Commerce was established by 1949, and Chevrolets' automobile salerooms [site #146] were selling cars to the district. By then the town's commercial precinct had crept further west along Murray Street.[126] In 1970 Colac's population reached 10,000.[127]

Frenchman's Inn, established on the Woady Yallock Creek in 1840, provided the impetus for Cressy's development [site #169]. Cressy however remained a smaller settlement in comparison to Colac, with a population of approximately 90 residents in 1914 and the retail district developed around the river crossing [precinct #316].[128] The town experienced a brief 'hey-day' during the first half of the twentieth century as large estates in the surrounding area were subdivided for closer settlement and soldier settlers. In 1920 the town's population rose to more than 200, and by 1930 had increased to 300.[129] Many were employed by the Victorian Railways in positions of stationmaster and platform staff to locomotive crews and service personnel, shunters and guards.[130] During harvest season in particular Cressy was very busy, and during World War Two an RAAF training field was established in paddocks between Cressy station and the Beeac line. The railway caused a relocation of the town's retail district. But after 1945 reductions in railway usage commenced, and Cressy stopped growing.[131]

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[125]   *Victorian Municipal Directory*, 1914, p414.
[126]   Hammerton, ibid.
[127]   *Victorian Municipal Directory*, 1970, p322.
[128]   N Houghton & J McLean, *Cross Country: a history of the Ballarat-Skipton & Newtown-Colac Railway, 1883-1985*, Melbourne 1986, p43; *Victorian Metropolitan Directory*, 1914, p414.
[129]   *Cressy Centenary*, ibid.; *Victorian Police Gazette Supplement* 2 June 1930, p639.
[130]   Houghton & McLean, ibid., p43.
[131]   Ibid., p44.

Birregurra was established as an Aboriginal mission station in the late 1830s. Settlement at Bowden's Point, as Birregurra was first known, grew as a result of the mission.[132] By the 1860s Birregurra could claim a flour mill, blacksmith, butcher and bootmaker, as well as a number of hotels and inns including the Native Youth Hotel [site #86].

The 1870s and 1880s was Birregurra's 'hey-day', the result of extending the railway from Winchelsea. The Native Youth Hotel, which in 1889 attempted to entice travellers by advertising "good stabling and a billiard table", survives as a reminder of the town's prosperity. [133] At that time wheat, potatoes, peas, oats, barley, swedes, turnips and onion crops were grown, and the town became the central market-place for fattened cattle. [134] The population of the town increased steadily from 400 in 1882 to 500 in 1901.[135]

Apollo Bay was initially settled in the 1850s as a sea-based sawmilling community.[136] For a period the settlement was know as Krambruk. In the early 1860s the area experienced an influx of timber splitters in search of sleepers to be used for the construction of railways in the new colony.[137] About 1,000 settled in the area, but the difficulties of transport and a decline in demand left only about 200 by the mid 1860s.[138] In 1898 Krambruk's name changed to Apollo Bay. [139] Closer settlement in the area around Apollo Bay provided some growth and stability for the settlement which by 1890 had a population of 200, but the town remained virtually isolated and dependent on shipping for communication, supplies and trade.[140] Some settlers, like those along the Barham River, did manage to survive. Others survived in the coastal areas, like Carter who 'made good' on his land at Skenes Creek [site #228]. By 1902 the town was described in the *Journal of Agriculture* as:

> consisting of two good hotels, post office, police camp, store and a few residences, [and] in the background the homes of a number of selectors peer cosily out from the dead timber …[141]

After the Great Ocean Road was opened in the 1930s Apollo Bay began to attract tourists and holidaymakers, as well as permanent residents. When the Great Ocean Road was constructed, Apollo Bay's population leap from 500 in 1930 to 1,500 in 1950.[142] By then it included two hotels and "several boarding houses" but, it was claimed, "there [was] not enough accommodation for the throng of visitors …"[143] [See Section 9.4]

Other townships and hamlets in the Shire were established following the 1860s, when selectors began to arrive. Elliminyt, Barongarook, Gellibrand, Beech Forest, Carlisle River, Irrewillipe, Swan Marsh, Irrewarra, Ondit, Beeac and Barramunga are typical of this period of growth. Closer settlement to the north and north west of Colac after 1914 saw the establishment, or expansion, of Cororooke, Coragulac, Alvie, Warrion, Wool Wool, and Eurack.

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[132]   Birregurra Hall Committee, ibid. (4) The township was surveyed in 1862, ibid.
[133]   *Star* 11 December 1889.
[134]   Birregurra Hall Committee, ibid. (4).
[135]   *Victorian Municipal Directories*, 1882 ff.
[136]   Initially the settlement was known as Krambruk.
[137]   J K Loney & E W Morris, *Twelve Decades: a short history of Apollo Bay, 1850-1969,* Geelong 1970, p8.
[138]   Ibid.
[139]   Joan Martin, *A Brief Look at Apollo Bay*, printed MS, 1990, p5.
[140]   *Victorian Municipal Directory*, 1890, p292.
[141]   Quoted in E W Morris *A History of Apollo Bay,* n.d. [1956], n.p [12].
[142]   Ibid., 1936-1953, pp698 & 825. By 1980, however, the population had declined to 1000; ibid., 1980, p 742.
[143]   *Wilson's Descriptive Guide to Colac and District: also business directories and shopping guide,* pamphlet [n.d. c. 1930], Colac, p13, Colac & District Historical Society records.

The railways to Forrest and Beech Forest resulted in the formation of Lavers Hill. The town, which had been surveyed and opened for selection in 1891, had a post office and hotel as well as a cheese factory and saw mill in 1912.[144] Everything in Lavers Hill was destroyed by fire in 1919, with the exception of the National Bank building – it was raised later too.[145] The railways to Forrest and Beech Forest also promoted settlements at Barwon Downs, Forrest, Kawarren and Wyelangta and the expansion of Gellibrand, Beech Forest and Lavers Hill..

Wye River was first settled in 1882 and, apart from a rough track over the ranges to Forrest, the sea was the only transport link with the outside world. A small jetty was constructed in 1901 to assist settlers and encourage sawmilling. In 1904, with reasonable shipping access assured, the first sawmill was opened in the area by Charles Scully.[146] Scully's venture did not succeed and in 1911 the Wye River Blue Gum and Timber Transport Company erected a mill on Scully's earlier site and lasted until 1916. [147]

Topographic Survey Map Wye River & Separation Creek, 1952
(black dots indicate houses)

Early in 1919 a Tasmanian timber firm McDougall and Co. started operations at Wye River, managed by John Hay. [148] Hay built a new mill, two tramlines, 20 houses, a boarding house, office and workshop.[149] At the time it was the largest and most modern mill in the entire Otways. [150] Sawn timber was transported mostly to Melbourne by the company-owned

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[144]   Jack Loney *Pioneering Days* n.d., p6.
[145]   M P Heffernan, *Days Gone By: Laver's Hill Centenary*, Colac 1994, p11.
[146]   *Colac Herald*, 25 November 1904, quoted in Norm Houghton, *Sawdust and Steam*, revised edition (in preparation).
[147]   'The Wye River Settlement', *Royal Historical Society of Victoria Journal*, Vol. 15, No. 4, 1935, quoted in ibid.
[148]   FCV File, Wye River Blue Gum Timber Co., 29/4159, quoted in ibid.
[149]   Ibid.
[150]   Ibid.

steamer, the *Gundiah,* which was bought especially to service the settlement. [See Section 7.1] Although the area was fairly well serviced by the coastal towns of Apollo Bay and Lorne, the lack of roads and means of transport precluded any but occasional visits to these towns. Wye River was thus socially isolated, a captive of the forest and sea, relying mainly on the coastal steamers for sustenance and cultural links with the outside world until the Great Ocean Road was opened in the 1930s. [151] By 1936 the small settlement was described as a:

> *dairying district and tourist resort on the Great Ocean Road [and included] a hotel, guest house and the Great Ocean Road Trust Cottages and a state school.[152]*   [See Section 9.4]

By the mid-twentieth century, aided by increased car ownership and greater discretionary incomes, the subdivision of land at Wye River and adjacent Separation Creek increased pace. Holiday houses were built and a general store constructed to service holidaymakers. The pub, which initially operated from the boardinghouse built by Hay was destroyed by fire, but was rebuilt and has undergone multiple extensions and upgrades, and today continues to attract thousands of visitors in summer.

5.2   Supplying Services

The Colac Gas Supply Company was formed in 1885. Two and a half miles of mains were put down when the town was first lit by gas in December 1886. The State Electricity Commission was formed in 1919, and in 1924 electricity made from brown coal was transmitted to Melbourne. By 1923 Colac had its own electricity supply; Birregurra was supplied a year later in 1924. [153] However Apollo Bay was still using kerosene lighting in 1930, although by 1935 it too had gained electricity. [154] Towns like Forrest, Beech Forest and Cressy remained dependent on kerosene lighting in the 1930s. It was not until the 1950s before many farms and settlements were connected to the supply and some, such as at Carlisle River, had to wait until 1960. [155] The imposing former State Electricity Commission building in Murray Street, built in 1938, is a tangible reminder of the commission's efforts in establishing a presence in the Shire and the formidable task of supplying power to the whole district.

The first supply of water in Colac was established to the railway station. It was connected by the Victorian Railways in 1877 from a reservoir on a creek at Elliminyt. In 1901 the Colac District Water Board was constituted. After 1911 water was supplied to the town from a small dam constructed on the Olangolah River in a catchment area previously known as the 'Agricultural College Reserve', which abutted the north side of Turton's Track. [156] The water was conveyed by pipeline to a service basin in the Racecourse Reserve and then by reticulation to the township. The water supply was extended to Cororooke, Coragulac, Alvie, Warrion, Beeac and Cressy in 1957.[157] The West Gellibrand Dam was completed in 1973. The Colac Water Board was formed in 1983 and replaced the Colac District Water Board.[158] In its turn, this board was amalgamated with Barwon Water in 1996. Other areas of the Shire were slower to gain a reticulated water supply - Carlisle River, for example, did not gain its system until 1955.[159] Although the Colac Waterworks Trust (formerly the Colac District Water

[151]   Archaeological Site Survey, Wye River Victoria, 'John Hay & Co. Sawmill', Heritage Victoria file 606884.
[152]   *Victorian Municipal Directory*, 1936, p700.
[153]   *Colac: A Short History* ibid., p15.
[154]   *Victorian Police,* 2 June 1930, p595, & 1 August 1935, p781; Martin, ibid., p7.
[155]   *Victorian Police*, 1 August 1935, pp841, 798 & 823; Blainey, ibid., p170; Carlisle River Church of England Ladies' Guild *Souvenir Book of Back-to Carlisle River*, Colac, 1967, n.p.
[156]   McIntosh, ibid., p60.
[157]   *The Shire of Colac 1864-1964* n.d. (c.1964), p25.
[158]   McIntosh, ibid., p61.
[159]   Blainey, ibid., p170; *Back-to Carlisle River*, ibid.

Board) started to consider how a reticulated water supply could be extended to Cressy in 1944, it waited until 1957 to be put through to Cressy and Beeac. At the same time Cororooke, Coragulac, Alvie and Warrion also gained a reticulated water supply. A concrete tower was completed at Cressy in 1962 (see site #172).

Cressy Water Tower
Site #172

In December 1928 an Act was passed authorising loans for country sewerage schemes. Applications from Colac were processed immediately, for 'progressive' towns were anxious to step into the modern era.[160] The Colac Sewerage Authority was constituted in 1923, and was administered by the Waterworks Trust. Five years later in 1928, the town had been connected to a sewerage system, and was the first provincial town in Victoria to be sewered.[161] The treatment works were located at the east end of the town, and the treated effluent was discharged into Lake Colac along with the waste products produced by the abattoir, the flax mill and other industries.[162] However more remote places in the Shire like Apollo Bay were not sewered until 1973.[163]

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[160]   Dingle, ibid., p195.
[161]   *Victorian Municipal Directory*, 1966, p380.
[162]   McIntosh, ibid., p4.
[163]   Martin, ibid., p11.

5.3   *Developing Secondary Industries*

Colac has been the centre for most secondary industry in the Shire since European settlement. Proximity to rail transport, sources of fuel and an employment base encourages secondary industry to locate in Colac. Sixty-four factories operated in Colac in 1957 employing a workforce of 720 in butter and clothing factories, a flax mill and brick works, fibrous plaster works, coach building, furniture making, machinery and engineering works, etc. [164]

Colac's earliest factories were set up in the nineteenth century. The Western Meat Preserving Company was set up in 1871, "… with the purpose of preserving and shipping [rabbits] to Europe and the East Indies, in tin canisters."[165] Thomas Murray helped form the company when properties throughout the region were blighted by a rabbit plague, including his own Warrion Estate that was said to be "swarming with rabbits."[166] Isaac Hebb described the preserved rabbits that came out of the factory as a "saleable and tasty article of diet".[167] More than 20 'men and boys' were employed in the preserving works, additional to the locals who were paid to harvest the rabbits. But it was not a propitious time for the meat canning industry. Rabbits were not only plentiful, but fierce competition arose worldwide when canned processing was introduced. The Western Meat Preserving Company attempted to diversify by canning cattle and sheep, and by opening a branch factory at Camperdown in 1881. Competition escalated in 1885 when an opposition factory was established at Stony Rises, where the main source of rabbit meat existed. The final blow was delivered when refrigeration was introduced. The Western Meat Preserving Company wound up in 1888 and the Colac factory was closed.[168]

But the fresh meat industry did not end when canning stopped. Livestock slaughtering continued throughout the Shire, with most butchers operating their own slaughterhouses. As the numbers increased, enforcing the Council's regulations became difficult. Consequently a municipal abattoir was established in 1924 at Colac East to bring control to the chaotic state of small, private abattoirs. The plant proved to be successful and serviced (in addition to Colac) Winchelsea, Apollo Bay and Terang. From time to time the works were upgraded and were eventually sold to a private company. In recent times the Shire again took over the business with a view to raising standards and exporting. The abattoir is now an important secondary manufacturer within the Shire.[169]

Dairy factories were located throughout the region and production embraced a large variety of products, ranging from butter and cheese to processed milk. To begin with, they were formed by co-operatives and were financed mainly by townspeople - storekeepers and professional men, rather than selectors. Once the co-operatives demonstrated their profitability farmers also opened their pockets to support the enterprises.

The first co-operative butter factory in Victoria was opened at Cobden in 1888, and by 1892 Colac had its own co-operative.[170] The factory was set up in Wilson Street and, as dairying advanced in the outlying districts, the company set up creameries at Nalangil, Ondit, Beeac, Wool Wool, Swan Marsh and Warrion.

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[164]   Central Planning Authority, ibid., p130.
[165]   *Colac Herald*, 17 January 1871, quoted in Hebb, ibid. p295.
[166]   McIntosh, ibid., p117.
[167]   Hebb, ibid., p295.
[168]   Hebb, ibid., p298-200; McIntosh, ibid. p118. The Stonyford Pastoral and Preserving Company established its rabbit canning factory at Stony Rises in 1885. It calculated that it could produce 6,000 two pound tins per day, and that the factory would use 36,000 rabbits a week. *The Colac Herald,* 3 April 1885.
[169]   McIntosh, ibid., p123; Rob Davis, pers. com., 2 October 1998.
[170]   By 1895 there were 174 butter factories in Victoria and nearly 300 creameries. Dingle ibid., p117.

These creameries were later expanded into manufacturing plants. Over time firms were bought out - Birregurra and Cororooke and the Alvie Cheese and Butter Factory in 1944, as well as the Carlisle River and Apollo Bay factories in 1959, were bought by Borden.

In 1959 the company changed its name to the Colac Dairying Company and production was concentrated at Colac and Cororooke. In 1986 the company joined Camperdown-Glenormiston, Ibis and ACMAL to form Bonlac Foods. The Colac Dairying Company itself was taken over by Bonlac in 1987 and the Wilson Street plant closed as a manufactory. [171] The Cororooke factory continues to operate, producing milk powder, cheese and whole milk.[172] The former dairies at Swan Marsh and Beeac provide evidence of the Colac Dairying Company and the extent of the company's operations.
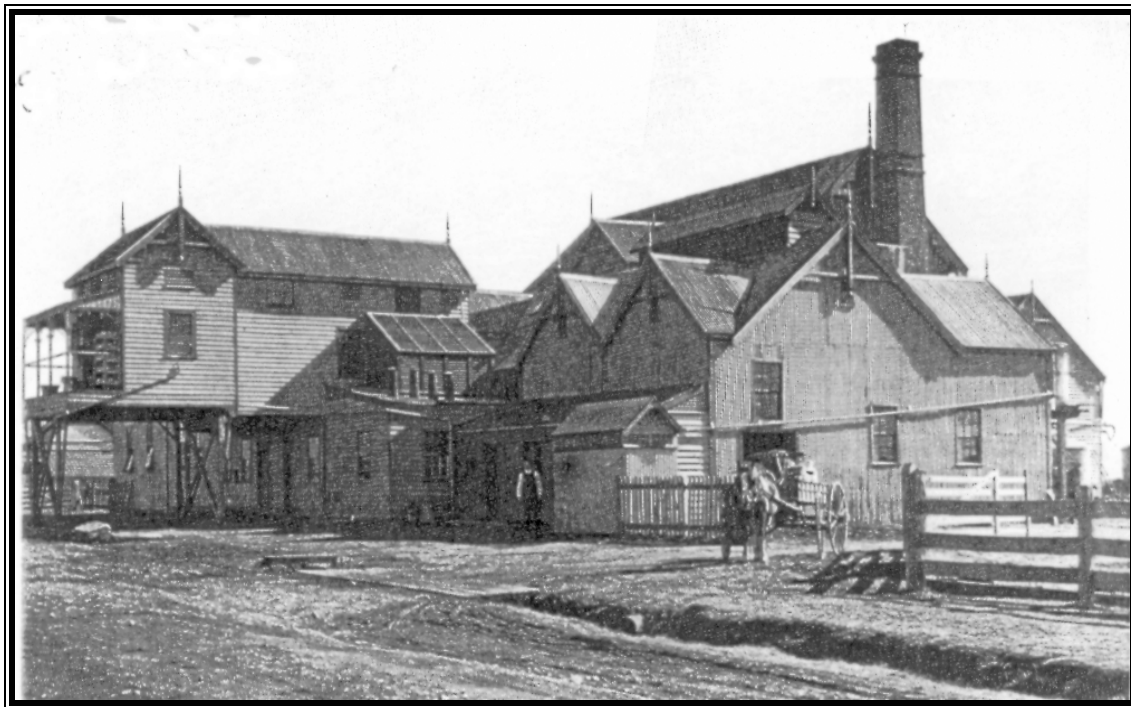
Colac Dairying Company, c.1908
Godbold *Cream of the Country*

By 1891 the Carlisle River Butter Factory was estimated to be producing tens of thousands of pounds of butter from milk supplied by farmers in the Otways [site #104]. But getting it to market continued to pose a problem and, until the rail reached Crowes in 1911, the only outlet was via sea from Apollo Bay. The transport problems were exacerbated by freight charges, which were excessively high. Consequently, local farmers banded together, bought their own boats which they managed on a co-operative basis, until eventually the Apollo Bay Butter Factory was established in 1904. The Apollo Bay factory remained in operation until 1968.[173] The manager's residence, located opposite the factory in Hardy Street, is a reminder of the importance and influence of the Butter Factory at Apollo Bay [site #15].

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[171]   Norman Godbold, *Victoria - Cream of the Country*, Netley, South Australia, 1989, P 218.
[172]   McIntosh, ibid., p119.
[173]   Godbold, ibid., p37; Martin, ibid., p6.

Cora Lea Cheese Factory operated at Swan Marsh [site #229], and a co-operative butter factory was established at Beech Forest in 1902.[174] A fleet of wagons was employed to cart cream from the latter as far west as Johanna and north-east to Upper Gellibrand. The butter was marketed under the 'Fern Leaf' label. [175] The company went into liquidation in 1912 and the building remained unoccupied until another firm took over and resumed operations. This new company did not concentrate exclusively on production of butter. [176]

Cora Lea Cheese Factory Swan Marsh
Site #229

The processing of rabbit carcasses and the manufacture of ice had by then become a major line of business. [177] The ice was sold in Colac during summer time. The firm closed in about 1918. Operations were renewed at the factory by the Otway Dairying Company for a few successful years until finally permanently closing.[178] An old well remains as the only physical evidence of the Beech Forest dairy factory [site #62].

Regal Cream Products, a company originally founded in Moonee Ponds in 1910 as 'Bulla', began manufacturing in 1926 from premises in Clarke Street, Colac.[179] The company later moved to a site in Connor Street where production continues today. Regal Cream Products are now marketed throughout Australia as well as in the Asia Pacific region, to countries such as Singapore, Thailand, Taiwan, Indonesia, China, Korea, Fiji and New Zealand. [180]

Bryan Brothers also developed an important secondary industry in Colac as windmill manufacturers, iron and brass founders, and stove makers. The firm was established George Bryan at Elliminyt in the late 1880s. In 1890 George's brother Archie joined the firm and together they began manufacturing under the name of Bryan Brothers. The business expanded and, in 1902, new manufacturing and foundry plants were built in Corangamite Street, Colac,

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174   Norman Houghton, *Beech Forest: A century on the ridge* , Geelong, 1984, p30.

175   Ibid.

176   Ibid.

177   Ibid.

178   Ibid.

179   "Regal Cream Products Pty Ltd" Internet Home Page, 22 September 1998,
        http://www.regalcream.com.au/comapny.html.

180   Ibid.

where stoves were added to the range of items produced to meet the needs of an expanding population.[181] The firm continued operating until the late twentieth century.

Reflecting the ingenuity of local manufacturers, as well as the importance of the onion industry in the Shire, was the onion seeder developed by Charles Cole in 1913. Cole, who lived at Alvie in the heart of one of the state's most important onion growing areas, devised a seeder for onions - a two row spoon-type drill "of simple design".[182] The onion seeder was further refined and continued to be manufactured in Colac by Cole's grandson until recently.[183] [site #148]

6.   The Environment

6.1   Pests – rabbits

In 1859 Thomas Austin of Barwon Park near Winchelsea released 24 wild British rabbits to provide sport for shooting parties. Domestic varieties had been released in Australia on other occasions, but failed to thrive because they made easy prey for predators such as native cats, goannas, dingoes and hawks, still in sufficient numbers to combat the new arrivals. Because he used wild rabbits, Austin's attempt to acclimatise rabbits to Australian conditions succeeded.[184] His rabbits multiplied and on the plains ate out the best grasses, but left the weeds; they devoured the crops and dug up the potatoes and ring-barked the fruit trees.[185] They were especially a problem in the region of the Stony Rises, which afforded easy shelter to the rabbits and their burrows but where access and eradication was difficult for humans.

Pastoralists like William Robertson attempted to destroy the rabbits on their land by reconstructing stone walls on a one or two foot base to make them rabbit proof.[186] [site #182] [Also see Section 3.5.2 - Fences and Boundaries] Other pastoralists attempted to keep rabbits at bay by installing rabbit-proof fences and by digging up warrens within paddocks and slaughtering their inhabitants. The *Australian News* in 1873 described one such attempt on the Dreeite estate:

> *The men divided into two parties, one called burrow-diggers, and the other bar-men. The latter are armed with large iron crow bars with which they roll away the loose stones of the barriers in order to get at the holes in which the rabbits burrow, then if the ground permits … they dig them out, but it the holes lead into crevices or cracks in the solid rock, they plug them with small stones, thereby preventing rabbits getting either in or out. … The burrow diggers have to dig the burrows on the flats, and at the foot of the barriers, clean out, and then fill them up, and sow grass seed over the place. There are places where it is impossible either to dig or plug, in which case they are ferreted, and the crevices filled up. Before the land was thus worked over it was one bleak, black tract of stoney barriers, seemingly moving with rabbits … [187]*

But not all landholders campaigned to rid their land of rabbits, hence by 1900 droves of rabbits ran unchecked across the northern section of the Shire in particular, and good land was riddled with burrows. The Stony Rises were:

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181   McIntosh, ibid., p117.
182   Ibid.
183   Ibid.
184   Land Conservation Council, ibid., p54.
185   Kiddle, ibid., p421.
186   Hebb, ibid., p291.
187   Ibid., p292.

particularly favourable for the breeding of rabbits; the stones affording them ample protection, while the soil is of a loose and friable nature.[188]
For a period the area was abandoned to the rabbits.

The only advantage of the rabbits was that the settlers could eat them, or they could be preserved, canned and exported as the Stonyford Pastoral and Preserving Company did, as a means to making money whilst reducing numbers in the area. [See Section 5.3]

Between 1930 and 1950 great numbers of rabbits again infested the northern sections of the Shire, in the stony rises of Warrion and Dreeite. The stony country continued to provide ideal places for warrens and breeding, and the low bushes gave the rabbits protection and made a warm haven for breeding. And the struggle to rid their land of the pests continued. A local 15 year old, 'Pud' McKay, spent three months in a small hut on a property at Warrion in 1937 where he, on average, trapped 100 rabbits per night.[189] Noel McKenzie recalls that, at about the same time, they would lay out strychnine poisoning at Dreeite and kill 5,000 rabbits at one time.[190]

By the mid-twentieth century a respite from the battle against the rabbit occurred when, in 1950, myxomatosis was released. Myxomatosis was not a new weapon. The virus had been discovered in Uruguay in 1896, however Australian scientists had, until the mid-twentieth century, been discouraged from experimenting with the virus because of the trade that had developed in meat, and because "popular sentiment was opposed to the extermination of the rabbit by some virulent organism."[191] After myxomatosis was released it spread rapidly and up to 90 percent of rabbits died within a month of infection. But they were multiplying again by 1965 because of their increased resistance to myxomatosis. In the 1990s a new form of control, the calicivirus, was introduced which, at the end of the twentieth century, again brought the rabbit population under control.[192]

6.2   Fire and Flood

The Shire's geography is one of extremes. Flat plains with low rainfall to the north, and a rearing highland to the south with the state's highest precipitation levels in the Weeaproinah area. Hence, the Shire has experienced its share of severe disasters, of floods, grassfires and bushfires.

Regular instances of flooding occurrs along the Barwon River and the streams flowing into Bass Strait from Wye River to Apollo Bay. The most persistent damage has been to roads, bridges and fences and occasionally to dwellings and out buildings. Major flooding occurred in 1854, 1880, 1908, 1923, 1951, 1952 and 1995.

On the plains, the largest flood problem has been the overflows of Lakes Colac and Corangamite after the 1951 and 1952 record rains, when thousands of hectares of prime dairy land from Pirron Yallock to near Cressy was inundated with brackish water. The water level refused to retreat afterwards because of continued rainfall inflows from cleared land around the lakes and artificial drainage lines made by farmers. The permanent flooding was an economic disaster for the Shire and the State government responded by constructing channels

[188]   *Colac Herald*, 3 April 1852.
[189]   Brenda McKay, "'Pud' and the boys", typed MS, Ballarat Diocesan Historical Commission, p.28.
[190]   Conversation with Noel and Audrey McKenzie, 2010 Lake Corangamite Road, Dreeite, 17 May 2001.
[191]   Macquarie Reference Series *People of Australia*, Sydney, 1998, p292.
[192]   Ibid.

and holding-ponds at Cundare and Lough Calvert, and by diverting the water to the Barwon River.[193]

Grassfires have had a devastating impact on farming districts such as Cressy and Beeac since settlement. In more recent times very severe fires in 1944 and 1977 destroyed dozens of houses, kilometres of fences and thousands of head of livestock. Towns like Cressy have been so affected by fire that the architectural style of the buildings now reflects the dates of major conflagrations that destroyed the town's building stock.

Fire has also caused great suffering and human loss in communities. Jack Harrison, a local Cressy landowner, has left a description of his experience during the 1944 bushfire that devastated his area :

> *When I first saw the fire it was about 11.30 am. It reached us about 2 pm, covering 30 miles in this time. The air was filled with smoke and ashes so thick that I could not see a single object … [then] the air cleared a little, and I saw the fire race past. … [Soon] the haystack, sheds and house were all well alight. We saw three sheepdogs, tied in the plantation, burnt before our eyes, the horse, which had been left in the gig with the wheel strap on, was also burnt where it stood. Helpless and horribly fascinated we watched the scene of destruction of all our earthly treasures, gathered over thirty years of happy married life.*[194]

Bushfires have also been a regular scourge in the ranges to the south of Colac for decades. The first major recorded fire was in 1851 when a large portion of the forest burnt for weeks on end. Apart from Apollo Bay, there was no settlement in the bush at the time, so property damage was non-existent. But once the ranges were settled after the mid-1860s the incidence of fire increased dramatically, mostly due to human intervention through careless burning off and accidental ignition. Major fires in 1886, 1898, 1908, 1914, 1919, 1921, 1926, 1934 and 1939 took many lives, and consumed farmsteads, fence lines, crops, livestock, bridges, schools, halls, creameries, sawmills, hotels and shops, as well as causing a great loss to prime standing milling timber.[195]

An account of the 1919 fires in the Otways provided by Adelaide Wilson indicates the suffering and loss experienced as a result of bushfires. After the fire had passed, Adelaide:

> *… went forth with the fervent faith that our home would be standing - that by some miracle the fire would have 'jumped the valley'. … To our despair we found that our home had been consumed. [and] all my treasures were completely destroyed.*[196]

Every township, settlement and hamlet in the ranges has been burnt more than once since the 1860s and it is a wonder there are any original structures surviving. But some such structures do remain and their survival provides important information about the Shire's settlement and its development. The survival of these elements was aided by the efforts of volunteer fire-fighters for whom a memorial was erected at Colac in 1962 [site #108].

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[193]   Hamilton & McLeod Pty Ltd, "Lough Calvert Drainage Trust Master Plan", Geelong 1985, pp 6-7, 46-47.

[194]   MR J Harrison, quoted in John Calvert, *Gateway to the Plains: the history of Cressy and District, 1838-1988*, n.p., [c.1988] p101.

[195]   Houghton *Beech Forest*, p16; Department of Conservation & Environment, "Otway Forest Management Plan: statement of resources, uses and values", 1990, pp23-24.

[196]   Adelaide Wilson memoirs, Colac and District Historical Society, quoted in McIntosh, ibid., pp 8-10.

Colac Otway Heritage Study

Firemen's Memorial, Colac, Site #108

Voluntary fire-fighters had a long history in the Shire that dated back to 1887 when a fire brigade was formed in Colac after the devastating 1887 bushfire. In 1890 the colonial government passed the *Fire Brigades Act*. This Act allowed the formation of the Country Fire Brigades and the training of volunteers. Colac's original fire station, constructed of timber on Market Reserve [now known as Memorial Square, precinct #312] was demolished in 1923. A brick fire station and adjacent residence building in Skene Street remains [site #158]. The complex was occupied until 1999, and now provides valuable information about the role played by volunteers in attempting to reduce the devastating affects of bush fires in the Shire.

Fire Station & Residence, Colac
Site #158

7.   Exploiting Natural Resources

7.1   Forests

Located on the southern flank of the Shire are the forested uplands of the Otway Ranges. The area is the state's wettest region and on these rain-drenched slopes grow huge stands of mountain ash, gum, messmate and stringybark, eucalypt timbers interspersed with blackwood, musk, hazel and pencilwoods.

Although the Shire's timber resources were first exploited in 1849 at Apollo Bay, where sea carriage allowed conveyance to Geelong, land-based exploitation was slow to develop because of transport difficulties. James Hill established the first mill at Colac in the 1850s, and Edward Silk installed one of the first permanent milling plants on Boundary Creek at Barongarook in 1862. [197] But until the 1870s only a handful of small mills had nibbled at the northern flanks of the Otways.

The first boom in sawmilling developed after the opening of the railways to Forrest (1891) and Beech Forest (1902). Once the railway was extended to Colac, sawmilling in the Shire began to expand. It allowed Colac, Barongarook and Irrewillipe millers to readily dispatch timber to markets in the Western District and Geelong. The construction of a railway into the Otways also meant the struggling settler could clear his blocks of timber at a profit, which meant timber was no longer wasted and the practice of ring barking to clear land was quickly abandoned. Consequently agriculture, the reason behind agitation for the rail line, was forced to take second place to the more lucrative timber trade.

Sawmillers erected plants deep in the bush and built timber tramways to the railhead to send out sawn timber. Little communities of workers and sometimes their families developed around sawmilling sites. The work was hard, dangerous and usually wet. Living conditions left much to be desired, but the pay was attractive compared with other trades. The workers and their families lived at the mills or in the nearest settlement. A 1908 community in the south east Otways was described by James 'Horrie' Mackie:

> There were eight four-room houses, an office, twelve huts, blacksmith shop and stables at the site. … In the early years there was also a cookhouse … [which] supplied meals for the men. Vegetables grew on the site, and many men had gardens with potatoes and different vegetables growing along the banks of the creek. [198]

Timber workers' houses were standardised single-fronted, four-roomed cottages built of unpainted hardwood and weathered to a drab colour best described as 'timber-town grey'. The single men lived in one-roomed huts. These huts were roofed with shingles, overlapping palings or corrugated iron. They lacked internal lining and included an enormous wooden fireplace and chimney at one end. [199] Timber mill workers houses remain at Barwon Downs [precinct #302]. These were built for those employed by Hayden Bros. at their seasoning kiln, set up in Callahans Lane in the 1930s.

Working conditions were primitive. The workers were exposed to hazards from felling and snigging operations, and at the mills there were no measures to assist the preservation of personal health - hearing damage etc.[200]

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[197]   Houghton, *The Beechy,* ibid., p24.
[198]   de Jong, ibid., p47.
[199]   Ibid., p85.
[200]   John Hay & Co Sawmills, ibid., n.p.
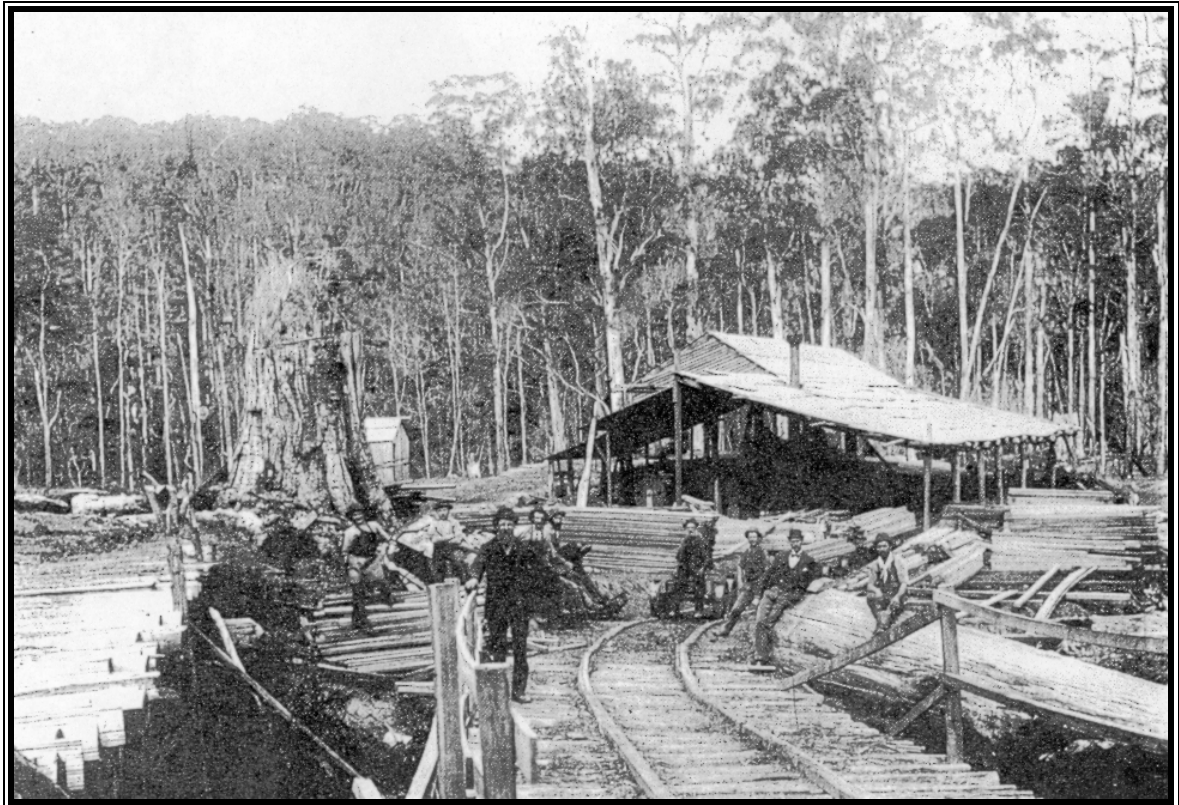
Bush Mill in the Otways, c.1900
Hammerton, *Colac & District*

Young single men working at mills in isolated areas in the forest had to find their own amusement. Les McLennan was 23 when he started worked at Wye River, soon after the mill began operating in 1920.[201] Most weekends he would head off with his mates and fellow workers. Because the Great Ocean Road had not been completed, the only way out of Wye River was via rough tracks.

> *… we used to knock off at twelve o'clock [in winter], go in for a dip, go and have lunch, and then we used to tear off to Lorne and play football in the afternoon. We ran all the way to Lorne. Run all the way to Lorne and played football, and come home on Sunday. If the tide was out, we used to go along the beach, but if the tide was in, we used to have to take to the bush.… Sometimes we used to go into Apollo Bay, you know, weekends. When we weren't running into Lorne, we used to go down to Apollo Bay.*[202]

A total of two hundred milling plants were worked in the Shire between 1890 and 1960 - 100 worked the Otways between 1905 and 1950.[203] Settlements sprang up to serve the sawmilling industry at places like Barwon Downs, Forrest, Barramunga, Gellibrand, Beech Forest, Wyelangta and Lavers Hill. These localities boomed from 1900 to 1930. The local sawmill operator held a commanding position in these communities because he was often the district's main employer. Generally these mill owners built houses that reflected their status in the community, as indicated by those that have survived like Sanderson's residence at Forrest [site #195] and Hayden's at Barwon Downs [site #46]. The homes act as reminders of the success and importance of the industry to the district.

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[201]   Ibid.
[202]   Ibid.
[203]   Houghton, *The Beechy,* ibid., p28.

After the devastating bushfires of 1939, legislation was promulgated to force sawmills out of the bush and away from high fire risk areas. The move was aided by improved, and the sawmills relocated to Colac, Forrest, Birregurra and Barongarook. Elements of these relocated mills survive in Hayden's seasoning kiln at Barwon Downs [precinct #302], and in Haig's sawdust burner [site #197] at Gellibrand. Eventually cartage of timber by rail was phased out in favour of motor truck haulage. Industry rationalisation between the 1960s and 1980s helped to eliminate most milling plants. Timber production is now centred at Colac, Birregurra, Barongarook and Forrest, where six huge plants continue to operate.[204]

7.2 *Fishing*

Although timber attracted the first settlers to Apollo Bay, a healthy fishing industry also developed there. By the mid-twentieth century 30 percent of the catch in the Corangamite Region came from Apollo Bay.[205]

Barracuda as well as crayfish were important components of the fishing industry at Apollo Bay. The local fishermen made their own cray pots during the quieter periods and, when the catch was good, would sell through the Melbourne Fish Market. Before the Great Ocean Road was completed, the catch was transported to the Melbourne market via rail and road. Gladys Henriksen described the method in her memoirs:

> *Twice a week, the catch, which would have been stored in extra large pots or a wooden coff, were packed close in potatoe bags to exclude as much air as possible and so ensure their survival. They were then sent to the Melbourne Fish Market. Sim's Motors [a local carrier] carried them to Colac and from there they went by train to be sold the following morning.[206]*

After 1932 when the Great Ocean Road opened, produce was transported directly by road to the Melbourne market. To take advantage of the numbers of fish, the Apollo Bay Fisherman's Co-operative constructed a fish refrigeration plant and cold storage in the early 1930s. This became the largest on the Victorian coastline.[207]

In the 1930s eight craft were commonly moored at Apollo Bay's pier. As facilities improved, fisherman from other ports started mooring there too. By 1948 numbers had increased to 28.[208] However the pier was becoming too small. It restricted fishing fleets to craft small enough to be lifted to the pier by crane, but because small craft were unable to travel to the distant fishing grounds, the growth of the fishing industry was constrained. In 1950 a new harbour was constructed at Apollo Bay, providing the impetus for further development in the Shire's fishing industry.

Apollo Bay remains an active port. Twenty-two fishing vessels permanently use the port; 18 scallop vessels use it on a seasonal basis; and up to 180 pleasure craft utilise the facility during the summer.[209] The industry continues to be significant to the Shire's economy. [See precinct #301]

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[204]   McIntosh, ibid., p120.
[205]   Central Planning Authority, ibid., p125
[206]   G M Henriksen, *Paradise by the Sea: memories of Apollo Bay*, Drumconda Victoria, 1989, p11.
[207]   Ibid., p105.
[208]   Martin, ibid., p9.
[209]   'Notes of Apollo Bay Harbour Forum Meeting', 21 August 1998, Colac Otway Shire.

Pier Precinct, Apollo Bay , Precinct #301

7.3   *Extractive Industry*

The Colac Otway Shire is not a mineral rich area. Its basic geology is basalt in the north and sandstone and mudstone to the south. In the nineteenth century mineral seekers scoured the Shire seeking gold, coal, platinum, oil, chalk and limestone.[210] Some attempts met with success, others did not. Geological and economic reality meant that the Shire produced gravel, scoria, sand, clay, bluestone, ironstone, limestone and salt in commercial quantities.

Road-making materials have been the major product of the Shire's quarries. There are many short term quarry sites along road routes, particularly in the Otway Ranges. Long term sites figure at Beech Forest, where a quarry has existed since 1903, and at Colac East at Riordan's quarry, now closed. The scoria pits at Red Rock were first opened by the Victorian Railways in the 1920s and were used until the 1950s. These and other pits were worked later by private operators supplying scoria for road works, landscaping etc, and continue to be operated today.

Salt scraping on Lake Beeac was pioneered by Henry Berry in the late 1860s and endured in various forms until the 1940s. Reminders of this small industry remain in the form of landworks [site #47].

Clay pits for brick-making have been opened at the eastern end of Colac's Wilson Street, at Birregurra and at Barongarook.

Ironstone for paint pigments was mined near the Barongarook railway station during the 1920s. Sand mining on a large scale was developed at various sites at various times at Barongarook, Irrewarra and Carlisle River.

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[210]   In 1856 there was a short-lived gold rush to the Cape Otway peninsula and there remains evidence of a few shallow shafts. Loney *Otway Memories,* ibid., p28.

A significant limestone trade developed at Kawarren from 1903 soon after the Beech Forest railway opened.[211] Open cut pits and kilns were developed to process the lime. The industry proved to be durable and production capacity was expanded from time to time to meet market demands. The trade persisted until 1957 when quarrying costs made the proposition uneconomic and the business closed.

However, in spite of these various ventures, the extractive industry has not played a major historic role in the Shire's economic or social development.

8.   Governing and Administering

8.1   Formation of Local Government

The 1840 *Parish Roads Act* of 1840 gave local landholders the power to request the establishment of parish road trusts.[212] No parish road trusts were set up in pastoral districts. Squatters showed little interest in developing public infrastructure. For most of the year their labour force was limited to employing a few shepherds, and only needed to increase during shearing time. This resulted in a sparsely populated countryside devoid of any but the most rudimentary settlements. [213]

In 1853 the newly-formed Victorian Colonial Government passed an *Act for Making and Improving Roads* that also allowed the formation of local boards. 'Road districts' were proclaimed in certain parts of Victoria. These Road Districts gave inhabitants the power to set up local road boards levy rates, including on Crown Land tenanted by squatters.[214] However most local road boards were formed in urban Melbourne, gold mining towns, and population centres like Belfast (Port Fairy) where a strong local authority existed.

Colac was declared a road district in 1859, but the area remained sparsely populated. The powerful squattocracy were reluctant to commit funds public infrastructure without security of tenure, so did not take advantage of the opportunity to form a local board.[215] In 1863 the *Municipal Institutions Amendment Act* replaced the 1854 Act. By then the district's squatters had gained security of tenure, and understood the advantage of establishing better transport links. As a result, in 1864 the Shire of Colac was formed.

Throughout the latter part of the nineteenth century the role of municipalities in Victoria were circumscribed by the existence of a strong central colonial government. This strong central government meant local government played little part in policing or in education - both these functions were controlled by the central authority. Essentially, and as the name implies, the main function of road boards was the construction and maintenance of roads, culverts and bridges. Little more than this was tackled in rural shires like Colac.

Since income and the functions of the Shire were limited, large office accommodation was unnecessary, especially as the only permanent indoor staff were usually the town clerk and

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[211]   Houghton, *The Beechy,* ibid., p25.
[212]   Ibid.
[213]   Andrew Ward & Assoc., 'Typological Study of Local Government Offices/Town halls in Victoria', July 1996, vol. 1, p31.
[214]   Bernard Barrett *The Civic Frontier: the origin of local communities and local government in Victoria* Melbourne, 1979, p86.
[215]   Colac had a population of 791 in 1857.

engineer; in some cases these jobs were combined. All that was required was a council chamber and adjoining offices for the town clerk and engineer. [216]

Yet, election to local government was a potent symbol of social mobility in colonial Victoria. The erection of a handsome council chamber was obviously also a fitting memorial to the success of the district and its people. Furthermore, district leaders saw little conflict between their own interests and that of their town. They were frequently local patriots who were proud of the growth of their district and the part they had played in its development. A fitting testament to the growth of their community, was an imposing civic centre. Colac's Shire Hall in Murray Street, was built when this ethos was at its strongest. The prominent architects Alexander Davidson and E G Ovey were commissioned to design a building which would befit the pre-eminence, or intended pre-eminence, of Colac and the building was completed in 1878.[217] The building now provides evidence of the aspirations, values and commitment of its early citizens.[218]

Shire Hall Colac, c.1908
State Library of Victoria, H96.200/1534

Initially the Colac Shire comprised an area of 760 square miles, its boundaries extending from the sea in the south to Cressy in the north, from Birregurra in the east to Pirron Yallock in the west, roughly the same area now encompassed by the Colac Otway Shire. But it was not easy to administer such a vast municipal region, especially within the Otway Ranges. Bonwick provides insight into the difficulties faced in his description of a journey through the area in 1858:

> A few miles ride took me to the barren timbered country, the commencement of a forest leading down to the coast. Splitters are the sole inhabitants of this scrubby, hilly region. …

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[216]   Ward, ibid., p38.
[217]   Ibid., vol. 3, p360.
[218]   Ibid., vol. 3, p360.

The hills are exceedingly precipitous, … bearing stringybark trees, the epicias and rough scrub.[219]

Although selectors and the construction of a narrow gauge railway changed the area after Bonwick's visit in 1858, it was still not easy to administer the area. Extreme distances, the absence of roads along with a low demographic, and the sparse distribution of the population, continued to make the task difficult. Otway residents, believing they could not be properly represented by the Colac Shire Council, applied to sever a portion and establish their own shire. In 1919 portions were severed from the Shires of Colac, Heytesbury and Winchelsea to form the Shire of Otway. [220] Council Chambers and a hall were constructed at Beech Forest in 1921. In 1963 new Shire offices were built adjacent to the earlier structure.

In 1938 the Borough of Colac was created. The area was proclaimed a town in 1948, and a city in 1960.

In the inter-war years welfare concerns, like maternal and child health, were taken up by local councils. Facilities were built for the purpose; the first in the Shire was the Infant Welfare Centre in Queen Street, Colac built in 1935 [site #155]**.** After the Second World War greater responsibilities were devolved to councils as their activities expanded into the areas of personal health and welfare; to the development of planning and environmental protection; and to the provision of community amenities, recreational and cultural facilities. The nineteenth century shire hall was no longer adequate in providing accommodation for these expanded functions. The evolving role of local government substantially changed the nature, requirements and the design of civic buildings. The conspicuous monumentalism of earlier generations had to bow to the requirements of modern bureaucracies, so mid-twentieth century municipal buildings were designed as little more than modern office blocks.[221] The Colac Shire offices were erected in such a manner in two stages, and were completed in 1960 and 1991.[222] More extensions were undertaken at the end of the twentieth century.

In 1995, as a result of the Victorian government's municipal amalgamations scheme, the Shire of Colac Otway was formed.

8.2   Building for the Public

8.2.1   Schools

The Irish National System of education was introduced in Australia in the late 1840s and allowed students of all denominations to attend the National schools which were funded by government grants.[223] By 1850 there were several of these schools operating in south western Victoria, including one commenced in 1850 at Colac East (now demolished). [224]

Under the *Common Schools Act 1862* a new Board of Education in Victoria assumed control of over 600 schools, including the existing National and Denominational (or church) schools.

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[219]   J K Loney *Otway 1919-1969*, Apollo Bay, Victoria, 1969, p.5.

[220]   The Shire of Otway comprised the Parishes of Aire, Barramunga, Barwongemoong, Krambruk, Moomowroong, Natte Maurring, Newlingrook, Olangolah, Otway, Wangerrip, Weeaproinah. Wyelangta and Yaugher. Loney, *Pioneering Days,* ibid., p5. Birregurra was included in the Shire of Winchelsea until 1989. Ward, ibid., vol. 4, p509.

[221]   Ibid., vol. 1, p44.

[222]   Ibid., vol. 3, p361.

[223]   Land Conservation Council, ibid., p70.

[224]   Ibid.; *Colac: A Short History*, p4. The building continued to house a school until a new structure was built in 1922 in Lang Street. Burchell, *Vision and Realisation*, vol. 2, p891.

A school was set up at Beeac under the provisions of this Act. It was commenced in 1862 by the Methodists and operated as a Denominational school until 1865 when it was converted, under the terms of the *Common Schools Act*, to a Common School[225] [site #56]. Two years after the Beeac Common School was established another Common School was opened in Weering School Road, Weering in 1867. A stone building was erected on land donated by Weston, the owner of Weering Station. The school operated until 1968[226] [site #240].

Weering Common School, Weering School Road, 1982, Site #240
State Library of Victoria, H98.251/2633

As a result of a sudden increase in population, especially in remote areas, problems arose soon after the *Common Schools Act* was passed in 1862. The leap in population was the consequence of an increase in marriages among gold rush immigrants, because in the 1860s they were taking up land subdivided in remote areas and commencing a family.[227] The demand for more schools and uniformity of education was achieved with the enactment of the *Education Act* in 1872.[228] The Act established a centralised Education Department, which took over management of the schools at Beeac and Weering.

Under the terms of the Act, State aid to denominational schools ceased after 1873.[229] All the Christian sects succumbed to state control of elementary schooling except the Catholic

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[225]   Burchell, *Vision and Realisation*, vol. 2, p891.
[226]   In 1923 the Education Department constructed a new single-classroom timber building on the site.
             Vision and Realisation, ibid., Vol 2, p900; School Buildings File, SSO 904, Public Works Department
[227]   Bessant, ibid., p203.
[228]   Ibid. This movement towards centralisation was also applied to the provision of other public services -
             transport, communications, policy and health.
[229]   Ibid.

Church. It elected to develop its own system of schools. [230] In Colac, the Mercy Sisters arrived in 1888 to assume this task. A month after their arrival they had commenced teaching primary school children and by 1889 they had constructed a convent and chapel[231] [site #112]. Other Catholic religious orders followed, and also established schools in the Shire. The Good Samaritan nuns took charge of education in the Cororooke district and built their convent in 1924, adjacent to St Brendan's church, where they opened their secondary college and boarding school [site #164]; at Apollo Bay the Mercy nuns established a school in 1963; and at Pirron Yallock, where a large percentage of Irish were concentrated, St John's Parish school was built.

Under the provisions of the *1872 Education Act*, all children over the age of six had to attend school unless they lived more than two miles away. School was compulsory until 12 or 13 years of age. [232] The establishment of a school was an important achievement for local residents, and now provides evidence of the beginnings of stable settlement within the Shire. Some settlers could neither read nor write, but they recognised the value of at least an elementary education for their children.[233] This is illustrated by the parents of the Apollo Bay area, where it was estimated that 18 school-aged children lived. They wrote to the Education Department in 1878 pleading for a school, claiming that:

> *There is at present no school within about forty miles … and the land here being very difficult to clear, the parents' mind and time is fully occupied in the struggle to provide for the substantial needs of their families; consequently, unless the Government attend to us the inestimable boon conferred upon the rest of the community by the Education Act, our offspring will either be reared in total ignorance or their mental well being will receive very meagre attention. [234]*

The construction of primary schools was the priority of the Education Department. Initially venues for schools ranged from houses to converted farm sheds. [235] Laver's Hill school at first operated from a timber-workers' boarding house, Cavan House, and later a room in the cheese factory, before a school was constructed in 1910. Birregurra children attended school initially at the Wesleyan church, then the Methodist Church Hall, until the Education Department constructed a school in 1865. This building lasted until 1949 when it was demolished and replaced by new structures.[236]

The Barongarook Forest school, which opened with 35 pupils in 1879 as a one-roomed school building with teacher's residence, continued to operate until the end of the twentieth century. [237] The structure has not been altered in the past 100 years, apart from the front porch which has been enlarged to form a cloak room and the floor which has been replaced on several occasions[238] [site #29]. The Carlisle River school survives, as does the Forrest school built in 1906[239] [site #105]. Cressy too retains its 1912 school [site #175], but the Beech Forest school is now a private residence [site #65].

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[230]   Ibid.
[231]   Mary Frances Larkin, *A Mercy Way of Life: Colac 1888-1988,* Colac, 1988.
[232]   Blainey, ibid., p55.
[233]   Dingle, ibid., P 69.
[234]   Quoted in Apollo Bay & District Historical Society, *Otway Schools Heritage Trail*, Apollo Bay, 1989, p2.
[235]   ibid., p2.
[236]   Heffernan, ibid., P 34; Birregurra Hall Committee, ibid., p27; EB Gregory, *Coast to Coast*, North Melbourne, 1985, p.63; Birregurra Heritage Walk, 2002. Birregurra's 1860s school was demolished in 1949 after attempts to stabilise it failed. The present school was built in 1950, and extended in 1957.
[237]   Houghton, *Barongarook: a rural portrait*, Ballarat, 1979, p8; Data Sheet, LCC Historic Places Study - South West Area, 'Barongarook Primary School No. 2210', Site Number CL 0060.
[238]   Norm Houghton, *Barongarook,* ibid., p8.
[239]   Richard Peterson, Historic Schools Survey.

Primary School, Barongarook
Site #29

All that remains to mark the previous existence of some schools are plantings. The former Ondit school site is marked by memorial gates erected by the community. These memorial gates provide an evocative reminder of the importance of this primary school in the local area, as in most other rural areas, in particular, not only as a place of education but also as a community meeting place; as a dance hall; and often too as a place of worship.

Thirty years after the *Education Act* was passed not one secondary school existed in Victoria.[240] Demands for higher educational facilities in Victoria began at the same time that the provision of primary educational services was extended to most parts of the state. After 1907 agricultural high schools began to be organised. These were the precursor of state secondary education in Victoria, introduced with the *Education Act* of 1910 and provided for higher elementary, district high, and technical schools.

In the early twentieth century moves began at both Colac and Warrnambool for the establishment of facilities orientated towards rural and agricultural vocational training. The initial move for a high school at Colac came from the Colac Pastoral and Agricultural Society in 1908. The Colac Shire Council decided to shoulder the full financial responsibility of the £1,500 required to establish the school by imposing an additional rate levy on all rate payers within the shire for two successive years. The Colac Agricultural High School was opened on 7 February 1911, in temporary premises with an enrolment of 64 pupils. A A Billson, Minister for Education, laid the foundation stone for the permanent brick school in June 1912. In 1914, when enrolment at the school had risen to 175, two additional rooms were added to the site. By 1928 enrolments had increased to 220 pupils. Three more rooms were added and parts of the farm buildings were converted to a sheet metal and black-smithing shop. The

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[240]   Blainey, ibid., p56.

school had ceased to be an agricultural school by this time and became the Colac High School [site #149].

The Colac High School was one of the first to offer secondary education to students outside of metropolitan Melbourne. The school is now historically important to the State of Victoria in providing information about the development of agricultural high schools in the state, the precursor of secondary education provision in Victoria.

Secondary education expanded rapidly in the State after the Second World War. In 1950, of students entering high school in Victoria, only one in 11 remained until the final form. By 1960 the ratio had dramatically improved to one in four.[241] Dozens of high schools sprang up around the State, in the Shire at Alvie and Apollo Bay, which joined the former Colac Agricultural School in offering secondary education to children of the Shire.[242]

Consolidated schools were first formed in the 1940s as a means of consolidating groups of low-enrolment schools in rural areas. The first consolidated school, derived from Tasmanian experience, opened in Victoria at Timboon in the Otways in 1948.[243] In 1952 the Alvie State School, which had initially opened in 1918, was declared a consolidated school.[244] Another Consolidated School was established at Lavers Hill in 1953, and continues to operate today. By 1958 the Apollo Bay Consolidated School was educating children from Barham River, Skenes Creek, Krambruk North and Tanybryn, and later Kennett River and Cape Otway children were also included.[245] It catered for 400 children who would otherwise have gone to small isolated schools.[246] Correspondence schools were also common. They commenced in 1930 and were well established by 1935 when about 170 primary and secondary schools in Victoria had already installed radio sets, mostly provided by parents' and friends' associations.[247]

By the late twentieth century bussing of children into regional high schools and consolidated primary schools from a radius of 16 kilometres or more became more common, and many of the local schools closed.

8.2.2   Hospitals

Land for a hospital was reserved in Colac in 1873. The ten-bed hospital building was completed and opened in 1882.[248] By 1901 a minor extension to the hospital had taken place and it was able to accommodate 18 patients, but was again extended in 1908 to include 24 beds.[249]

By 1928 50 patients could be cared for in the Colac hospital, but the demands of a rapidly increasing population soon began to stretch its limits and the old hospital was remodelled and a new building erected.[250] In 1929 new regulations opened the way for country hospitals like Colac's to raise loans.[251] These regulations allowed expansion, with community hospitals able to take paying patients on the private and intermediate levels, as well as people without means

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[241]   Blainey, ibid., p206.
[242]   Ibid.
[243]   Priestley, ibid., p301.
[244]   McIntosh, ibid., p84.
[245]   *Otway Schools Heritage Trail*, ibid., p4.
[246]   Priestley, ibid., p301.
[247]   Ibid.
[248]   *Colac District Hospital 1882-1982*, n.d., n.p. (1); McIntosh, ibid., p64.
[249]   *Victorian Municipal Directory*, 1901 & 1908 pp339 & 390.
[250]   Ibid., 1928, p481.
[251]   Ibid., p87.

who were traditionally public patients.[252] As a result, the new Colac and District Hospital was built with a Public and Intermediate Section accommodating 60 patients; a Private and Maternity Section with 42 beds and a 20 bed Infectious Diseases Hospital.[253] It was the first community hospital to be established in Victoria and was designed by the prominent architects Stephenson and Meldrum who designed other major Melbourne hospitals including the Mercy, Royal Melbourne and Freemasons. The Colac Community Hospital was opened by the State Governor, Lord Huntingfield, on 13 June 1934 [site #110].[254]

The nucleus of a medical precinct began to form adjacent to the hospital in the late nineteenth century. Lislea House, constructed in Corangamite Street for Dr Wynne in 1892, included accommodation for Wynne's surgery and his residence [site #109]. Opposite Lislea House, on the corner of Connor and Corangamite Streets, Glen Ora was also constructed by Dr Richard Gibbs in 1907 and also combined consulting rooms and a residence [site #107].[255]

By 1966 Colac District Hospital had 150 beds and also included:

> a modern X-ray plant; pathology; physiotherapy; eleven doctors, including ten general practitioners and one eye specialist.[256]

Extensions were again undertaken to incorporate a geriatric ward of 30 beds; occupational therapy provisions and a 15 bed private hospital.[257] The Colac District Hospital continues to be the main provider of acute and chronic care for the Colac Otway Shire.

Colac Community Hospital, Site #110

But for those in the more isolated areas of the Shire access to medical care, particularly for acute cases, was not always easy, especially prior to the construction of adequate roads. In some cases the availability of health care was impossible. For instance, as late as 1930 no medical facilities existed at Apollo Bay. Forrest residents had to travel to Birregurra 18 miles

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[252]   Ibid.
[253]   *Colac District Hospital 1882-1982*, n.d., n.p. (6); *Victorian Municipal Directory*, 1936, p540.
[254]   *Colac District Hospital*, ibid.
[255]   Newspaper clipping, Colac and District Historical Society.
[256]   *Victorian Municipal Directory*, 1966, p380.
[257]   Ibid.

away, or Colac 23 miles away, for any medical care.[258] Beeac, however, was more fortunate. The community there had the services of a resident doctor and a private hospital, as did Birregurra, but Cressy residents had to make do with a doctor who visited from Lismore only once a week.[259]

Not only the acute and accident cases had difficulties gaining medical and hospital treatment. Many country hospitals refused to admit women for childbirth because of the fear of cross infection. [260] So private midwifery hospitals sprang up in population centres around the Shire. In Colac these included Colac House [site #118], built by Dr William Brown in 1903, as well as Lislea House [site #109], and Glen Ora [site #107]. But some private hospitals, particularly those is the more remote areas of the Shire, had such limited funds that the conditions under which they operated were substandard. Almost one third had no proper means of sterilising dressings or instruments, only primitive sanitation existed and usually no night nurse was in attendance. Several private hospitals operated at Birregurra, and at least one existed at Beeac, although these did not necessarily fall into the one-third substandard category. One of Birregurra's private hospitals, typical of most, operated from a house in Roadnight Street run run by Miss Dickson who mainly admitted midwifery patients.[261]

But isolated areas like Beech Forest were particularly under-resourced. At the turn of the century over 500 families lived within a 25 mile radius of Beech Forest. Most were isolated from the medical facilities offered in Colac by inadequate roads and the cost of rail transport. Although an Australian Natives Association friendly benefit society was formed in 1903 to assist in meeting the medical expenses of its members, the services of a medical practitioner were still required. In 1904 a local group, the Otway Medical Association, formed at Beech Forest to raise funds to employ a local medical practitioner and by April 1905 Dr Benjamin Backhouse had been appointed. Backhouse built his house and surgery, which also operated as a private hospital, in Main Street Beech Forest [site #66]. Backhouse continued to practise at Beech Forest until 1917.

Dr Backhouse's residence & surgery, Beech Forest Site #66

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[258]   *Victorian Police Gazette Supplement,* 2 June 1930.
[259]   Ibid.
[260]   Susan Priestley, *Bush Nursing in Victoria: 1910-1985, The first 75 years,* Melbourne, 1986, p87.
[261]   Jessie Tillack, pers. com.,

Those in the Otway Ranges, even more isolated communities, travelled to Beech Forest for medical attention. John and Abigail Speight, for instance, selected land at Johanna in 1899.[262] Doubtless, at times, they felt vulnerable at Johanna, particularly when Abigail was due to give birth to their last child as three of their children had already died at birth or in infancy. So, Abigail travelled from Johanna to Beech Forest to have their last child, Cyril, in 1905 to ensure medical help was available at the time of birth.[263]

It also became possible for isolated communities to gain better health care after the Bush Nursing Service, and Bush Nursing Hospitals, were established in 1910.[264] The brain-child of the wife of the Governor-General, Lady Dudley, the scheme was designed for those "self-respecting dwellers in the country who lacked skilled nursing."[265] A local committee who raised the amount of the nurse's salary by subscriptions, donations and social fundraising could apply to the Central Council, who would advertise for and engage an appropriately qualified nurse.[266] Beech Forest was the first town in Victoria to subscribe to the system, and indeed had raised the funds before the Central Council was even formed. Backhouse supported the district's efforts to establish a Bush Nursing Service at Beech Forest. Later a commemorative badge was presented to all nurses at their installation as a Bush Nurse. The badge featured an enamelled green beech leaf as a tribute to Beech Forest as the first town to support the scheme, and included the motto "By love serve one another".[267]

In spite of the auspicious beginnings, Beech Forest Bush Nursing service struggled financially partly because the subscription was set too low. Early in 1916 the centre was closed, but plans were already in hand to open another service further east at Lavers Hill.[268] Other services were subsequently established in the Shire at Apollo Bay, in 1914; at Forrest, in 1920; Dreeite, in 1923; and at Cressy in 1929.[269]

With the advent of cars and improved roads, the need for the Bush Nursing Service and private hospitals declined. Running costs had increased and, as medical technology improved, centralisation of services at the Colac and District Hospital became a more economically viable option.[270]

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[262]   VPRS 4896/47:49.

[263]   Register of Births, Deaths and Marriages, Victoria, CD Rom, August 1997, 1889-1901; 1902-1913.

[264]   Priestley, *Bush Nursing*, ibid., pp19 & 17.

[265]   Ibid., p20.

[266]   Ibid.

[267]   Ibid., pp21 & 36.

[268]   A summary of cases treated by the Beech Forest nurse during the first year indicates the typical gamut of nursing work. There were 15 accidents. ten maternity cases, 47 cases of illness, one operation with aftercare. and 22 visits to schools, ibid., p28. The Beech Forest Bush Nursing Hospital was destroyed by fire in the 1930s.

[269]   By 1942 there were 62 bush nursing hospitals in Victoria, compared to 21 public ones of similarly small bed capacity. The Apollo Bay hospital operated for the longest period, 1914-1951; Beech Forest operated between 1911-16; Lavers Hill between 1916-32; Forrest 1920-37; Dreeite from 1923-33; Cressy 1929-39, ibid., pp90 & 125; *Cressy Centenary Celebrations Souvenir, 1838-1938*, 1938.

[270]   Apollo Bay however contrasted with the state decline in Bush Nursing Hospitals. It was successful in raising funds to convert and extend a former guest house into a public hospital, which accepted its first patients in January 1952. Its 37 year old bush nursing centre had been under over-whelming pressure. More and more families needed care, especially as ex-servicemen began to settle in the district. The nurse's public roles included infant welfare and school visits, although from 1947 she had to confine the latter to infants' classes at Apollo Bay. Then there were the summer holdiay-makers who crowded in seeking help for cuts, bruises, fevers, sunburn, stomach upsets and occasionally a major injury, ibid., p171. Maternal and infant deaths were also never more than half the annual state rate in Bush Nursing Hospitals, and often as low as a quarter, ibid., p93.

8.2.3   Public housing

Post war decentralisation in Victoria provided successive governments with an opportunity to be active in many country areas. The Dunstan Country Party government initiated a decentralisation policy in 1943, and the Cain Labor government (1945-7) adopted the same general principles.[271] As industries were encouraged to decentralise and set up in rural towns and districts, government endeavoured to support the policy by providing the infrastructure necessary for industry to expand. Governments attempted to simultaneously ease the housing shortage caused by pent up demand and increased migration. Colac was one of the first regional centres to be considered by the Commission under the scheme. In 1943 the Secretary of the Victorian Housing Commission, J H Davey, visited Colac with H C Bartlett, the Secretary of the Architect's Panel, and declared that the town "was a perfect setting for a modern day city" in possessing the attributes of:

> … a water front for recreation, flat areas for factories, a commercial area protected on all sides with grassy slopes ideal for pleasant housing, backed by the richest and most rural area in the world.[272]

The Victorian Housing Commission built two hundred and forty houses in Colac. Construction commenced before the end of the Second World War in 1943, and continued until the 1970s. The first to be completed were 20 houses in Selwood Street and Johnson Crescent, on the Borough of Colac's "Corporations Yard site" which had been sold to the Victorian Housing Commission at a reduced rate [precinct #308].[273]

Government departments also provided housing for their own workers in country areas. Teachers' residences, very often adjacent to schools, were examples of this form of public housing, epitomised by the accommodation constructed for teachers at Irrewarra [site #202].[274] The teacher's residence, now in private ownership, remains at Irrewarra to provide an example of this form of housing, and as a legacy to the earlier existence of a school and larger population in the area.

Railway workers' housing, another component of public housing, was often found in the vicinity of railway reserves. In some large railway centres, like Colac and Cressy, the railway workers' residences were quite numerous - the Victorian Railways erected 12 residences at Cressy for its staff. [275] The last remaining of several railway houses at Beech Forrest is a reminder of the importance of the railway in the Otways.

The Police Department also provided housing, including in remote areas like Beech Forest where a five-roomed weatherboard house was offered to the policeman and his family, and at Apollo Bay where the policeman was provided with a "seven-roomed weatherboard house on three quarters of an acre".[276]

8.2.4   Mechanics institutes and public halls

In 1823 Dr Birkbeck founded the first Mechanics' Institute in Glasgow. Its aim had been to 'impart instruction to workmen in the rules and principles which lie at the basis of the arts they practise'. Thirty years later when there were 700 institutes throughout Great Britain with

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[271]   Warwick Eather, 'We only build houses: the Commission 1945-50', in Renate Howe (ed.) *New Houses for Old: fifty years of pubic housing in Victoria, 1938-1988*, Melbourne 1988, p73.
[272]   Colac Borough Council Minutes, 22 December 1943, GHRC.
[273]   Colac Borough Council Minutes, p24 May; 22 December 1944.
[274]   Corker Brown, *The Otways that I knew*, Merimbula NSW, 1993, p167.
[275]   Houghton & McLean, ibid., p43.
[276]   Land Conservation Council, ibid., p71; *Victorian Police Gazette Supplement,* 2 June 1930.

about 120,000 members, their character had changed so that their interests were often literary, dramatic and musical. [277] The first Australian institute was founded in Hobart in 1839 followed quickly, in the same year, by one in the Port Phillip settlement. The first purpose-built Mechanics' Institute in Port Phillip was erected in 1842.

The Mechanics' Institutes multiplied rapidly in Victoria after the arrival of gold immigrants and during the 1860s and 1870s. More than 300 were opened in the mid-1880s, and another 100 were being built before the trend died down in the early twentieth century. [278] The annual subscription to the Institutes was usually £1, and spasmodic government grants gave assistance to their formation and construction of halls.

Mechanics' Institute, Apollo Bay
Site #8

The institutes appealed to all classes of people in Victoria. They offered lectures for adults, concerts, entertainment, reading rooms and free libraries. They also helped to nurture community spirit, and were commonly used as a public facility. In many cases, a local mechanics' institute was established before a building was available. When they were constructed, rural institute buildings tended to be simple rectangular structures, of brick or timber, with gabled roofs. They consisted of one or two small rooms, a larger hall and possibly a kitchen. A supper room, stage, or toilet facilities were sometimes added later. [279]

The acquisition of a hall was much welcomed in a locality of any size. After schools, they were frequently the most eagerly awaited public facility, and communities expended much effort on raising funds and canvassing support for their construction.

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[277]   To keep the Institutes going it had been necessary to encourage members whose interests were cultural ' rather than scientific. Moreover it had been found difficult to secure the right kind of lecturers in scientific subjects without raising their fees. The mechanics withdrew from institutions and the clerks, shopkeepers, merchants, schoolmasters and professional men moved in'. Kiddle, ibid., p 454.

[278]   Priestley, p235.

[279]   Land Conservation Council, ibid., p71.

The Birregurra Mechanics' Institute was constructed in 1884, and a free library added in 1890.[280] It has been the venue for balls, plays, charity concerts, film nights and a variety of other social events, and was also used by the school until a new one was built in the town in 1950.[281] Funds for the construction of a Mechanics' Institute at Cressy were donated by the owner of *Yarima*, Thomas Russell in 1907.[282] The hall has housed the court; has been used as a school and also as a place of worship.[283] The Apollo Bay community built a second Mechanics' Institute in 1925 to replace a smaller one built in 1890.[284] It, like many others, housed a Free Lending Library and was a very popular venue for locals to watch the 'talkies' [site #8].

The Laver's Hill hall, built in 1906, 'blew down' in 1933 and was replaced by a "Mechanics' Institute".[285] It was used for meetings, flower shows, as a polling booth, for concerts, as a baby health centre, for choir practice and dances, and debuts.[286] During the Second World War the Victorian Defence Corps trained in the hall, and the 'boys' who went off to fight, and those who returned, were given a send off and welcome home in the hall also.[287]

The use of the Laver's Hill hall was not atypical. The Barongarook hall, for example, was built by volunteer labour in the early 1940s, and is still used for dances, meetings and other purposes.[288] The community relied on these public facilities as a venue. They often provide the tangible evidence of the existence of a community within a region, and are often now the only public structures which remain for the families in the surrounding area. The Yeodene [site #250], Yuulong [site #251], Irrewillipe and Swan Marsh halls are illustrative of a formerly larger population in their areas. The were important to their local communities, dependent on their halls for almost all social activity prior to the impact of the car and television. [See Section 9.3]

Yuulong Public Hall, Site #251

280	Birregurra Hall Committee, (7).
281	Ibid., (7 & 27).
282	Funds were also received from the government. Handwritten MS, 'Yarima' file, Colac & District Historical Society.
283	Ibid.
284	Harold Brown, letter to Jane (?), 18 March 1996.
285	Heffernan, ibid., p14 & 34.
286	Ibid., p14.
287	Ibid.
288	Houghton, *Barongarook* , ibid., p16.

8.2.5   Law and order

When the Colac district was settled there was no Victorian Police Force. The Port Philip District, later to become the Colony of Victoria, was policed by an assortment of autonomous police forces including the Native, Border, Mounted, and the Melbourne and County of Bourke police. It was a confusing situation compounded by the generic title 'police' which was applied to all these forces, even though they bore little relationship to each other and exhibited differences in composition, status, duties and uniforms. Drunks and emancipated convicts predominated in the ranks; their status and pay were low, and there was a high turnover of personnel. [289] The *Police Regulation Act,* modelled on the *London Metropolitan Police Act*, was assented in 1853. The act provided for a Chief Commissioner of Police who took charge of all police in Victoria and combined them into one force. [290]

Court House Colac, 1969 (demolished)
State Library of Victoria, H94.200/1003

In 1837 the Colac area was policed from a station at Pirron Yallock under the control of the police magistrate, Captain Foster Fyans. Nearly 11 years later Colac was proclaimed a "place for the holding of a court of petty sessions" after the appointment of four magistrates to the Police District of Colac. At first the police court was held in the Crook and Plaid Hotel (later the Prince of Wales). In 1849 courthouse buildings were erected on the site of the current post office. In 1861 a 12 foot by 12 foot bluestone lock-up was built on the site of the current police station. [291] This lock-up remains today as a legacy of the establishment of law and order in the Shire. The 1849 courthouse was replaced in 1889 by a new building. This, in turn, was

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[289]   Robert Haldane, *The People's Force: a history of the Victoria Police,* Melbourne, 1986, p5.
[290]   ibid., p30.
[291]   26 October 1992, newspaper clipping (n.d.), 'History & Reminiscence' file, Colac & District Historical Society.

demolished in 1972 to make way for the present large complex which was completed in 1978. [292]

By the 1930s police stations of various sizes were located throughout the Shire at Apollo Bay, Beeac, Beech Forest, Birregurra, Colac, Cressy and Forrest.[293] The Cressy police station still retains its portable lock-up, and the Beech Forest police station has survived, albeit unoccupied and in a derelict state.

8.2.6   Cemeteries and lone graves

The rituals of death were a part of everyday life of people of the Victorian era. Many thousands of people died from diseases and illnesses resulting from unsanitary conditions and lack of medical knowledge. Most people believed in an afterlife and cemeteries, which were often more like public parks, were popular for family outings.[294]

Cemeteries in Victoria developed at a time when there was increasing interest in burials in public cemeteries. The establishment of a cemetery was a practical and important objective for a community. In 1854 an *Act for the Establishment and Management of Cemeteries in the Colony of Victoria* was passed by the Victorian government, forming the basis of cemetery administration as we know it today. Also in 1854 the *Public Health Act* was passed which gave local roads boards control over public health, including cemeteries.[295] Although a cemetery had been identified, and utilised, since the 1850s it was not until 1895 that land was formally reserved in Colac for the purpose of burials.[296]

Cemeteries were also established throughout the Shire. Earlier ones were attached to churches, as had been the practise in England and Europe. The Warncoort Cemetery (earlier know as the Irrewarra Cemetery), for instance, was established next to the Methodist Church which was constructed in 1858, and at Apollo Bay a cemetery was located on land on which the Church of England subsequently constructed a church.[297] Frederick Augustus Lee died in 1861 and was buried in this church's cemetery. When the church was built his headstone was relocated as a memorial not only to Lee, but to all the early pioneers of Apollo Bay who were buried on the site.

A public cemetery reserve was set aside at Apollo Bay in 1884, and the Ondit and Cundare cemetery was laid out in 1889 with pine trees planted around the grounds and along the drives.[298] The Yaugher and Whoorel cemeteries were also established in the 1880s and now provide an indication of the population levels existing in the surrounding districts.[299]

Throughout the nineteenth century most people died at home and were laid out there in preparation for burial. For many years people were not legally required to ask a doctor, undertaker or clergyman to view the body before burial. Nor were they required to seek burial

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[292]   McIntosh, ibid., p89.

[293]   *Victorian Police Gazette Supplement,* 2 June 1930.

[294]   Celestina Sagazio, "Cemeteries: Their Significance and Conservation", *Memories & Meanings: Historic Environment*, vol. 12, No. 2, 1996, p15.

[295]   Sagazio, ibid., p13.

[296]   McIntosh, ibid., p63.

[297]   Birregurra Hall Committee, ibid., n.p. (8 & 20); Morris, ibid., [24].

[298]   *Cressy Centenary Celebrations Souvenir*, ibid., [8].

[299]   The cemeteries located on Crown Land in the Shire of Colac Otway have been identified and assessed by the study undertaken by the Land Conservation Council *Historic Places Special Investigation, South-Western Victoria*, Melbourne, 1996. Therefore, no cemeteries have been assessed as part of the Colac Otway Heritage Study.

in an authorised cemetery.[300] Although some like William Wray, who died in 1850, were buried in unmarked graves, others were memorialised in isolated, lonely settings.[301]

Lone graves today provide information about the isolation and difficulties facing the early settlers. They are also very difficult to locate. One, reported to have existed at Stony Rises, was provided for a 27 year old women, Anne Tremewen Allen, who died in childbirth in 1851. Anne's sister and brother set sail from England to help Anne's husband William to raise their three sons. However Anne's sister also died when the ship they sailed on was wrecked. Her brother survived and planted trees around the lone grave in memory of his sisters.[302] It has not been possible to locate the site of this grave in the course of this study.

9. Cultural Institutions and Ways of Life

Presbyterian Church, New & Old, Cressy, 1912, Site #170
State Library of Victoria, H96.90/3

9.1 Religious institutions

In the 1850s people poured into Victoria to make money from gold, and scattered themselves over such a wide area that rarely did a religious minister visit them. Victoria was dominated then by young men, and such a society was often more receptive to brandy than the Bible.[303]

In the 1860s Victoria experienced a religious awakening. Churches offered more than a spiritual message, they were social centres in a land where other social institutions were

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[300] Sagazio, ibid., p12.
[301] William Wray was Don McCready's great-uncle. He was buried in what is now a clearing in a pine plantation on the Colac-Forrest Road. Information provided by Don McCready, 28 July 1998.
[302] *Coastal Telegraph*, 4 August 1982.
[303] Blainey, ibid., p111.

weak. In the 1860s and 1870s almost a craze for building churches was experienced in the colony.[304] As institutions, the churches were influential not only because of their message, but because they rivalled other forms of entertainment. They virtually held a monopoly on Sunday entertainment because there was no radio, television or cinema to compete with them, and theatres and sports grounds were closed. The church was the centre of music in many towns, it often provided impressive oratory and pleasing architecture and, more than most institutions, it allowed the audience to participate. [305]

The churches too were, at first, foremost in providing education, albeit in part as agents for the government. Churches also offered some of the other services now provided by the welfare state. The priests and parsons were the busiest social workers, visiting the sick and lonely and helping the dying. Many churches also provided relief to the poor and to the bewildered, newly-arrived immigrant. In rural areas especially, the church was often the main meeting place and helped the new settler feel at home.[306]

Former Wesleyan Church, Birregurra
Site #11

Because the Colac area was initially settled predominantly by Scottish immigrants, it is not surprising that the first churches in the Shire were Presbyterian. The Presbyterian churches played an important social role in assisting Scottish migrants to settle in the district. In 1877 the foundation stone was laid for St Andrew's Presbyterian Church at Colac [site #125]. By 1898 Presbyterian congregations had been established at Alvie, Birregurra [site #83], Ondit, Nalangil, Cororooke [site #166], Dreeite [site #187], Beeac, Irrewillipe and Pirron Yallock. [307]

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[304]   Ibid., p113.
[305]   Ibid., p117.
[306]   Ibid., p116.
[307]   McIntosh, ibid., p50.

A stone Presbyterian church was built at Cressy in 1862 [site #170]; at Birregurra in 1865 (replaced in 1907 by a larger brick church) [site #83]; St David's Cororooke was built in 1903 [site #166]; however St Andrew's, Dreeite was not built until 1938 [site #187]. Congregations often co-operated in providing a venue for their religious worship. In 1900 Presbyterians at Barwon Downs built a timber church on donated land. This church was used by Presbyterian, Church of England and Methodist congregations on an alternating basis for the following 50 years [site #45]. [308]

Methodists were also prominent within the Shire, probably influenced by the work of the Tuckfields following the establishment of the Buntingdale Mission. A timber church was built at Birregurra which was opened in 1858 and a new church replaced the earlier one in 1863. The vicarage was constructed a few years later in 1867.[309] The Wesleyan church at Birregurra was subsequently sold and converted into a private residence [site #71]. The Apollo Bay Methodist church was built in 1886, and later relocated to its current site in Moore Street [site #19]], and a new church was built at Cressy in 1910. In 1926 the Methodist congregation celebrated the opening of a new church in Colac. [site #157] [310]

St Mary's Catholic Church, Colac
Site #116

Concentrations of Irish Catholics existed around the Shire, particularly at Pirron Yallock and Coragulac. By 1872 Catholic parishes existed at Birregurra [site #98], Ondit, Beeac and Pirron Yallock.[311] Colac's Catholics completed their new church in 1883. This was replaced by a newer church in 1980 which received critical appraisal for its stained glass roof in particular. Sometimes parishioners received help in building their churches. St Joseph's

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[308]   de Jong, ibid., p57; *Birregurra Mail* , vol.9, no., 20, May 1996, p13.
[309]   A tower was added to Christ Church in 1890. McIntosh, ibid., p52.
[310]   McIntosh, ibid., p52.
[311]   Ibid., p55.

Church was built at Barwon Downs in 1907 from timber donated by the Hayden brothers [site #43].[312] Catholics at Pirron Yallock constructed their timber church, also called St Joseph's [site #223]; Beeac Catholics completed their brick church in 1924, and St Brendan's, Cororooke's second church, also brick, was opened in 1939 [site #165].[313] The most recent church to built by the Shire's Catholics was opened at Colac in 1980 [site #116].

The Church of England was also an ethnic organisation, but the English were the dominant migrants and needed less aid in adapting themselves to Victorian life.[314] Nevertheless, the churches still provided an important social focus for nineteenth century Anglicans. Birregurra Anglicans celebrated the consecration of Christ Church in 1876 [site #99]. The congregation also constructed a vicarage for their minister adjacent to the church [site #81]. Both the church and vicarage were designed by Leonard Terry and their execution was supervised by Davidson and Henderson, who also added a gothic revival extension to the vicarage in 1873.[315] The Colac Anglican parishioners completed their church, St John the Baptist and St John the Evangelist, in 1891 [site #124].[316] Various other parishes were subsequently established within the Shire including St David's at Cororooke where a church was built in 1903 [site #166].[317]

9.2   Forming associations

In the nineteenth century every Australian town and village had lodges. For decades the lodges were a vital element of community life but, as Blainey has noted, are now rarely mentioned , largely because their oaths, rituals and dress belong to a bygone era[318] The lodges were the precursor of today's welfare state, and many of their welfare tasks they carried out with impressive skill and the help of a tiny bureaucracy.[319] The Shire of Colac, with a population of 5,500 by 1882, had three lodges – the Independent Order of Odd Fellows; the Sons of Temperance and the Good Templers and Foresters.[320]

The aim in forming a lodge was to gain social security, in an age when the government provided no welfare services and private charitable organisations were few. Most men died long before they reached the age of 60. Most families were large and the sudden death of a breadwinner in his thirties or forties often inflicted poverty on his children and widow. Even a long-lasting sickness brought intense hardship to families who had no savings. But the lodge member who fell sick, and who had contributed his few pence each week, was entitled to receive from his lodge £1 per week, a sum well over half a week's pay for most skilled employees. If he or his family were seriously ill, they had a right, subject to the approval of members of the lodge, to obtain medical advice and medicines. When death came, the member received a free funeral and his widow received a special allowance to enable her and her children to appear in the mourning clothes that were the hallmark of self-respecting people in an era when the correct dress mattered more to them than it probably does today.[321] Each lodge was financed and run democratically by members. Their aim was simply to give help when it was needed. Some only provided a funeral, but others provided services ranging

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[312]   de Jong, ibid., p58.

[313]   The first St Brendan's Catholic church was built in 1899. It was destroyed by fire in 1938. *St Brendan's Cororooke, 1899-1999*, n.d [1999], n.p.

[314]   Blainey, ibid., p117.

[315]   Alan Willingham, 'Two Scots in Victoria : the architecture of Davidson and Henderson', Thesis (M.Arch.), University of Melbourne, 1983, p112.

[316]   McIntosh, ibid., p55.

[317]   *Cressy Centenary Celebrations*, ibid.

[318]   G Blainey *Odd Fellows: A history of the IOOF Australia*, North Sydney, 1991, pvii.

[319]   Ibid.

[320]   Victorian year Book, 1882.

[321]   Blainey, *Odd Fellows*, ibid., p2.

from sick pay to help in finding a job. Lodges had similar characteristics to trade unions, not least an emphasis on group solidarity. They borrowed from their craftsmen's guilds in devising costumes, rituals and secret oaths. [322]
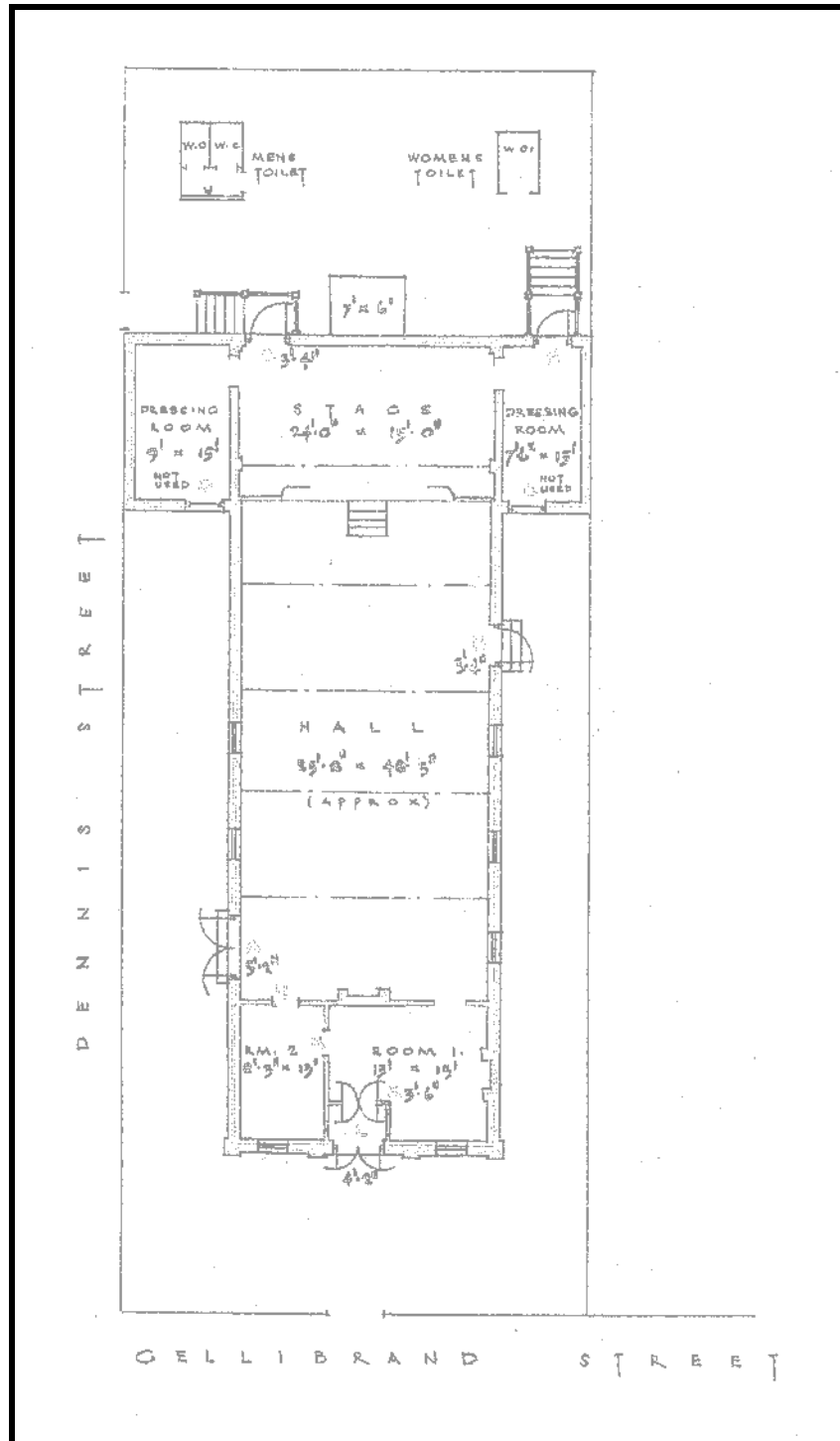
Plan of Colac's Independent Order of Oddfellows hall, prior to 1914 extension [site #119]
VPRS 7882/P1:319

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[322]   Ibid., p3.

By the early 1890s, the Loyal Colac Lodge had become one of the strongest IOOF lodges in Victoria, and it was decided that a new, grand hall would be constructed as a fitting shrine to the noble order.[323] Alexander Hamilton, a renowned local architect, was employed to design the new hall, which was completed and opened with a grand banquet on 25 September 1891.[324] The brick, cement rendered hall was decorated with pilasters and Corinthian cornices, and incorporated an ante room, secretary's office and lodge room [site #119].

The hall became an important venue for a wide variety of social occasions until 1969 when it was taken over by Duff's Panel Beaters. In 1998 it was sold, upgraded and refurbished, and now operates as a bistro.

Masonic or Freemason lodges also provided a social framework for people in small towns and rural areas, although they did not operate as friendly societies. The Masons are "a benevolent, charitable, educational and ethical society". [325] The first Freemasons meeting in Victoria was held in Melbourne in 1839, and a lodge was formed in 1840 based on the Grand Lodge, which had formed in London in 1717.[326] Independence from the London lodge was gained in 1889 with the formation of the United Grand Lodge of Victoria that united 7,000 freemasons and 137 lodges throughout colonial Victoria.[327]

Freemason's Hall, Colac
Site #126

A Freemasons lodge, called the Warrion Lodge, was formed at Colac in 1882. By 1891 the lodge had taken over a timber hall in Hesse Street where members met until funds were

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[323] Health Department File – Oddfellows Hall, VPRS 7882/P1, Unit 319, File 1713, Victorian Public Records Office, Melbourne.
[324] Ibid.
[325] The United Grand Lodge of Victoria, "Freemasonry and Christianity", pamphlet, n.d.
[326] Ibid.
[327] *The Centenary Celebrations of the United Grand Lodge of Victoria, 1889-1989*, [1989], p6.

available to construct the present temple on the Hesse Street site in 1923 [site #126].[328] The new temple was made possible by the unprecedented growth that was experienced by the Freemasonry Movement after the First World War, that resulted in a number of new lodges being formed and new temples built. [329] As servicemen returned from the war, they sought the traditions, fraternity and social outlet offered by the Freemason Movement, and the membership increase provided the funds for building programs throughout Victoria. Other lodges were formed in the Shire during this period at Birregurra (in 1918) and at Beeac (1924).[330]

The Birregurra Lodge exemplifies the growth of the Freemasonry Movement in Victoria. Formed in response to increased numbers after the First World War in 1918, it initially met in the Church of England Sunday School. In 1919 a site in Strachan Street was purchased, and a temple built and opened in 1933. After the Second World War, in 1946, when numbers again increased and the bank balance was in credit for the first time, the lodge had sufficient funds to add a kitchen to the temple [site #100].[331]

At about the same time as the Birregurra lodge was expanding, the Apollo Bay Lodge was formed in 1953. In 1956 lodge members opened a new temple in McLaughlin Street [site #18]. [332]

9.3   Memorials and monuments

War Memorial Colac, c.1923 [Precinct #312]
State Library of Victoria, H96.200/1519

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[328]   Melbourne Masonic Centre archives, Albert Street, East Melbourne.
[329]   *The Centenary Celebrations of the United Grand Lodge of Victoria,* ibid. p8.
[330]   Melbourne Masonic Centre archives, Albert Street, East Melbourne.
[331]   Ibid.
[332]   Ibid.

The many First World War monuments and honour boards erected throughout the Shire tell a tale of the widespread involvement of ordinary people in the war, and record the enormous loss of life which affected almost every community in Australia.[333] However these monuments not only commemorate the loss of life, they also tell us something about our society and how it evolved.

The memorials range from obelisks, cairns and ornamental fountains to plaques, tablets and statues of soldiers. Colac erected a memorial on the former Market Reserve (now Memorial Square), dedicated to the memory of those who lost their lives in the war.

In the early 1920s a Colac citizens committee devised a proposal to erect a 'Permanent Peace Memorial' in the Market Square and, with Colac Shire Council approval and co-operation, undertook fund raising and launched a design competition for the memorial. Frederick Sales won the competition and designed a memorial 50 feet high, 20 feet wide and 16 feet deep on a base of heavy bluestone with a natural rock face. A small panel on the front entrance carries the words "The Shire's Tribute" and other panels bear the names of the many well-known battles during the conflict. The chamber of the memorial lists the names of 1,546 servicemen who enlisted and the 318 who died. The official unveiling took place on 15 November 1924 and was performed by Sir Henry Chauvel [precinct #312]. A memorial to those who served in the Second World War and Korean War was constructed as a separate unit on the south side of the First World War memorial.[334]

Apollo Bay also erected a memorial statue, in 1922, in a prominent position in the main street [site #7], and soon after Birregurra [site #88], Beeac [site #58] and Warrion also erected memorials to the soldiers from their areas who died during the First World War. The Beech Forest community did not erect a First World War memorial. The Shire of Otway was not formed until 1919. After the Second World War, however, a memorial was unveiled recognising the sacrifices of those form the district who died in service [site #67].[335]

After World War Two monuments in stone were no longer in favour, although often rolls of honour were added to existing World War One memorials.[336] Public attitude to the commemoration of lives lost in conflict had changed, and 'living memorials' in the form of halls, hospitals, swimming pools and community centres were preferred to monuments in stone or bronze. [337]

During the First World War the planting of Avenues of Honour also became a popular way to commemorate the involvement of the district's young adults. After October 1916 the *War Precautions Act* prohibited appeals unauthorised by the state War Councils for any monument or memorial consisting of more than £25 considering them to be a "drain upon the community's resources as to seriously affect other more urgent patriotic efforts."[338] The Victorian State Recruiting Committee then wrote to all municipalities and shires, in 1917, recommending that an assurance be given to every intending recruit that 'his name will be memorialised in an Avenue of Honour'.[339] Thus Victoria became the avenue's heartland, particularly in the central area of the State. The trees planted were exotic and natives, and the

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[333]   *Memories & Meanings: Historic Environment*, vol. 12, No. 2, 1996, p3.
[334]   Since then other plaques have been placed on the memorial recognising the conflicts in Malaya, Borneo, the Malayan Peninsula and Vietnam 1948 – 1972. Women who Served and the Garden of Peace (the latter two unveiled on 15 August 1995, the 50th anniversary of the end of World War Two).
[335]   Loney & Morris, ibid., 1970, p26; McIntosh, ibid., p73
[336]   Allan Corey "Remembrance Driveway: a living memorial", *Memories & Meanings: Historic Environment*, vol. 12, No. 2, 1996, p20.
[337]   Robert Green, "Victoria's Watering Places", Memories & Meanings: Historic Environment, vol.   12, No. 2, 1996, p34.
[338]   K S Inglis *Sacred Places : war memorials in the Australian landscape,* Melbourne, 1998, p120
[339]   Ibid., p156.

extent varied considerably depending on the size of the district. Planting trees in an avenue was seen as a symbol of hope for the future, as well as adding beauty to towns and the countryside, but, above all, it was something tangible in which ordinary people keeping the 'home fires burning' could become personally involved. In Australia, from 1917 to 1921, hundreds of avenues of honour were planted to commemorate those who served in the Great War. The first and most famous of these was the one planted between 1917 and 1919 at Ballarat. [340]

Avenue of Honour, Eurack
Site #126

Beeac [site #52], Cressy and Eurack all chose to honour their volunteers with an avenue of honour. Fourteen elms were planted in Wallace Street between Main and Coulston Streets at Beeac in 1917, and later in 1918 another 22 were planted in Coulston Street between Wallace and Lang Street.[341] An Avenue of Honour of 137 'Australian trees' was planted at Cressy in September 1918 [site #174]. The names of those soldiers who were involved in the war from Cressy, Weering and the surrounding district were nailed to guards surrounding the trees, but these have not survived. [342] The most intact avenue of honour in the Shire, however, survives at Eurack. Twenty elms were planted in December 1918 to commemorate the 26 soldiers

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[340]   Corey , ibid., p19.
[341]   Shire of Colac Minute Books, 15 May 1916, p346; 19 June 1916, p351; 18 June 1917, p13.
[342]   Shire of Colac Minute Books, 15 July 1918, p203; 14 June 1919, p289; *Colac Herald*, 11 September 1918; Cressy *Centenary Celebrations*, ibid.

from the district who enlisted for the war [site #189].[343] These and their dedication plaques remain as an indication of the commitment, loss and sorrow experienced by the Eurack community.

Local pioneers were also remembered in memorials. In 1962 a cairn was erected to commemorate Hugh Murray, who settled in the district in 1837 and was Colac's first European settler [site #248]; Apollo Bay erected a fountain on the foreshore to commemorate the pioneers of the district in 1964 [site #4]; and at Separation Creek a cairn was erected in memory of Roy Stanway and Paddy Harrington: "Pioneers in the real estate development of Wye River - Two men of common sense." [site #227] The efforts and generosity of community leaders have also been commemorated in memorials. At Beeac an avenue of flowering Prunus trees was planted and a memorial stone laid in 1970 to commemorate the work undertaken for the Shire by Councillors Martin and Barnard [site #54].

These memorials, as also those to the firemen of the district [see Section 6.2, site #108] and to the Buntingdale Mission [see Section 2.2, [site #82] not only reflect the appreciation of the local community and their desire to commemorate the lives of local identities and events, they also reflect a developing appreciation for the cultural heritage of the district as well as a desire to document, preserve and protect that heritage.

9.4   Recreation

Public recreation areas were usually set aside when townships and settlements were surveyed, reflecting the importance of leisure and sporting activities in Australian society. Most towns have had a recreation reserve, although many have fallen into disrepair as rural populations have declined. Organised sports and regular sports meetings provided an opportunity for dispersed farming populations to come together and participate in social activities.[344]

In the late nineteenth century, as leisure time increased, tennis became popular. Because large teams and expensive equipment were not required, it became the most widely played social sport in Victoria. After the 1890s sporting reserves often also included a tennis court or two in one corner.[345] Courts were also built at churches and schools, and regular Saturday tennis became an important means of communities socialising. These were built throughout the Shire, at places like Birregurra "sometime before 1900". However many areas made do with little more than cleared land for their courts. At Warncoort and Yeodene tennis was played on dirt courts in the 1920s, and at Barwon Downs they were described as "old earthen."[346] The soldier settler community at Dreeite built their own court adjacent to the school in 1938. They added a second court in the 1960s and, when the local school closed, moved the former school pavilion to the site.[347] Clubs banded together to establish district competitions - the Polworth and District Tennis Association developed affiliations with, for example, clubs at Deans Marsh, Barwon Downs, Forrest, Murroon, Birregurra, Winchelsea, Pennyroyal, Bambra, Mirnee, Gerangamete, Lorne, Apollo Bay, Warncoort and Yeodene.[348]

Yet football in winter and cricket in summer consistently remained the major sporting interest of the Shire, as it did throughout Victoria. Football and cricket ovals were carved from the bush in spare hours and informal games quickly led to club fixtures with other towns.[349] Some

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[343]   *Colac Herald*, 19 December 1918; Six were brothers, and shared the same memorial.
[344]   Land Conservation Council, ibid., p75.
[345]   Priestley, ibid. p233.
[346]   *Polworth Tennis Association: 1937-1987 Golden Jubilee,* n.d, [1987] pp13-23.
[347]   Conversation with Noel and Audrey McKenzie, 17 May 2001.
[348]   *Polworth Tennis Association* , ibid., p1.
[349]   Dingle, ibid., p130.

clubs in the Shire have been in existence for over 100 years. The Forrest Football Club was originally founded as the Yaugher Football Club in 1891. In 1926 a football ground was created at Forrest, where games are still played today. [350] Previously matches at Forrest had been played in a paddock where:

> … the dressing room was a building at the side of the present day hotel. This building was known as the Morgue, because anyone who died was put in there until the undertaker was able to come and remove them. [351]

A timber clubroom was built for the Forrest Football Club in 1952, but this was subsequently replaced in 1982 by a brick building. [352]

Players and supporters would generally travel by special trains to the various matches around the district. Anyone who did not attend the game would know the result before the train's return. The train's whistle would be blown triumphantly as the train approached the home team's station to indicate a victory. [353]

The scouting and guide movements also gained popularity in the Shire as a recreational activity. Englishman Robert Baden-Powell pioneered the scouting movement in Britain in 1907 and in the first half of 1908 his work, 'Scouting for Boys', was serialised in Australia, prompting the beginnings of the Scouting Movement in Victoria. About 11 scout troops were formed in Melbourne by the end of 1908.[354] The Scouts' sister movement, the Girl Guides, was inaugurated in 1910.

The Shire of Colac Otway gained its first scout group in 1917, although this group did not survive for long.[355] Denominational communities established their scout and guide groups, the first set up by Christ Church parishioners in 1925 and was followed soon after by three more denominational groups. In 1935 the First Colac Scout Group re-established and in 1940 built a scout hall beside the Barongarook Creek [site #111]. Other groups followed in the Shire, and promoted the tenets of Baden-Powell's philosophy whilst offering a recreational outlet for the district's youth.

Dances were popular in country areas and were often held after football and cricket matches in the local hall. The Yeodene Hall [site #250] was the venue for many dances in the district, as were also those at Elliminyt, Irrewillipie and Yuulong [site #251].[356] Locals attended the Warrion public hall for 'Grand Balls', and at Cororooke a "Plain, Fancy and Poster Ball" was held.[357]

Beaches and foreshore areas feature prominently in public recreation in coastal towns. Foreshore reserves frequently display a variety of landscaping and recreational features, as well as historic structures associated with their use and development. [358] Cypresses were planted "to fringe the foreshore and provide shade and shelter" at Apollo Bay, as well as at Wye River.[359] A Visitor Information Centre was also opened at Apollo Bay in 1996. [See Section 9.4, site #13]

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[350]   Vickie Hardie (ed.) *Forrest Football Club, 1891-1900: souvenir booklet of back to - Forrest Football Club, 4-5 August 1990,* 1990, p4.
[351]   Ibid.
[352]   Ibid., p6 & 10.
[353]   Ibid., p5.
[354]   Priestley, ibid., p. 226
[355]   *The Colac Herald*, 27 March 1985, p.8
[356]   McIntosh, ibid., p131.
[357]   *Colac Herald*, 26 April 1918.
[358]   Land Conservation Council, ibid., p75
[359]   Morris, ibid., [22]. The trees at Wye River were removed in 1998.

By 1930 cinemas, particularly those that showed the new 'talkies', were beginning to offer recreational opportunities. The Colac Picture Palace, located in Queen Street, was the first, but in 1925 a new theatre called the 'Paramount' was opened in Murray Street. This theatre was refurbished in 1938 and reopened as the 'Regent' and, by 1962, was screening "eight performances weekly' [site #134].[360] In 1982 it was again refurbished for the Returned Soldiers' League clubrooms. [361]

Films were also shown in other locations around the Shire, often in converted Mechanics' Institutes or public halls. At Apollo Bay a second Mechanics' Institute was completed in about 1925 and, as Harold Brown recalled, was used for "moving pictures" and became :

> … *the centre of entertainment in those days, very good entertainment [such as] dances and balls, concerts, and so on [which] were part of life in the community, and some wonderful times were had. During holiday season it sometimes nearly burst at the sides with the crowds who patronised the various shows.*[362]

In 1959, reflecting the influence of the motor car, a drive-in theatre was set up in west Colac. This closed in the early 1980s.[363]

Scout Hall, Colac, Site #111

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[360]   *Victorian Municipal Directory*, 1962 p391.
[361]   *Colac: a short history*, ibid., p28.
[362]   Harold Brown, letter to Jane (?), 18 March 1996.
[363]   McIntosh, ibid., p136.

9.5   *Tourism*

Tourism became an important part of the Victorian Railway's activities after 1888 as the department began to advise potential holidaymakers on where to go, and how to get there. The railways actively promoted tourism not only by selling tickets, but by establishing the first tourist bureau in Australia. In 1925 the Victorian Railway, in conjunction with the State Savings Bank, launched the 'Save for your Holiday' scheme. The scheme began modestly with 5,635 accounts being opened in 1926/7, but grew rapidly with the railways claiming that over 25,000 accounts were opened in 1929/30.[364]

Changes to transport modes and networks occurred simultaneously with social changes. Victoria's economy and work force gradually developed in the late nineteenth and twentieth centuries into a primarily industrial base rather than pastoral. Proportionally, the number of people who lived in urban areas outstripped those in rural areas.[365] Wages (though suffering setbacks during the depression years of the 1890s and 1930s) steadily increased into the twentieth century. The gradual introduction of shorter working hours and better wages made the pursuit of leisure possible and stimulated tourism. No longer were holidays the domain of the rich and privileged.

Simultaneously, from the 1880s interest in the natural environment of Victoria as a source of not only health, but of beauty and wonder, developed rapidly across the community. The increasing interest in nature coincided with the rise of Melbourne's urbanisation and a corresponding decrease in open public space. Various clubs were formed, including the Field Naturalists' Club. Places in the Shire like *Rivernook* became popular destinations for tourists. Buckley stayed at the guesthouse in 1896. Seeking a break from the miasma of Melbourne, he wrote: "I came here for the benefit of my health, and I was no fisherman - I have regained my health - I can catch fish and I can tell lies".[366]

Developments in tourism in Victoria had governmental support and backing. In 1911 a Tourists' Resorts Committee was established. Its function was to give grants and other forms of assistance to local areas via Tourist Societies or Progress Associations so that tourist facilities, conveniences and roads could be improved and developed. In December 1922 a *Tourists Resorts Act* was passed which gave a select committee the power to proclaim tourist resorts and tourist roads, and in 1938 a further act, the *Tourists' Resorts Development Act* was passed.[367] Progress associations vigorously promoted their towns by producing tourist pamphlets and paraphernalia. Colac was advertised as a tourist destination because of its "natural and unique beauty spots" and its "excellent base for the visitor to … [visit] Lorne, Apollo Bay or Port Campbell". The association tried to induce tourists by suggesting :

> *Before deciding on their next holiday, readers would be well advised to weigh well what Colac and district has to offer … When the beauties of the district become better known, there is not the slightest doubt that Colac will become the venue of large numbers of holiday makers…*[368]

Fierce competition developed between towns attempting to encourage tourists. Apollo Bay promoters claimed that "If Lorne is the 'Queen of Watering Places', Apollo Bay should be

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[364]   Report of the Victorian Railways Commission, *Victorian Parliamentary Papers* 1929 & 1930, PP 40 & 1256 respectively.

[365]   G Weatherspoon 'Trains and Boats and Planes' in V Burgman & J Lee (eds.) *Making a Life: A people's history of Australia since 1788,* Ringwood, 1988, p64.

[366]   *Rivernook* Guest House Visitor's Book, quoted in RHSV item 740, 3/3.

[367]   *The Australian Guest House Journal* .

[368]   *The Scot*, supplement, July-August 1930, n.p.

named the 'king'."[369] Laudatory claims were made in describing places in an attempt to promote towns. Apollo Bay's "principle charm and greatest asset", it was said, was the town's "magnificent stretch of beach." [370]
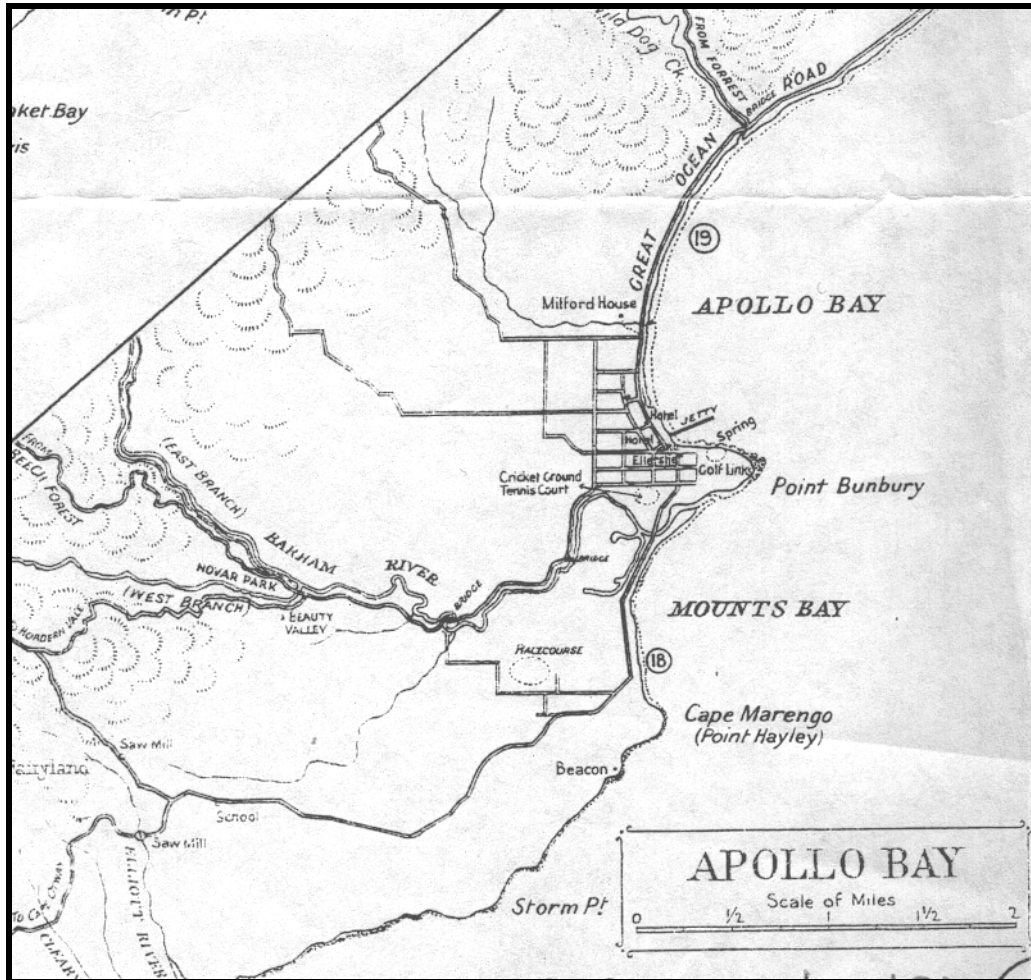
Tourist Map of the Western Coastal Districts from Lorne to Port Fairy Victoria, 1933, SLV

After the establishment of the Country Roads Board in 1913, the construction of a network of all-weather road commenced. Major tourist roads, including the Great Ocean Road in the early 1930s, provided easier access to major tourist places. As the natural features of places like the Otways became popular, cultural features developed to meet the needs of the tourists. Walks and lookouts were constructed, along with kiosks, tearooms and boathouses to capitalise on the tourist influx. [371] Tourists would stay at holiday resorts for their entire holidays, often travelling to their destinations by public transport. Those travelling to Apollo Bay, for instance could expect a six to nine hour journey, leaving Melbourne at 6.30am, changing trains at Birregurra for Forrest, after which they travelled by coach to journey's end at 'the Bay'. [372]

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[369]   *Wilson's Descriptive Guide to Colac and District: also business directories and shopping guide*, pamphlet [n.d. c. 1930], Colac, p13, Colac & District Historical Society records.
[370]   Ibid., p19.
[371]   Land Conservation Council, ibid., p73.
[372]   Henriksen, ibid., p160.

Houses along the coast were converted to accommodate these tourists, and purpose-built guest houses constructed. Greenacres at Apollo Bay, which was built in the 1950s on the site of an earlier guest house Elderslie, advertised its position adjacent to the golf course as the "rendezvous of the south"; Iluka, formerly the ABC (or Apollo Bay Cafe) [site #11], provided not only accommodation but also included a store where food could be purchased by non-resident tourists. Accommodation was also offered for tourists at locations outside the town, like at The Falls at Skenes Creek and Waverley Farm on the Barham River.[373]

Expectations of facilities at guest houses were not great. Guests were satisfied with cold showers and did not object to lighting the copper and carrying buckets of hot water to the bathroom. [374] By the early 1950s Chalet Otway, now the Star of the Sea Convent, advertised "hot and cold water in [the] bedrooms; spacious lounges; a ballroom and internal and external sewer."[375] Amusements for tourists were simple too. Picnics were common activities [site #25]. Guest houses' staff would provide lunches and:

> *folk went off happily in parties to a particular beauty spot or beach - often walking miles to get there. At their destination the billy was boiled and the time was spent chatting or rambling through the ferny glens - bathing in sea or river.*[376]

Chalet Otway, Apollo Bay
Site #25

Houses were purchased, constructed and converted to holiday homes, swelling the population of towns along the coast over summer. At Wye River land and four-roomed timber cottages, formerly sawmill houses, were offered for sale in 1930.[377] Land at Kennett River was

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[373]   Henriksen, ibid., pp102-104.
[374]   Ibid., p100.
[375]   *Where to Go*, 1941 & 1950, quoted in Gabrielle Moylan & Philippa Watt, "Holiday Guest Houses",1994, Vol. 1. Chalet Otway formerly operated as a guest house under the name of 'Krambruk House'. Henriksen, Ibid., p101.
[376]   Ibid., p100.
[377]   Wye River Sale Notice, GHRC, W34.

advertised for sale in 1947 for those "desiring a seaside home".[378] The Sale Notice described the desirability of Kennett River with its:

> … *new general store and post office [where] bread, meat and milk is delivered daily. At Wye River, two and a half miles distance, petrol and oil can be obtained, and there is a licensed hotel. … a car can be driven onto every allotment … and there is a large timber mill within half a mile where timber can be obtained for building purposes. For the sportsmen, excellent fishing exists.* [379]

However , as a result of increased car ownership and disposable incomes after the Second World War, tourists began to travel to holiday resorts further away, and seaside towns like Apollo Bay experienced a decline. In an effort to combat this trend, motels began to spring up around the Shire to accommodate the new modes of travel adopted by tourists.

Australia's first motel opened in Tasmania in 1949. In 1956, just in time for the Olympics, Melbourne's first American-style motel opened at Oakleigh. Soon motels were replacing guest houses as the favoured means of accommodation for tourists. They were modern and allowed people to stay in a place as private and self-contained as their cars. As Professor Graeme Davison has noted, "Modernity, luxury, comfort, convenience and individuality - the values associated with the car itself - were also built into motels".[380] The Koala Motel at Pirron Yallock, constructed to capture the automobile traffic travelling along the Princess Highway, is one of Victoria's early examples of this form of tourist accommodation [site #224]. The Pines at Apollo Bay was able to adapt to the new trend. Three 'modern' wings were added to the 1930s structure and the guest house was converted to a motel.[381]

Koala Motel & Roadhouse, Pirron Yallock
Site #224

In the 1980s seaside resorts closer to Melbourne began to again attract holiday-makers. Visitor Information Centres were set up to promote tourism and to advise travellers about

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[378]   Kennet River Estate: Sale Notice, 27 December 1947, GHRC, K34.
[379]   Ibid.
[380]   *The Age Extra*, 29 August 1998, p2.
[381]   *Where to Go*, ibid., 1941, 1950, 1958.

accommodation, restaurants and cafes, road routes and the highlights to visit. The most recently constructed was that at Apollo Bay which was opened in 1996.

10. Conclusion

Colac Otway Shire has a rich and diverse heritage that encompasses almost the entire period of Victoria's 'post-contact' history and, in many ways, provides a microcosm of the State's development. The Shire's history provides the story of human endeavour and how people contributed to the evolution of the Shire as it is today. The history tells the story of people's success in settling in the district, as well as their failures because of natural disaster, as a result of poor government policies, and through human error. It also tells the story of tragedy and sadness as a result of extraneous factors like war, as well as triumphs, celebrations and achievements. This history, the story of human endeavour, can be 'read' in the landscape in the changes people have made to the environment. It can be see in the structures they built, the trees and gardens they planted, and the way they changed the land for primary production, to build railways or to harvest trees for the timber industry.

Every day life and ordinary life styles are indicated in the homes people built, as well as mechanics' institutes, masonic and public halls, friendly society buildings and picture theatres, and in sporting facilities. The rises and falls in demographic distribution are demonstrated not only by housing, but also by schools. The ethnic distribution and importance of religion in the Shire in the nineteenth and early twentieth centuries can be gauged by the distribution of churches and denominational institutions. Political influences, at local government level, are demonstrated in the shire buildings and the baby health centres, and State government's influence is apparent in the hospitals and police facilities as well as in public housing, in rail links, roads and bridges. The Shire's economic development can be measured by its main industries – wool, timber, dairying, crops and tourism. It is apparent in the Shire's surviving woolsheds, dairies, onion factories, sawdust burners and in the variety of different forms of accommodation offered to its visitors since the mid-nineteenth century. Economic growth and declines are witnessed in the grand buildings constructed during times of prosperity, compared to the simple utilitarian structures built during economic slumps.

Much of this history can be detected in the environment and is the people's heritage. It is also invaluable and irreplaceable. It provides evidence of how the Shire has evolved and helps to determine the future.

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A variety of sources were utilised to gain information about 'post contact' human occupation of the Shire. This information included secondary sources, and primary source material held by a variety of different agencies.

The Geelong Historical Records Centre was especially valuable as this repository held much of the vital data of the shire's history. The information gained from oral histories also proved to be invaluable. The local history collections held by the various Historical Societies were a worthwhile source of information, in particular the Apollo Bay Historical Society, the Birregurra Historical Society and the Colac Historical Society.

Repositories outside the Shire were accessed, including the State Library of Victoria, the Victorian Public Records Office, the Department of Natural Resources and Environment, Heritage Victoria and the Ballarat Diocesan Historical Commission.

Parish Plans, gained from the Department of Natural Resources and Environment and the State Library of Victoria, were vital for gaining information about the initial owners of freehold land. Rate books, held by the Geelong Historic Records Centre, were also relied on in undertaking research. But using the rate books produced by the various shires was problematic. The rate books mainly listed owners alphabetically, not geographically, and frequently did not offer land parcel identification. The rate books also did not generally provide any details after sales occurred and the land was transferred into new ownership, making it virtually impossible to follow the sequence of ownership. This has made research extremely difficult and, on a number of occasions, impossible to provide a through detailed history and analysis of some sites. Often the only means of gaining ownership information was from local residents. Whilst gaining information through oral interviews was extremely valuable, unfortunately time constraints have limited the seeking of information by this means.

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Appendices

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the following Charter was adopted by Australia ICOMOS on 19th August 1979 at Burra Burra. Revisions were adopted on 23rd February 1981 and on 23 April 1988.

Definitions

Article 1. For the purpose of this Charter:

1.1   *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surrounds.

1.2   *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.

1.3   *Fabric* means all the physical material of the *place*.

1.4   *Conservation* means all the processes of looking after a place so as to retain its *cultural significance*. It includes maintenance and may according to circumstance include *preservation, restoration, reconstruction* and *adaptation* and will be commonly a combination of more than one of these.

1.5   *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.

1.6   *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

1.7   *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8   *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either recreation or conjectural reconstruction which are outside the scope of this Charter.

1.9   *Adaptation* means modifying a *place* to suit proposed compatible uses.

1.10   *Compatible use* means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

Conservation principles

Article 2. The aim of *conservation* is to retain the *cultural significance* of a *place* and must include provision for its security, its *maintenance* and its future.

Article 3. *Conservation* is based on a respect for the existing *fabric* and should involve the least possible physical intervention. It should not distort the evidence provided by the *fabric*.

Article 4. *Conservation* should make use of all the disciplines which can contribute to the study and safeguarding of a *place*. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

Article 5. *Conservation* of a *place* should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one aspect at the expense of others.

Article 6. The conservation policy appropriate to a *place* must first be determined by an understanding of its *cultural significance*.

Article 7. The conservation policy will determine which uses are compatible.

Article 8. *Conservation* requires the maintenance of an appropriate visual setting: e.g., form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the setting should be allowed. Environmental instructions which adversely affect appreciation or enjoyment of the *place* should be excluded.

Article 9. A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

Article 10. The removal of contents which form part of the *cultural significance* of the *place* is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

Conservation processes

Preservation

Article 11. *Preservation* is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

Article 12. *Preservation* is limited to the protection, *maintenance* and, where necessary, the stabilisation of the existing *fabric* but without the distortion of its *cultural significance*.

Restoration

Article 13. *Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state reveals the *cultural significance* of the *place*.

Article 14. *Restoration* should reveal anew culturally significant aspects of the *place*. It is based on respect for the all physical, documentary and other evidence and stops a the point where conjecture begins.

Article 15. *Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

Article 16. The contributions of all periods to the place must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which

is to be revealed is of much greater *cultural significance*.

Reconstruction

Article 17. *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it reveals the *cultural significance* of the *place* as a whole.

Article 18. *Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of the *place*.

Article 19. *Reconstruction* is limited to the reproduction of *fabric*, the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

Adaptation

Article 20. *Adaptation* is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the adaptation does not substantially detract from its *cultural significance*.

Article 21. *Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

Article 22. *Fabric* of *cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

Conservation practice

Article 23. Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any intervention in the *place*.

Article 24. Study of a *place* by any disturbance of the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* or any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

Article 25. A written statement of conservation policy must be professionally prepared setting out the *cultural significance* and proposed *conservation* procedure together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

Article 26. The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

Article 27. Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

Article 28. The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

Article 29. The items referred to in Articles 10 and 22 should be professionally catalogued and protected.

Words in italics are defined in Article 1.

Heritage
VICTORIA

**CRITERIA FOR ASSESSMENT OF CULTURAL
HERITAGE SIGNIFICANCE**

(Criteria adopted by the Heritage Council on 6 March 1997 pursuant to
Sections 8*(c)* and 8*(2)* of the Heritage Act 1995)

CRITERION A.　　The historical importance, association with or relationship to
Victoria's history of the place or object.

CRITERION B.　　The importance of a place or object in demonstrating rarity
or uniqueness.

CRITERION C.　　The place or object's potential to educate, illustrate or
provide further scientific investigation in relation to
Victoria's cultural heritage.

CRITERION D.　　The importance of a place or object in exhibiting the
principal characteristics or the representative nature of a
place or object as part of a class or type of places or objects.

CRITERION E.　　The importance of the place or object in exhibiting good
design or aesthetic characteristics and/or in exhibiting a
richness, diversity or unusual integration of features

CRITERION F.　　The importance of the place or object in demonstrating or
being associated with scientific or technical innovations or
achievements.

CRITERION G.　　The importance of the place or object in demonstrating
social or cultural associations.

CRITERION H.　　Any other matter which the Council considers relevant to
the determination of cultural heritage significance.

Addendum

The following list incorporates those places that were investigated as part of the Colac Otway Heritage Study and for which a recommendation for protections was not made.

This occurred either because the available information indicated that, after applying the criteria adopted by Heritage Victoria, the place did not warrant protection, or because a better example was identified.

However, this does not mean that the place is not important for members of the Colac Otway community and may still be valued and protected by these members for generations to come.

Place Name	Location
ACA sawmill	Angahook Lorne State Park
Features of foreshore reserve & breakwater	Apollo Bay
Sanderson sawmill	Barramunga
St Anselme's Anglican	Beech Forest
Buntingdale Mission house	Birregurra
House, 18 Main Street	Birregurra
Lumeah	Birregurra
R/way workers plantings	Birregurra
House, 33 Roadnight	Birregurra
House, 56 Barry Street	Birregurra
Timber building, Queen & Dennis St	Colac
Onion Factory	Coragulac
Lattice truss road bridge, Woady Yaloak	Cressy, Shire of Corangamite
House McKenzies Lane	Dreeite
1780 Lake Corangamite Road	Dreeite
Primary school No 2028	Elliminyt
Apollo Bay Timber Company sawmill	Elliott River
Uniting Church, plantings	Eurack
Colac-Ballarat Road	Irrewarra
Ondit Quarry Farm	Ondit
Knottt No 2 sawmill	Otway National Park
Casper Towers sawmill	Skenes Creek
Lone Grave	Stony Rises
Memorial Cairn	Warncoort
Avenue of Honour	Warrion
Hayden/Gales sawmill	Wimba
Hay's sawmill & jetty remains	Wye River

INTRODUCTION TO PLANNING SCHEME AMENDMENT RECOMMENDATIONS

This section sets out the substantive parts of a proposed amendment to the planning scheme to give effect to the recommendations of the Colac Otway Heritage Study 2003.

It does not include the process parts of the amendment, such as lists of changes, as these are best finalised once the Council has resolved to exhibit the proposed amendment.

This section the Colac Otway Study contains the following:

• Municipal Strategic Statement
• Local Policy for Development in Heritage Precincts
• Schedule to the Heritage Overlay

More specifically, it comprises a revised version of the Municipal Strategic Statement [MSS], a new local policy for Development in Heritage Precincts and a revised version of the Schedule to the Heritage Overlay and

The MSS has been revised to include a description of the Shire's historic cultural significance and to include objectives, strategies and actions relating to the management of cultural heritage.

More specifically Clause 21.01-03 of the MSS has been re-titled 'Natural Resources and Cultural Heritage Management' and a new section added covering the Shire's cultural heritage profile, cultural heritage management and related key objectives.

Heritage Protection has been added to the Key Influences at Clause 21.02 and Clause 21.04 has been amended in a number of places to include, where appropriate, heritage management actions in the Implementation sections. References to the Colac Otway Heritage Study 2003 have also been included where appropriate.

The new local policy, Clause 22.06 provides specific policies for each of the proposed heritage precincts. The policy basis incorporates the statement of significance for the precinct which forms the basis for formulating local policy but can also provide a useful background when assessing applications.

An expanded version of the Schedule to the Heritage Overlay has been prepared to include the places recommended for inclusion by the Heritage Study.

NOTE: UNDERLINING IN THE FOLLOWING COPY OF THE MUNICIPAL STRATEGIC STATEMENT (MSS) INDICATE THE CHANGES RECOMMENDED BY THE STUDY TO THE MSS AS IT EXISTED IN FEBRUARY 2003 (i.e., the MSS before the submission of the Colac Otway Heritage Study recommendations).

NOTE: IN 2005 AN ADUIT OF THE COLAC OTWAY HERITAGE STUDY (2003) RECOMMENDATIONS WAS CONDUCTED BY MARY SHEEHAN.
The Audit determined that 10 recommendations in the study be withdrawn. The places withdrawn have been identified in red by scoring or ~~striking through~~.

21 MUNICIPAL STRATEGIC STATEMENT

21.01 MUNICIPAL PROFILE

21.01-01 Introduction

The Colac Otway Shire is one of the most picturesque municipalities in Victoria with topography ranging from the volcanic lakes, craters and plains in the north, through the majestic and beautiful Otway Ranges to the spectacular Great Ocean Road coastline.

As the gateway for the Otways and the Western Plains, its main urban centre, Colac is strategically placed as a key industrial, commercial and service centre for the Shire and the surrounding region. The Shire provides diverse employment opportunities through a range of primary industries, tourism and commercial and community services.

This Municipal Strategic Statement (MSS) illustrates the way in which the Shire Council will build on that foundation to achieve its vision for the future of the Shire. As an integral component of the Colac Otway Planning Scheme, the MSS deals primarily with land use and development issues and is strongly linked to the Council's Corporate Plan.

21.01-02 Strategic location

The Shire of Colac Otway is located strategically astride three key traffic routes - Princes Highway, Hamilton Highway and the Great Ocean Road. The West Coast Railway provides a regular service between Colac and Melbourne to the east and Warrnambool to the west. The Shire has excellent access to the Melbourne and Avalon Airports. The region is well supplied with existing infrastructure in terms of power and water and is well placed to take advantage of future proposals to extend the natural gas grid. The Shire and its industries are therefore well placed for access to both domestic and international markets.

Its major urban centre, Colac - population about 12,000 - is located approximately 75 kilometres west of Geelong, 140 kilometres south west of Melbourne and 100 kilometres south of Ballarat and with a range of key industries, commercial enterprises and community services is an important centre in this part of the State. Apollo Bay, its second key centre - with a current resident population of approximately 1000 people - lies 75 km south of Colac, is well located to provide access to the recreational areas along the coast both east and west of Cape Otway, and will be a key centre for the future on the Great Ocean Road.

The Shire has an area of approximately 3533 square kilometres and a population estimated in 1997 to be 21,523 people. The Shire includes some of the most scenic and environmentally sensitive land in the State including the Otway Ranges National Park and the coastline served by the Great Ocean Road. The majority of forested land is in public ownership in the Otway Ranges with the result that some 43% of the land in the Shire is Crown land largely administered by the Department of Natural Resources and Environment.

The key objective is to promote the strategic location of the Shire in relation to local, regional and international markets. (Refer 21.04-01)

21.01-03 Natural Resources and Cultural Heritage Management

The Nature of the Land

The great diversity of landscapes and ecosystems in the region provides a base for equally diverse and rich flora and fauna. The contrast between the deeply dissected luxuriant ridges and valleys of the Otways contrasts strongly with the open northern plains studded with

crater lakes. This is an area of high soil and water quality which is showing signs of the cumulative effects of human intervention.

Bushfire is a major risk in southern parts of the municipality. Areas where bush fire behaviour is likely to pose a significant threat to life and property need to be identified. Fire protection outcomes that will assist in the protection of life, property and the environment from the threat of bushfire need to be detailed. These areas have been identified but further refinement will be required. This will be undertaken in consultation with the Country Fire Authority, Department of Natural Resources and Environment and the Municipal Fire Prevention Officer as a matter of priority and will be incorporated in the planning scheme with an appropriate overlay.

The Rural Land Mapping Project completed by the previous Shire of Otway is a key source of information on the underlying land capability and when combined with the Regional Catchment Strategy forms a foundation for environmental policies for the region. The task of the Shire is to incorporate those policies into its decision making processes to ensure an integrated approach to natural resource management.

The key objective is to manage the natural and cultural resources of the Shire in a sustainable manner to balance the needs of the future with protection for the key elements of the natural and cultural environment which are fundamental to the prosperity of the Shire. (Refer 21.04-02)

The coast and its environs

The Great Ocean Road Coastline is recognised as one of the most spectacular in Australia and requires sensitive attention to maintain its visual qualities and physical features, biological features and cultural attachments. The Coastal Strategy indicates that the whole coastline has high visual quality and has major significance for Aboriginal culture. Cape Otway is one of the outstanding visual features of the Shire coastline and has been identified in the Victorian Coastal Strategy as having significant archaeological sites. The Cape Otway - Marengo Area, the "Conway Allotments " in the Otway National Park and the Aire River have all received National Trust Landscape Classifications.

The coastline is interrupted by a series of small settlements including Wye River, Kennett River and Skenes Creek separated by cleared farmland or native forests. These small coastal settlements between Apollo Bay and Lorne have developed from speculative residential subdivisions created after the Great Ocean Road was built in the 1920's. The presence of steep unstable soils, poor water supply and high fire risk imposes significant environmental constraints on further expansion of these settlements. They are now substantially developed with housing but have a very limited range of other facilities. Like Apollo Bay, each of the centres has a highly variable number of residents - from less than 100 in the 'quiet' non-holiday period to many thousands during the peak summer holiday period. This wide fluctuation in population causes servicing problems, particularly for water in the drier months when wildfire risk is at its greatest. Council has consistently resisted demands to expand these settlements because of the constraints outlined above.

The land between these centres has either remained as native forest or has been used for agriculture. These areas are under extreme pressure as a location for more intensive forms of tourism and recreational facilities. Strict planning controls introduced in the 1950's and 1960's have substantially prevented the use of this land for urban or intensive forms of development. Nevertheless, the long-term agricultural use of this land is questionable because of cost pressures on agricultural producers. The land itself is, for the most part, heavily exposed to the maritime climate and apart from exposure to strong, salt laden winds, is also subject to severe land degradation if not managed appropriately. The sensitive siting and design of development in this area is therefore critical to preserving its special environmental and landscape values.

Apollo Bay is the only fully serviced settlement along this part of the coast. It has a full range of urban facilities including hospital, primary and P-12 schools, shops and various offices. Its port facilities and harbour are limited but still provide a safe haven for pleasure craft and a base for a small but significant fishing industry. A light aircraft landing ground

is located between Apollo Bay and Marengo and is the only such facility anywhere along the Great Ocean Road.

Because of these advantages, and the limitations on other settlements in this part of the coast, including Lorne, Apollo Bay has great potential for considerable additional development with opportunities for both much higher urban densities and new residential areas on the fringes of the existing urban area. It is clearly identified in the Coastal Strategy as an activity node and as deserving attention through improvements to road links to Colac and to the development of the Great Coast Walk from Apollo Bay to Cape Otway. To the west of Apollo Bay, Cape Otway is the dominant feature of the coast. Access to the coast is much more restricted than the eastern area with only very limited habitation at Princetown, Johanna, and Glenaire.

The key objective is to protect those key visual, environmental and cultural features which give the Otway Coast its character whilst facilitating a range of developments in an environmentally sensitive way to provide greater residential choice and assist in diversifying the economic base of the Shire. (Refer 21.04-02)

The Otway Ranges and Foothills

The Cretaceous sandstones and mudstones of the Otways with the steep-sided valley and ridge system created during subsequent geological upheavals have created one of the outstanding physical landscapes of the State. This is combined with an average rainfall over much of the area of more than 1000 mm with maximums in a number of places of over 2000 mm. It has resulted in an outstanding range of tree fern gullies, and temperate rainforests of mountain ash and myrtle beech as well as habitat for a wide range of birds and animals. A significant part of the area is designated as the Otway National Park and the Ranges include many sites of National and State Rainforest Significance including areas such as the Olangolah Forest and Fauna Reserve, the Aire State Forest, Melba Gully State Park. An important aspect of policy for the whole area is the protection of continuous links of rainforest and other significant habitats from the higher ridge areas to the coast. The Aire River is identified as a Heritage River while parts of the Gellibrand River and Kennedy's Creek are representative of significant geological or geomorphological types. While much of the Otways remain uncleared, the ridgelines along the Colac/Lavers Hill/Beech Forest Road have been cleared in the past of timber and the high quality soils used for intensive agricultural activities.

The Ranges are also of great importance to the municipality and the wider region for timber production and water harvesting. The Otway Ranges form part of the Otway Forest Management Area which applies to forested public land and has a total area of 157,000 hectares - the majority of this land is within the Colac Otway Shire. Forestry provides at least 350 jobs in the timber processing, wood product and related industries - with most of the key processing components located in Colac. Along with dairying, the forestry industry is a key employment sector and underpins and provides strength to the local economy. Forecasts in the Otway Forest Management Plan envisage a short-term drop in employment due to productivity reasons that will be regained in the longer term as regrowth areas become available. The extremely high rainfall adds a significant seasonal factor to timber harvesting in the region.

Ten water catchments are located within the Otway Ranges including the Gellibrand River, West Barham River, Skenes Creek and Upper Barwon proclaimed catchments. Each year a total of 48,800 ML of water is harvested from the Otways for urban water supplies at Geelong, Colac, Camperdown, Terang and Warrnambool. There is also a significant groundwater recharge area at Barongarook which is reflected with special overlay controls in the planning scheme. There is pressure to harvest more water from the Otways but the Otways Forest Management Plan highlights the need for carefully managed timber harvesting in these areas due to the potential for conflict between timber production and the maintenance of water yield and water quality and identifies areas where harvesting should not occur. Land Use Determinations, which prescribe management practices for public and private land apply to the Gellibrand River, Upper Barwon River, and Skenes Creek catchments.

The foothills run from the northern side of the main Otways ridgeline to the Princes Highway. Topography is undulating to steep nearer the main range, with gentler slopes closer to the highway. The foothills have been substantially cleared for farming purposes although areas of remnant vegetation remain along many road reserves and watercourses. The area supports highly productive grazing industries with dairying a key sector of the local economy. In the June quarter of 1996 dairying generated gross wages of $1.35 million from production of 43.5 million litres of milk (from Bonlac Foods Ltd). Although some rationalisation has occurred in the dairying industry, Colac and nearby towns retain major processing facilities for the industry. The challenge for Colac Otway Shire is to ensure that its dairying industry does not decline to the extent that it is perceived as being on the geographic fringe of the dairying region, with a resultant loss in dairying processing facilities to centres further west.

The key objective is to protect those key environmental features and catchment areas which are of National and Regional significance whilst facilitating key primary industries and a range of developments to add to the economic base of the Shire. (Refer 21.04-02)

The northern plains and lakes

The generally undulating volcanic plains covering about one third of the Shire support major grazing activities including dairying in the western area between Lake Colac and Lake Corangamite. The Shire is located far enough away from larger urban centres that its higher quality agricultural areas are not subject to pressure for hobby farm development. Any such pressure around Colac must be contained by maintaining strict subdivision and development controls. The retention of productive agricultural land will assist in maintaining the long-term source of raw materials for agricultural processing industries.

The northern areas of the Shire also contain many natural lakes with Lake Colac the largest. These water bodies support large numbers of water birds but have not been utilised to any extent for aquaculture and related industries. A number of the lakes are listed under the RAMSAR convention as internationally significant wetlands and will require protection from inappropriate development - this status should be used to add diversity to the tourist experience.

The key objective is to maintain the viability of large scale agriculture and the retention of high quality land, recognising the environmental significance of key sites while allowing limited diversification into new uses and providing for the accommodation of tourist related development. (Refer 21.04-02)

Cultural Heritage

Municipal Heritage Profile

Colac Otway Shire has a rich and diverse history that is a microcosm of much of Victoria's history from the days of earliest permanent settlement in the 1830s. The Shire has played an important role in Victoria's growth through pastoral activity; through the dairy industry and farming; through the forest industry, as well through the tourist industry.

Physical evidence of this history is discernible in buildings, archaeological sites and landscapes. It is identified in the homesteads built by squatters and pastoralists, as well as those constructed by later settlers. The Shire's economic development can be measured by its main industries – wool, timber, dairying crops and tourism and is apparent in the surviving woolsheds, dairies, onion factories, sawdust burners and in the variety of different forms of accommodation offered to its visitors since the mid-nineteenth century. The Shire's ethnic composition and distribution, and the importance of religion in nineteenth and early twentieth century society, is gauged by the distribution of churches and denominational institutions. Political influences at local government level are demonstrated in the shire's buildings and baby health centres, and State government's influence is apparent in the hospitals and police facilities as well as in public housing, in rail links, roads and bridges.

The history is evident in the commercial areas of Colac in the public, civic, religious and residential buildings, infrastructure, cemeteries, monuments, archaeological sites and landscapes. A large proportion of the Shire's cultural heritage also remains within the townships and centres of the Shire, in Apollo Bay, Barongarook, Beeac, Beech Forest, Birregurra, Carlisle River, Cressy, Gellibrand and Lavers Hill, and in outlying rural areas like Alvie, Barramunga, Barwon Downs, Cororooke and Coragulac, Dreeite, Eurack, Forest, Irrewillipe, Irrewarra, Ondit, Skenes Creek, Warrion, Wye River, and Yeo. All help to define the heritage values and cultural identity of the municipality.

Cultural Heritage Management

Many of the Shires heritage buildings and sites have been identified and their significance described in the Colac Otway Heritage Study 2003. A means of managing their conservation through a planning permit process has been provided by listing both individual places and precincts in the schedule to the Heritage Overlay.

The Heritage Overlay includes general decision guidelines to assist in determining applications under the overlay. For 'precincts'or areas comprising a number of places that , as a group comprise a site of cultural significance it is valuable to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

While reasonably comprehensive, the listing in the study and the schedule to the Heritage Overaly is not a complete listing of the Shire's cultural heritage resources and further work is on-going. The Colac-Beech Forest-Crowes railway line is a site recommended for protection in the 1997 LCC Report. A Conservation Management Plan of the Colac-Beech Forest-Crowes railway line (the Beechy line) has been prepared to assist in determining how the conservation of its significance can best be managed. Other places will also need to be identified as time and resources permit. For example further work is required to identify and conserve the Shire's many fine dry stone walls.

 The key objective is to enhance and conserve the Shire's cultural heritage resources while facilitating adaptation and development which does not detract from their significance

(Refer 21.04-02)

21.01-04   Settlement patterns and rural living

The Shire contains two major urban centres - Colac with a relatively stable population of around 12,000 and Apollo Bay whose permanent population of some 1,000 is completely overshadowed by its summer population of approximately 10,000. Colac is a significant sub-regional centre for service and manufacturing industry, retail and office services and educational facilities. Apollo Bay provides an attractive choice to residents being only 75 km from Colac. Its economy is primarily founded on tourism with some limited employment in fishing and boating activities. Apollo Bay has considerable potential for growth because of its attractive coastal location on the Great Ocean Road, the availability of land suitable for residential development and limitations on growth elsewhere along the coast. A number of smaller settlements fall into different categories based on geographical location - Skenes Creek, Wye River, Kennett River along the coast, Lavers Hill, Forrest and Gellibrand within the Otways, Beeac, Cororooke and Alvie around the lakes - with Birregurra lying to the east of Colac and Cressy in the north of the Shire on the Hamilton Highway. Many of these smaller communities, especially those on the coast, have environmental constraints on further development. In summary the settlements can be considered within the following groups:

Main settlements/towns: Colac and Apollo Bay

Secondary settlements/towns	Birregurra
Other settlements	Kennett River, Wye River, Skenes Creek, Lavers Hill, Forrest, Beech Forest, Barwon Downs, Beeac, Cressy, Swan Marsh, Warrion, Pirron Yallock, Coragulac, Cororooke and Gellibrand.

In common with the rest of Victoria, the rural parts of Colac Otway have been losing population and many of these small townships are a shadow of their former sizes. Most have a number of urban sized lots that are now utilised for farming purposes. Outside the settlements, farms have been progressively enlarged with a further loss of rural population, particularly within the Otway Ranges. Pressure has been continuous for development along the coastal strip but the high proportion of public land in the Otway Ranges has a constraining effect on rural residential development there. Further north there has been steady but very limited demand for rural residential development in the low-lying areas between Colac and Elliminyt.

Colac Otway Shire has experienced limited demand for rural residential development and its high quality agricultural land has not suffered undue pressure for small lot subdivision. Although the Shire does not contain thousands of small rural lots as is the case in municipalities to the north such as Golden Plains and Moorabool, the rural areas are somewhat fragmented with unused lots and it is important for the long term agricultural use of the land that these lots not be developed for rural residential housing. Council does not support the development of these small lots and intends to develop a policy for these areas that will be introduced by way of a separate amendment. Some limited rural residential development has occurred in the coastal areas and around Colac and Birregurra near to services.

The key objective is to enhance the role of Colac and Apollo Bay as key settlements, to strengthen the linkages between these and the smaller communities of the Shire and provide limited opportunities for rural living where these do not detract from the key environmental qualities of the region. (Refer 21.04-03)

21.01-05   Demographic profile

At the 1991 Census, the Shire had a total population of 21,582, which had fallen to 20,730 by the 1996 census. Although the 1997 estimate was 21,523, this may be subject to correction after the decrease recorded by the 1996 census. Its household characteristics broadly reflect those of the State itself. Household size is very close to the Victorian average while one and two person households, and households of over 5 persons, are only on average 2% higher. One family households at 74.6% mirror the Victorian average of 74% while group households form a smaller proportion at 2.7% compared to 4.3% for the whole of Victoria.

Australian born residents far outnumber other groups, 93.5% of residents having been born locally. All ethnic groups including those born in the UK/Ireland are significantly under represented in comparison to the rest of the State. The population has a higher proportion of elderly people - 18.7% over 60 compared to 15.3% for Victoria.

Current projections by the Department of Infrastructure, which are based on the 1997 estimate, envisage a relatively slow growth rate for the Shire from 21,523 in 1997 to 21,760 in 2001 and 22,795 in 2021. However, with the decrease in household size from 2.51 persons to 2.31 persons, the number of households is expected to grow proportionally faster from 8,563 to 9,866. This represents an average of 54 new households per year between now and 2021. Given the 1996 census indicates a current population below the 1997 estimate, growth may be less than that forecast unless the Shire's efforts to enhance the economic base are successful.

As with the rest of Australia, the population is expected to have an increasing proportion in the older age groups, those over 50 increasing from 30.5% to 43.4% while those 17 years and under is expected to decline from 27.8% to 21.4%.

The key objective is to provide a sound economic base to strengthen the proportion of younger age groups in the population and to increase its socio-economic profile to encourage a higher growth rate. (Refer 21,04-04)

21.01-06   Primary industry

The 1991 Census illustrates the key part this sector plays in the Shire economy with 19.5% of the workforce employed in those areas as compared with 4.0% for the State as a whole. Manufacturing with 10.3% (c/f 17% Vic) is the next most important sector.

The region's fertile soils, good rainfall and temperate climate provide a foundation for a diverse agricultural sector. There is a solid foundation in grazing of sheep and cattle and dairying which is supplemented by a range of specialised producers of seed potatoes, onions, oilseeds. Milk production in 1993 was valued at $84 million with wool products ($4 million) and potatoes ($2.3 million) as the next most significant products. The major agricultural areas lie on the northern foothills of the Otways and the Northern Lakes and Plains with some selected ridges in the Otways providing high quality soils.

The Otways are a major timber resource for hardwood and softwood. Some 43,000 ha of State forest are available for logging and this is complemented by 31,000 ha of private native forest and 15,500 ha of softwood plantation. The management of the forest for timber requires sensitive handling to ensure a balance with other environmental qualities that are significant for the native flora and fauna and as a basis for the growing eco-tourism industry. High rainfall requires seasonal limitations to some operations in the winter months as illustrated in the Otway Forest Management Plan.

Although the harbour at Apollo Bay is small by Victorian standards it does provide a sheltered haven for fishing boats and there has been an increase in the catch of shellfish such as crayfish and abalone. The harbour's importance to recreational boating adds a further feature to the attractiveness of Apollo Bay for longer stay visitors.

The key objective is to build on existing strengths by promoting development which is environmentally responsible whilst facilitating the development of new value-adding processes and encouraging diversification into "niche" markets, especially those providing links to the tourist industry. (Refer 21.04-05)

21.01-07   Manufacturing and Other Employment

The primary industries that form the basis of the economy in the Shire have created opportunities for a range of manufacturing and processing industries which build on the primary produce of the region. Light engineering and service businesses also focus on supporting the primary producers and Colac supports many significant machinery dealerships serving the whole south west of Victoria.

The dairy industry is a major employer and Colac is the focus for a number of key " value adding " plants. Bonlac employs over 600 people in the production of milk products and is Australia's largest exporter of packaged butter, powdered milk and packaged cheeses. Regal Ice cream, employing approximately 130 people, markets a range of ice cream and yoghurt products in Australia and overseas.

Timber processing plants in and around Colac employ over 380 people in kiln drying, preservation treatment and a range of sawmilling processes, while smaller more specialised mills occur in smaller settlements such as Birregurra and Forrest.

The strategic location of Colac has resulted in the siting of major abattoir and saleyard facilities in the town which between them employ over 200 people processing over 25,000 cattle, 250,000 sheep and 10,000 pigs annually. These major producers are supplemented

by a range of smaller employers of businesses serving the primary producers and the transport industries.

Commonwealth, State and local government provide a complementary range of employment opportunities, however rationalisation and privatisation of services at all levels has seen significant reductions in numbers. Colac's role as a regional business and retailing centre ensures the presence of a range of major supermarkets and associated retail businesses The low population growth of the region does not however favour this group for the provision of any significant growth in future.

Current population growth estimates would not be the foundation for any growth in employment. There is a range of lot sizes available in the main industrial areas on the east and south-east of Colac which would cater for current demand for small lots while major land parcels to the east and west of the city have amenity and servicing concerns respectively but provide the key opportunity for the attraction of a land intensive development.

There are clearly significant synergies between existing primary industries, the manufacturing and service sectors and the retailing, business and education sectors in the region and the employment prospects for the future will be founded on the development of these relationships. With tourism as a major growth sector it will be necessary to recognise more closely the ways in which other industries and business can add to the tourist appreciation of the region both through improvements to the quality of the visual landscape and in the introduction of new experiences.

The key objective is to promote the strategic location of Colac in relation to markets and to develop synergies between existing industries, businesses and the education sector to facilitate developments that will help diversify the employment base of the region. (Refer 21.04-06)

21.01-08   Tourism

The Colac - Otway Shire contains some of Victoria's most significant tourist attractions. The Great Ocean Road with internationally acclaimed beaches and cliff scenery is backed by the diverse beauties of the Otway Ranges, while in the north of the Shire, is an extremely interesting area of old volcanic plugs, craters and lakes.

Given that much of the current increase in tourism in Victoria is based on short-stay visits and day trips, the Shire's strategic position is well suited to meeting that market. Colac is within a 2-hour drive of Melbourne and can provide the base for a well-varied day visit. The range of attractions in the Shire and in the region means that it will continue to foster longer stay and out-of season tourists who make a more significant contribution the economy.

It is a very important contributor to employment in the Shire and has demonstrated consistent growth over the past two decades. In particular, between 1986 and 1991 the proportion of the workforce employed in tourism rose from 7.4% to 10.5%. While much of this is seasonal, there are opportunities to add variety to the Shire's attractions that would encourage the development of more all-year -round activities. The Shire's Tourism Strategy illustrates the potential for growth through accommodation takings in the Otway Region rising by 70% between 1988/89 and 1994/5.

The Shire has recognised the changing nature of the tourist industry which has an increasing emphasis on eco-tourism, cultural tourism, experiential tourism with consequent demands for backpacker accommodation and facilities for people interested in short breaks.

The increase in tourism has the potential to create conflicts with other planning objectives through environmental damage, pressure on attractive and sensitive areas for development to meet accommodation demands and potential dangers to residents and visitors in areas sensitive to bushfires.

The Shire's strategy seeks to balance these competing objectives towards achieving an outcome that will improve the quality of life and economic circumstances of its residents and a quality experience for those visiting the Shire.

To assist in the facilitation of tourism development the planning scheme focuses on protecting those resources and assets on which tourism depends. This includes natural environmental and cultural features, heritage, infrastructure, settlements and townscape design and presentation. This complements a program of specific works and policies to be implemented by Council under its Corporate Plan.

The council recognises the potential for further development in the Johanna area for low intensity tourism activity based on its outstanding natural attributes. The challenge for Council is to enhance and retain the natural features of the Johanna beach while allowing for further development of the tourism and recreation potential. Council has now adopted a Planning Strategy for the area (*Managing a Changing Environment – A Planning Strategy – October 1998)* and will use this document as the basis for all decision making. Council will introduce a new local policy based on the Planning Strategy when it next amends the new planning scheme.

The key objective is to encourage growth in tourism in a way that assists diversification in the economy and ensures the protection of those key environmental and cultural features that are the basis of the attraction to the area. (Refer 21.04-07)

21.01-09   Transport and infrastructure

Transport services are vital to the economic health of the region. Colac's position - a two-hour drive from Melbourne and six hours from Adelaide ensures good access to two capital city markets. Significant for international markets is its location only one hour from Avalon airport which is capable of direct regular international freight linkages. It is intended that the Princes Highway between Geelong and Colac will be duplicated over the next 10 to 15 years. In the sub-region, Ballarat via Cressy is only 100 km away and Warrnambool approx. 120 km. Complementing the road network is the West Coast Railway providing three passenger trains daily to Melbourne and freight services for local industries. Bus routes also follow major roads and serve Apollo Bay, Colac and other settlements such as Forest, Beeac and Cressy

Local roads connecting Colac to Apollo Bay via Skene's Creek to the east and Lavers Hill to the west are critical components of the regional economic and social network. These are supplemented by a network of local roads that, while not carrying large volumes of traffic, are essential to the primary producers of the region and contribute through their unique environmental values to the tourist experience. Council's current Roads Hierarchy Study will be used as the basis for defining function, standards and priority for funding. Public Transport needs to be further developed in the Shire and Council intends to pursue opportunities for improvements through the preparation of a Public Transport Strategy in the near future.

Colac's all weather airfield has lighting available for night operation and is complemented by a smaller facility at Apollo Bay.

Colac and Apollo Bay are the only two centres with reticulated sewerage and in each case has capacity for further development. The Colac plant is estimated to be running at 66% of capacity. Effluent disposal is a major problem in the smaller coastal settlements, particularly in the peak periods with high tourist numbers.

Reticulated water supply is readily available in the major centres and the abundant rainfall ensures a ready supply of potable water. It is estimated that the existing water supply has capacity to meet expected demand to 2005 when augmentation will support development to 2030. Water quality is influenced by land degradation factors and again the Otway Forest Management Plan provides a basis for sustainable management.

Electricity supplies are readily available but near capacity and the Shire is well placed to take advantage of future proposals to extend the natural gas grid.

The key objective is to build on the competitive advantage which the Shire enjoys because of its sound infrastructure base and in particular to enhance the transport network in a way which balances provision for key primary industries with the sensitive needs of the environment and its related tourism industry. (Refer 21.04-08)

21.01-10   Community services

Colac provides a strong focus for community services being the dominant centre for education, health, police and emergency services. It contains State and denominational secondary schools, a TAFE campus and the Colac Special Development School. Apollo Bay and Lavers Hill provide P-12 schools - the latter incorporating campuses at Gellibrand, Kawarren and Barongarook - while primary schools are distributed in settlements around the Shire ranging in size from 400 at Colac South West to 24 in Swan Marsh.

Similarly the Colac Community Health Services provides facilities for a region of some 30,000 people with a mix of acute beds, nursing home beds and a range of specialist services including ambulance and emergency services. The Apollo Bay Community Health Services provides hospital facilities complemented by a range of healthcare facilities. A range of private health facilities is located across the Shire with most concentrated in Colac. The medical facilities are complemented by a wide range of both council, public and privately provided support services.

The strength of the community is also illustrated by the wide range services provided by sporting clubs, senior citizens clubs at Colac, Apollo Bay, Birregurra, Beeac and Cressy social and service clubs such as CWA, Rotary, Apex and Lions and over 30 sporting clubs.

The Council is currently undertaking a recreation needs study. The results of the study will be incorporated where relevant into the Municipal Strategic Statement.

The key objective is to maintain and enhance a network of facilities that provide an adequate and cost effective service to communities throughout the Shire. (Refer 21.04-09)

21.02   KEY INFLUENCES

The Shire has identified the following factors as the major planning and resource management influences in the Shire in the immediate future:

- Emphasis on the sustainability of development and protection for the environment in those areas which are fundamental to the identity of the Shire such as the volcanic craters, lakes and plains, the Otway Ranges and the Otway coast;
- Encourage excellence in the design of new development, including the layout of subdivisions and provide for the recognition and protection where necessary of the cultural heritage of the community;
- Promotion of Colac as the major business, shopping and service centre of the region;
- Diversification and expansion of employment opportunities by encouragement for the clustering of related industries and services and for the development of niche markets;
- Promotion of the provision of better infrastructure including natural gas, telecommunication facilities, high quality transport networks, housing and zoned industrial land;
- Encouragement for the development of a sustainable timber industry which features greater value adding and processing within Colac Otway Shire;
- Continuation of support for high value agricultural production with encouragement for the introduction of innovative techniques and crops;
- Promotion of the Shire as an important tourist destination and the encouragement of local businesses which build on the underlying resource base in an environmentally sensitive way to enrich the tourist experience;
- Commitment to improved education and training facilities, processes and structures that can increase local skills and knowledge;
- The need for an approach to planning and development that integrates Shire policies and actions with those of its partners and specifically those related to catchment management, coastal action and forest management; and
- The need to protect water catchments and in particular retain/improve quality of water supply and minimise the impact of salinity on agricultural land and introduce appropriate planning provisions where salinity has been identified.
- <u>The need to protect buildings and sites of cultural heritage significance and encourage development and adaptation where appropriate that does not detract from their significance.</u>

21.03 **VISION - STRATEGIC FRAMEWORK**

This vision and strategic framework for land use and development is a response to key influences. It has been prepared and should be read in the context of the State Planning Policy Framework, Minister's Direction No 6 and Council's corporate direction.

21.03-01 **The Council's Corporate Direction**

In recognition of the key features of the Shire previously identified the Council has adopted an overall vision for the future:

" *That the Colac Otway Shire be a safe, balanced and sustainable environment that provides the opportunity for a diversity of people to live, work and visit.* "

This vision provides the foundation for the Council's Corporate Plan for the year 1997-99 which '*sets a framework for the achievement of Councils vision and broad direction for the future*'. The Corporate Plan contains a key mission statement and 10 core values that are to underpin all of Council's activities. Key activity areas include Roads and Transport, Community Leisure and Culture, Economic & Tourism Prosperity, Resident and Community Support, Quality Environment, Community Leadership and Governance, the Organisation and Measuring our Performance. For each category, a goal has been identified along with key targets to measure performance.

In terms of land use development, Council has a vision that major urban development will take place in the main, fully serviced centres of Colac and Apollo Bay. Less intensive residential and township development in Birregurra, Kennett River, Wye River, Skenes Creek, Barwon Downs, Lavers Hill, Forest, Gellibrand and Beech Forest will support development in these main centres. Rural areas will be maintained for agricultural and timber production purposes. Key natural features such as the coast, forested public land, rivers and watercourses, lakes and major geological features will be protected from inappropriate development which would compromise their integrity.

Council's Mission Statement:

" *Pursue the achievement of our Vision through the implementation of policies and strategies.*

Policies and strategies shall be equitable and socially just and will form the basis of our provision of service.

Participation with other providers and stakeholders in achieving the corporate goals and the Vision for our municipality "

This integrated approach adopted by the Shire ensures that the Municipal Strategic Statement, the Local Planning Policies, and hence the planning scheme, have been framed having regard to the contents of the 1997-1999 Corporate Plan while having a longer term perspective to the year 2010.

CORPORATE PLANNING FRAMEWORK

eg:Fees & Charges
eg : Asset Management
eg : Delegation
eg : Competition

Council Policies

Colac Otway
SHIRE

PLANNING FOR THE FUTURE

CORPORATE PLAN

Business Planning
Customer Service
Service Levels
Service Range

Business Plan and Services Strategy

Pricing
Debt
Rating
3 Year Budget

Financial Strategy

Accountability through Performance Management and Reporting

Environmental
Social
Economic
Land Use & Amenity

Municipal Strategic Statement

21.03-02   **The Role of the Planning Scheme**

The Colac Otway Planning Scheme is a key document for the Shire. The Municipal Strategic Statement illustrates the broad approach to land use and development in the Shire and how this will make a significant contribution to the achievement of the Shire's Vision for the future. This in turn provides a framework for the objectives, policies and controls in the Scheme.

The Shire has developed, and will continue to review annually and update every three years, its corporate plan and MSS in partnership with the key stakeholders of the region, Government Departments and agencies, surrounding municipalities, private sector interests and the wider community. Clause 21.05 contains details of Council's monitoring and review process. This strategic approach is essential to maintaining the relevance and effectiveness of its policies.

The Shire is dedicated to providing a professional service to its customers and this will be reflected in its approach to decision making under the planning scheme. It is conscious of the need for clear expression of its policies, of the need to provide a climate of certainty for investment and yet an ability to recognise and encourage innovation in areas which can add to the future attractiveness of the Shire as a place to live, work, invest and play.

21.03-03   **Key Regional Strategies.**

The Council is committed to an integrated approach to planning in the Shire through meaningful consultation with its stakeholders. There are particular key strategies which the planning scheme must give effect to, namely, the Corangamite Regional Catchment Strategy, the Victorian Coastal Strategy and the Otway Forest Management Plan

Regional Catchment Strategy

The Colac Otway Shire forms a key part of the area affected by the Corangamite Regional Catchment Strategy. Under the Catchment and Land Protection Act 1994, the Council is encouraged to implement the approved Regional Catchment Strategy that contains six program areas: Sustainable Production, Biodiversity, Water Resources, Community Education, Catchment Amenity, Monitoring and Evaluation.

Within each of these program areas, a series of projects and actions are identified for implementation. The Planning Scheme should seek, wherever relevant, to implement recommendations contained in the Regional Catchment Strategy.

The Victorian Coastal Strategy.

Similarly, public authorities which include municipal councils, must, under the Coastal Management Act 1995, take all reasonable steps to give effect to the Victorian Coastal Strategy. The Coastal Council clearly envisages an important role for local government in delivering the four components of the Strategy, Sustain, Protect, Direct and Develop. Colac Otway recognises sensitive management of the coast as fundamental to the achievement of its vision for the Shire.

The Otway Forest Management Plan.

The Forest Management Plan covers almost 157,000 hectares. In Colac Otway virtually all public land south of the Princes Highway is included in the plan area with substantial parts of this area being public land (Fig. 1. Land Management Units, Forest Management Plan). Its comprehensive information base underpins strategic planning for both public and private land in the area.

21.03-4 **Developing Council's Strategic Understanding of Land Use Issues.**

The MSS is and will continue to be underpinned by a range of strategic studies. Those already completed include the Otway Coastal Towns Study 1987, Otway Rural Hinterland and Coastal Area Study 1993, Colac Area Forward Development Plan 1993, Planning for Industrial Development in Colac 1992, Colac Otway Shire Planning Scheme Review Project 1995, Colac Otway Development Agency Board - Economic Development Strategy 1995, Outline Development Plan for the Colac West Industrial Area 1996, Arts and Culture Strategy, Colac Otway Tourism Strategy 1996, the Apollo Bay South - East Precinct Study 1997 and more recently, and the Colac Otway Heritage Study 2003.

21.03-05   Strategic Framework Plan
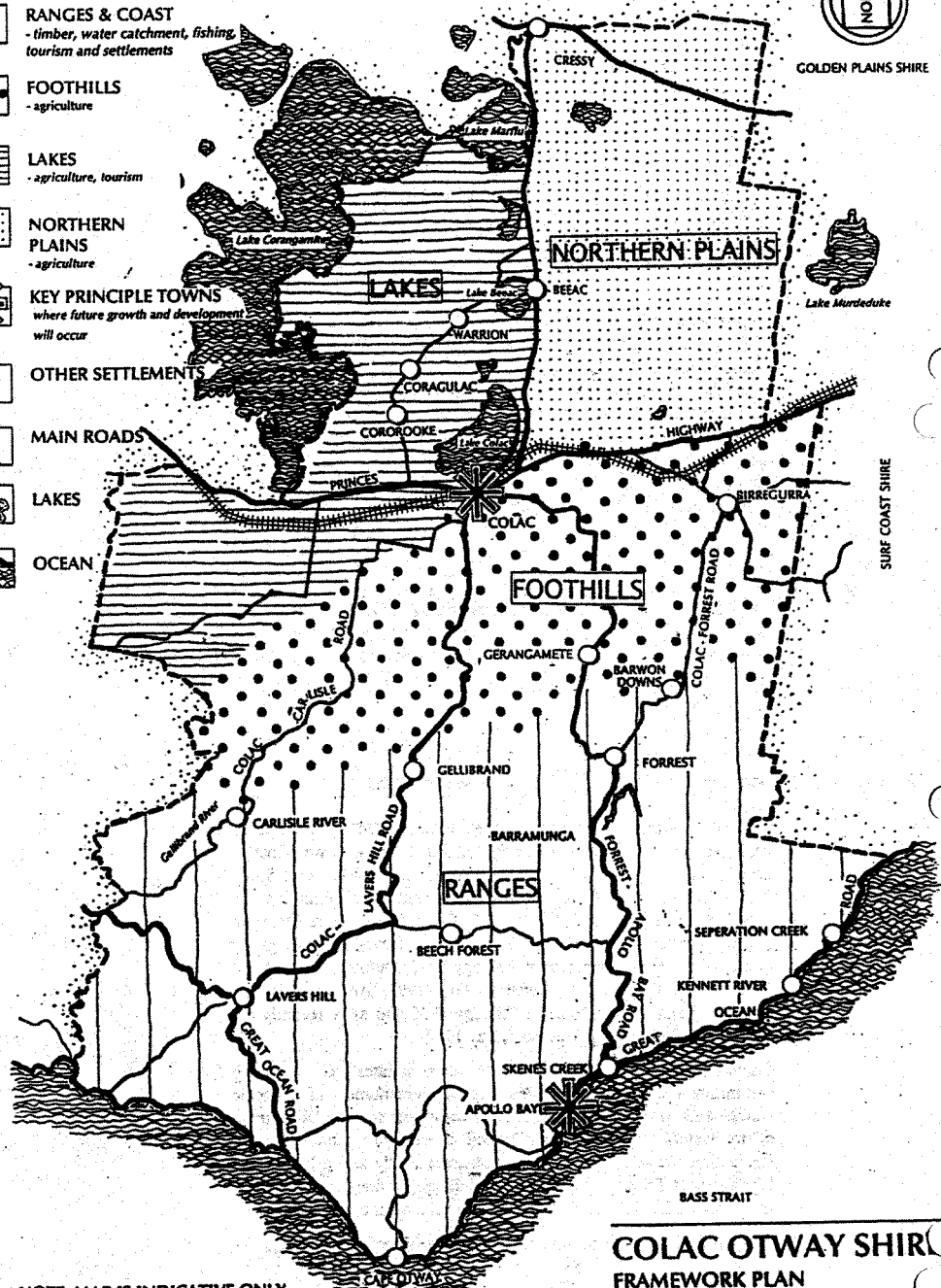
21.04   OBJECTIVES - STRATEGIES – IMPLEMENTATION

21.04-01   Strategic location

Key objective

To promote the strategic location of the Shire in relation to local, regional and international markets. (From 21.01-02)

Strategies to achieve the objective:

Improve the road, rail, air and port facilities so that Colac Otway has the best possible access to international and domestic markets.

Implementation will be achieved by:

- Developing programs to promote the existing facilities in Colac Otway Shire.
- Developing strong links with the Department of State Development to ensure access to relevant state programs and policies for regional development.
- Developing strong links with other infrastructure providers to enhance the strategic location of the Shire.

21.04-02   Natural Resources and Cultural Heritage Management

The nature of the land

Key objective

To manage the natural and cultural resources of the Shire in a sustainable manner to balance the needs of the future with protection for the key elements of the natural and cultural environment which are fundamental to the prosperity of the Shire. (From 21.01-03)

Strategies to achieve the objective:

Promote a co-operative regional approach to natural resource and cultural heritage management.

Implementation will be achieved by:

- Adopting an integrated catchment management approach to the assessment and development of the Shire's natural resources.
- Maintaining and enhancing close linkages with the Corangamite Catchment Management Authority, the Victorian Coastal Council and the Department of Natural Resources and Environment in relation to the Otway Forest Management Plan to ensure regional consistency is developed where appropriate.
- Implementing consideration of land capability in the assessment of use and development proposals.
- Encouraging land management practices and land use activities that have the capacity to be sustained and protect the environment.
- Promoting the integrated management of public and private land with particular attention to the interface between the two.
- Promoting the co-ordination of information exchange on natural resource information with relevant organisations.
- <u>Extending the coverage of the Heritage Overlay to include buildings, sites and precincts identified in the Colac Otway Heritage Study 2003.</u>

Strategies to achieve the objective:

Manage the key elements of the natural environment in a sustainable manner.

Implementation will be achieved by:

- Ensuring water quality standards are observed in the assessment of development proposals.
- Ensuring that the maintenance in natural condition of watercourses is considered in the assessment of use and development proposals.
- Promoting the establishment of reticulated sewerage systems in townships where practicable.
- Promoting the introduction of improved septic tank systems and alternative waste treatment systems in areas where sewerage systems are not available.
- Promoting land management practices that protect soil resources from landslip, contamination, compaction and other forms of degradation.
- Encouraging land management practices that seek to improve areas of soil degradation.
- Maintaining bio-diversity through the protection of significant habitats including remnant vegetation.
- Promoting a coordinated approach to effective pest plant and animal control throughout the Shire.
- Protecting native vegetation and other significant stands of vegetation in order to prevent land degradation, maintain water quality and protect the bio-diversity of flora and fauna species.

Strategies to achieve the objective:

Minimise environmental hazards.

Implementation will be achieved by:

- Promoting floodplain management policies, which minimise loss and damage, maintain the function of the floodway to convey and store floodwater and protect areas of environmental significance.
- Encouraging the use of "constructed wetlands" as a means of storing floodwater, improving water quality and adding to natural habitats.
- Including over areas subject to inundation a Land Subject to Inundation Overlay.
- Including over areas subject to landslip an Erosion Management Overlay.
- Using the findings of the Shire's Floodplain Management Project to manage floodprone areas, floodplains and wetlands.
- Requiring new subdivisions and changes of land use to demonstrate that appropriate design and siting measures are taken to avoid fire risk and protect human safety and property.
- Promoting, in association with the CFA, fire risk strategies that support management strategies that assist in the minimisation of risk.
- In association with the Country Fire Authority, Department of Natural Resources and Environment and the Municipal Fire Prevention Officer, identifying areas subject to fire hazard.
- Implementing the Council's Roadside Weeds Program.

The coast and its environs

Key objective

To protect those key visual, environmental and cultural features which give the Otway Coast its character whilst facilitating a range of developments in an environmentally sensitive way to provide greater residential choice and assist in diversifying the economic base of the Shire. (From 21.01-03)

Strategies to achieve the objective:

Promote a pattern of settlements in the coastal strip that recognises a balance between opportunity for growth and retention of environmental and cultural qualities.

Implementation will be achieved by:

- Promotion development that demonstrates compatibility with the Victorian Coastal Strategy and the Shire's Coastal Towns Study.
- Identifying and protecting key environmental and cultural features.
- Promoting Apollo Bay as the key settlement on the coastal strip.
- Limiting expansion of other coastal settlements in accordance with environmental constraints.
- Discouraging development in the intervening land except where high quality design and minimal environmental impact can be demonstrated. A minimum lot size of 40 ha is to be introduced for these areas to prevent inappropriate subdivision.

Strategies to achieve the objective:

Recognise and protect key environmental and cultural features.

Implementation will be achieved by:

- Working closely with the Western Coastal Board to identify and protect key local features to complement the Victorian Coastal Strategy.
- Working with VicRoads to ensure a high quality design approach to the development of The Great Ocean Road and it's related arterial connections and signage.
- Minimising development between the Great Ocean Road and the coast to preserve views.
- Ensuring a quality design approach to new development having visual impact on the coastal area with the Siting and Design Guidelines for Structures on the Victorian Coast.
- Working with the Aboriginal Affairs Victoria to identify and protect key cultural features.

The Otways Ranges and Foothills.

Key objective

The strategic challenge is to protect those key environmental features and catchment areas which are of National and Regional significance whilst facilitating key primary industries and a range of developments to add to the economic base of the Shire.

Strategies to achieve the objective:

Support development which will provide economic and social benefits while not adversely affecting water catchments, timber production and environmental and landscape attributes.

Implementation will be achieved by:

- Ensuring timber growing and harvesting is managed in accordance with the Otways Forest Management Plan and the Code of Forest Practice for Timber Production.
- Encouraging the development of activities such as eco-tourism, which can demonstrate sensitivity to the environment with economic benefit to the locality.
- Encouraging the development of small-scale activities, which are related to locally produced arts, crafts or products as a diversification of the economy.
- Working closely with Parks Victoria to develop and implement a consistent approach for land at the interface between public and private land.

The Northern Plains and Lakes.

Key objective

To maintain the viability of large-scale agriculture and the retention of high quality land, recognising the environmental significance of key sites while allowing limited diversification into new uses and providing for the accommodation of tourist related development.

Strategies to achieve the objective:

Support the retention of high quality agricultural land, lakes and other environmental assets.

Implementation will be achieved by:

- Working closely with the Department of Natural Resources and Environment to identify and manage key areas of important ecological and cultural significance.
- Identifying through overlays as relevant areas of environmental quality or subject to environmental constraints.
- Encouraging land management practices that are sustainable and protect the environment.
- In association with the Country Fire Authority, Department of Natural Resources and Environment, the Municipal Fire Prevention Officer and other bodies, identifying and managing areas subject to high fire risk.
- Ensuring development is consistent with the Corangamite Regional Catchment Strategy.
- Identifying and promoting activities, which illustrate and are sensitive to local Koori history and culture.
- Ensuring that existing dairying and other agricultural producers are supported from encroachment by conflicting development such as hobby farms.
- Identifying areas within the Ranges such as the Beech Forest/Lavers Hill Ridge where appropriate agricultural uses can be promoted. A minimum lot size of 40 ha is to be introduced for these areas to prevent inappropriate subdivision and to encourage ongoing agricultural enterprises.

- Protecting viable agricultural properties by introducing an 80 ha limit east of the Ballarat Road and north of the Princes Highway, otherwise 40 ha for the rest of the Shire. The variation in minimum lot size reflects the generally more extensive nature of agricultural enterprises in the north east part of the Shire and is designed to prevent the fragmentation of viable agricultural units into small hobby farms.
- Council will generally not support the creation of small lots for the future excision of dwellings because it wishes to prevent the progressive loss of high quality agricultural land and the introduction of potential sources of conflict with the long established agricultural activities.
- Encouraging the restructure of agricultural holdings into larger units.
- Protecting the lakes from environmental degradation by limiting adjacent development and maintaining high quality wastewater treatment in Colac.
- Identifying and protecting RAMSAR wetlands as an important ecological and economic asset.
- Providing for innovative agricultural activities that do not detract from the long-term sustainability of large-scale agriculture.

Cultural Heritage Management

Key objective

The key objective is to enhance and conserve the Shire's cultural heritage resources while facilitating adaptation and development which does not detract from their significance.

Strategies to achieve the objective:

Support the retention of the cultural significance of the Shire's heritage buildings, sites and precincts.

Implementation will be achieved by:

- Encouraging works to individual buildings and sites in the Heritage Overlay which contribute to their conservation and enhances their significance.
- Discouraging demolition of places of heritage significance while encouraging the removal of alterations that do not contribute to their significance.
- Retaining all places in heritage precincts that contribute to the significance of the precinct
- Encouraging new development in precincts that responds to the historic character, form, and context of the precinct and makes a positive contribution through innovative design.
- Providing a heritage advisory service to assist owners in developing proposals that support these actions and to advise the responsible authority on the appropriateness of development proposals for places in the Heritage Overlay.

21.04-03   Settlement patterns and rural living

Key objective

To enhance the role of Colac and Apollo Bay as key settlements, to strengthen the linkages between these and the smaller communities of the Shire and provide limited opportunities for rural living where these do not detract from the key environmental qualities of the region.

Strategies to achieve the objective:

Facilitate the development of the various settlements in accordance with the needs of each of the local communities.

Implementation will be achieved by:

- Ensuring that there is sufficient fully serviced residential land to meet the needs of the existing and future population.
- Encouraging future residential development into existing zoned and serviced areas to mitigate against an oversupply of residential zoned land, to make the most effective use of infrastructure services and hence to minimise the need for costly extensions to these facilities.
- Providing opportunities for the provision of a wide range of housing choices for residents, including for short-term holiday residents and tourist visitors.
- Using Clauses 54, 55 and 56 as the basis for assessing residential developments.
- Strictly limit rural residential development only to land close to existing settlements and which can be developed in accordance with Ministerial Direction No 6.
- Maintaining the low visual profile village character for Apollo Bay by limiting development to 8 metres or less in height.

(Also refer to Clause 21.04-10 Geographic Application for Colac, Apollo Bay, Birregurra and Smaller communities of the Shire)

21.04-04   **Demographic profile**

Key objective

To provide a sound economic base to strengthen the proportion of younger age groups in the population and to increase its socio-economic profile to encourage a higher growth rate. (From 21.01-05)

Strategies to achieve the objective:

Facilitate further economic development to provide greater employment opportunities and hence an ability to retain and increase population levels throughout the municipality.

Implementation will be achieved by:

- Promoting the expansion of employment opportunities in the Shire to encourage a wide range of people to locate in Colac Otway.
- Promoting the development of educational services in Colac to strengthen the employment skills of the population.
- Encouraging the provision of a full range of community services for all age groups to assist in the retention of the existing and future population.
- Promoting the provision of a range of residential developments to meet the needs of a changing population.

21.04-05   Primary industry

Key objective

To build on existing strengths by promoting development which is environmentally responsible whilst facilitating the development of new value-adding processes and encouraging diversification into "niche" markets, especially those providing links to the tourist industry. (From 21.01-06)

Strategies to achieve the objective:

Support the development of primary industries which are ecologically sustainable, introduce diversity to the economy and contribute to the sustenance of value adding industries.

Implementation will be achieved by:

- Encouraging the establishment of specialised "boutique" industries using primary production as a means of diversifying the local economy and providing a link to the development of the tourist industry.
- Encouraging the location in Colac and other settlements of value adding or processing industries that assist the local primary industries.
- Promoting in association with the Corangamite Regional Catchment Management Authority management practices that are consistent with the Regional Catchment Strategy.
- Supporting the development of infrastructure in the Shire that helps sustain primary industry and is sensitive to the local environment.

Strategies to achieve the objective:

Promote the use of agricultural land for productive and sustainable agriculture.

Implementation will be achieved by:

- Supporting the use of agricultural land in units which are sustainable and economically productive.
- Discouraging the subdivision of rural land where this is unrelated to maintenance of sustainable agriculture.
- Facilitating innovation and diversification by support for the development of new crops, products and techniques that do not detract from land capability.
- Enabling diversification of farm income by support for small-scale tourist related farm development where environmental impact is sustainable.
- Ensuring clear definition of the urban/rural interface to minimise disruption to agricultural practices, to maintain a stable and enduring urban edge and to reduce expectations that the primary function of non-urban land will change.
- Encouraging locational and management practices for effluent intensive agricultural activities that will prevent adverse environmental impact.

Strategies to achieve the objective:

Promote the development of forest industries that are economically viable and sustainable.

Implementation will be achieved by:

- Promoting an approach to the development of forest industries, including farm/private forestry, which ensures a balance between the direct development of timber resources

and the retention of important environmental habitats and qualities.

- Preparing a timber strategy dealing with land use, infrastructure and environmental, economic and social impacts.
- Implementing the Code of Forest Practice in assessing and managing timber industry developments.
- Encouraging close links between the timber and tourist industries to maximise employment synergies and the potential for longer-term employment growth.
- Ensuring timber industry proposals are consistent with the Corangamite Regional Catchment Strategy and the Otway Forest Management Plan.
- Working closely with the Department of Natural Resources and Environment to determine suitable locations for plantation forestry.
- Continuing to support the Timber Towns Victoria group of Councils.

Strategies to achieve the objective:

Promote the development of fishing and related activities that are economically viable and sustainable.

Implementation will be achieved by:

- Implementing the Apollo Bay South East Precinct Study.
- Encouraging the location of seafood processing industries in Apollo Bay.
- Promoting Apollo Bay Harbour as a safe and accessible boating harbour as a means of supporting its fishing role.
- Promoting the opportunities for aquaculture in the region.

21.04-6   Manufacturing and other employment.

Key objective

To promote the strategic location of Colac in relation to markets and to develop synergies between existing industries, businesses and the education sector to facilitate developments that will help diversify the employment base of the region. (From 21.01-07)

Strategies to achieve the objective:

Support the development of industries that introduce diversity to the economy and contribute to the financial well being of value adding industries.

Implementation will be achieved by:

- Maintaining strong linkages with all employment sectors to understand needs and opportunities for business in the region.
- Promoting the strategic location of Colac as a location for industry.
- Concentrating industrial development in existing zoned areas.
- Assisting industries within the main urban area of Colac to develop while minimising off-site effects.
- Ensuring the development approvals process clearly identifies the policies and requirements of council in facilitating development.
- Encouraging industries/businesses that seek to add value to existing primary producers throughout the region.
- Promoting the region as a location for relevant/appropriate government offices (eg Department of Natural Resources and Environment).
- Implementing recommendations contained in the report 'Planning for Industrial Development in Colac' - 1992.

21.04-07   **Tourism**

Key objective

To encourage growth in tourism in a way that assists diversification in the economy and ensures the protection of those key environmental features that are the basis of the attraction to the area. (From 21.01-08)

Strategies to achieve the objective:

Promote tourism that has close linkages with local industries and the environment to assist in diversification of the shire economy.

Implementation will be achieved by:

- Using the Colac Otway Tourist Strategy 1996 as the basis for forward planning and decision making.
- Encouraging the development of tourism trails based on the cultural heritage features of the Shire, the environmental assets of the Shire and link those to wider regional trails involving western and south western Victoria and south east South Australia. These tourism trails provide opportunities to facilitate interpretative signage on the Shire's history and development, and the geological and environmental features.
- Working with the Department of Natural Resources and Environment, Parks Victoria and other government organisations on the identification, development and promotion of tourist facilities.
- Facilitating the provision of information and advice to rural landholders on establishing and managing rural tourism operations.
- Encouraging the development of agriculture based tourism industry as a means of assisting and diversifying the agricultural economy.
- Promoting heritage related businesses and the private and public gardens in towns and rural properties.
- Supporting high quality tourist and recreation developments that clearly provide linkages to other regional features such as the coast, the natural environment, the built and cultural heritage and specific local experiences.
- Implementing the Apollo Bay/Forest Eco-Centre.

Strategies to achieve the objective:

To protect key visual and environmental features which are of major significance.

Implementation will be achieved by:

- Protecting and enhancing those natural and physical features which contribute to providing a 'tourism experience' including the natural environment, heritage elements, landscape features and cultural activities.
- Protecting the visual qualities of the Great Ocean Road and its adjoining coastal and rural landscapes. Consolidate tourism use and development into identified activity nodes along, or located off, the Great Ocean Road.
- Requiring tourist developments to demonstrate compatibility with the immediate area including land capability, compatibility with surrounding uses and the provision of adequate infrastructure services.
- Ensuring all new tourist developments adopt a high quality design approach and

can demonstrate sympathy with the local environment.
- Undertaking a heritage/conservation study of the whole Shire to identify features that warrant protection and enhancement.
- Implementing the Council's Roadside Beautification and Streetscape Strategy.

Strategies to achieve the objective:

To provide a range of accommodation and related activities which encourages tourist visitation.

Implementation will be achieved by:

- Facilitating the development of a more diverse range of accommodation to meet changing visitor needs.
- Supporting the development of a range of entertainment facilities in major settlements to encourage tourist retention rates.

Strategies to achieve the objective:

To maintain and enhance a transport network this supports the tourist industry.

Implementation will be achieved by:

- In consultation with VicRoads, developing a road program that will facilitate the development of tourism in the Shire with specific attention to visitor features such as rest areas, good visibility design and safe surfaces.
- In consultation with Vic Roads and other State agencies, improving the quality of design of signage and interpretative information on roads.

21.04-08   Transport and infrastructure

Key objective

To build on the competitive advantage which the Shire enjoys because of its sound infrastructure base and in particular to enhance the transport network that balances provision for key primary industries with the sensitive needs of the environment and its related tourism industry. (From 21.01-09)

Strategies to achieve the objective:

Develop a balanced transport network for the needs of the region.

Implementation will be achieved by:

- Ensuring that decision making under the planning scheme reflects the Shire's corporate goals for Roads and Bridges as outlined in the Corporate Plan and the Roads Hierarchy Study once completed.
- Completing the Council's Public Transport Strategy.
- Continuing to support the Timber Towns Association moves to obtain greater assistance for timber carrying routes.
- In consultation with VicRoads and Tourism Victoria, identifying and improving key routes that assist in the development of the tourist industry in the region.

Strategies to achieve the objective:

Develop a road network which enhances the accessibility of the region.

Implementation will be achieved by:

- Protecting and enhancing the key highway routes, Princes Highway, Great Ocean Road, the Ballarat – Colac route via Cressy, the Colac to Apollo Bay routes via Skenes Creek/Forest and Lavers Hill as the key Shire network.
- Maintaining and developing key local routes between settlements to enhance their accessibility to services and safety in times of emergency.

Strategies to achieve the objective:

Improve air and train services to the region.

Implementation will be achieved by:

- Protecting key rail networks and facilitate, as practicable, improvements to the passenger and freight services.
- Ensuring that development of the Colac and Apollo Bay airfields is not prejudiced by encroaching urban development.

Strategies to achieve the objective:

Improve the availability and quality of utility infrastructure.

Implementation will be achieved by:

- Ensuring that appropriate infrastructure is provided to all new development and that infrastructure to existing development is, where necessary, progressively upgraded to currently accepted standards.
- Council will encourage the use of utility services and infrastructure which minimises adverse environmental impacts and which contribute to sustainable resource use.

21.04-09   Community services

Key objective

To maintain and enhance a network of facilities that provides an adequate and cost effective service to communities throughout the Shire. (From 21.01-10)

Strategies to achieve the objective:

Deliver the most cost-effective services to all the communities in the Shire.

Implementation will be achieved by:

- Promoting Colac as a regional centre for community services to enhance its overall capability to serve the needs of the region.
- Promoting Colac as a centre of excellence in educational and health facilities and build on existing facilities to attract and maintain industry and other employment generating enterprises to the Shire
- Working closely with government agencies to encourage Consolidation of facilities and services in the Shire.
- Examining innovative ways of delivering community services to maximise cost effectiveness of Council's service.
- Completing and implementing the Council's recreation needs study.

21.04-10   Geographic Application

21.04-10   Apollo Bay

Key objective

To develop Apollo Bay as an attractive residential community which provides high quality environment as a significant tourist centre.

Strategies to achieve the objective:

Promote the development of a high quality identity for Apollo Bay.

Implementation will be achieved by:

- Implementing the streetscape and landscape strategy for the Main Street.
- <u>Using the Heritage Overlay</u> to protect <u>heritage</u> buildings<u>, plantings landscapes and precincts</u> that contribute to, and can maintain the village character of Apollo Bay.
- Implementing the Apollo Bay South East Precinct Study.
- Developing a high quality environment on the Apollo Bay Foreshore.
- Facilitating the provision of a range of attractive and high quality facilities for visitors in the centre of the community.
- Protecting the high quality landscape features of the surrounding land.

Strategies to achieve the objective:

Provide a range of opportunities for residential development to match the needs of the local community and visitors.

Implementation will be achieved by:

- Encouraging the development of a range of house sizes and types.
- Concentrating residential development within existing zoned areas.
- Providing for adequately zoned land for approximately 10 years growth.
- Limiting further subdivision and development in the low-lying area between Apollo Bay and the surrounding hills.
- Facilitating limited rural residential development only in those areas immediately adjoining the city which meet the criteria contained in Ministerial Guideline No 6 and which are consistent with the Apollo Bay Framework Plan.
- Providing for a limited range of high quality visitor accommodation which is sympathetic to the residential environment.

Strategies to achieve the objective:

Facilitate the provision of necessary infrastructure to support the development of Apollo Bay in an environmentally sensitive way.

Implementation will be achieved by:

- Promoting sympathetic improvements to the Great Ocean Road in the interests of promoting tourism.
- Promoting improvements to the local road network, particularly links with Colac, to support the residential qualities of the community and encourage tourism.
- Safeguarding opportunities for improvements to the Apollo Bay Airport.
- Facilitating the maintenance and enhancement of the community's wastewater treatment facilities to cope with urban growth.
- Facilitating improvements in water quality.
- Facilitating the protection of essential water supply catchments and facilities to ensure maintenance of high quality water supplies.
- Preparing a development contributions plan for the area.

Strategies to achieve the objective:

Promote provision of Community services in Apollo Bay.

Implementation will be achieved by:

- Supporting further education and health services in the area as community needs change.
- Encouraging the development of ancillary services to the key institutions.
- Preparing development contributions plan for the town.

Strategies to achieve the objective:

Promote the commercial future of Apollo Bay.

Implementation will be achieved by:

- Encouraging the development of small-scale economic activities that complements existing industries.
- Encouraging the development of a variety of tourist accommodation in locations sympathetic of the residential environment.
- Encouraging the development of recreation and entertainment facilities to support the tourist market.
- Promoting high quality design approach to tourist developments to enhance the local environment.
- Focusing retailing facilities within the existing core commercial area.
- Ensuring that, when required, there is sufficient suitably zoned land on the west side of Pascoe Street to allow for a wide range of commercial uses to establish.
- Conserving and enhancing heritage places as a significant factor in developing tourism

Reference documents:

Otway Coastal Towns Study 1987

Apollo Bay - the South East Precinct - Chris Dance Land Design
Pty Ltd. 1997

Colac Otway Tourism Strategy – Colac Otway Tourism – 1996

Apollo Bay Streetscape Study – Green and Dale

Apollo Bay Car Park Study – PPK

Colac-Otway Heritage Study 2003

Apollo Bay Framework Plan
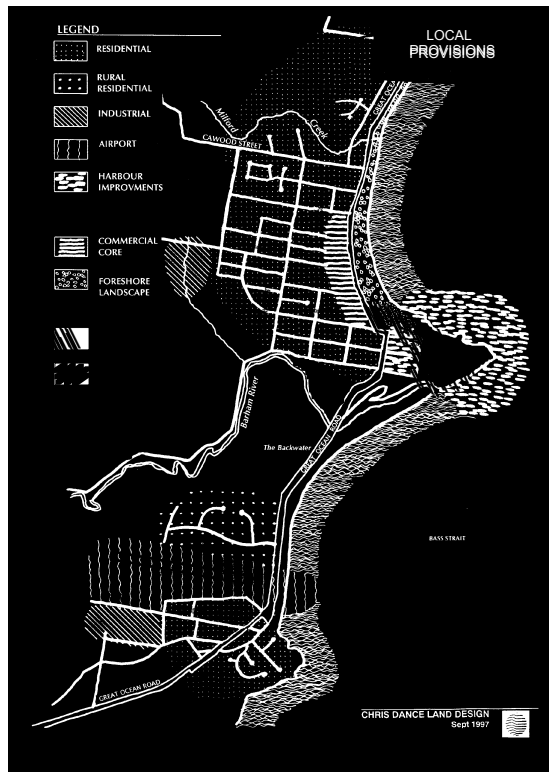
21.04-10   Birregurra.

Key objective

To promote Birregurra as a community with a viable economic future and an attractive residential environment.

Strategies to achieve the objective:

Maintain and enhance the quality of Birregurra as a residential environment.

Implementation will be achieved by:

- Identifying and protecting heritage and other key features of the community.
- Developing an overall streetscape and landscape policy and action plan for the community.
- Requiring all new development to provide for the retention and absorption of wastewater within the boundary of any lot in accordance with the Septic Tanks Code of Practice.
- Limiting rural residential development to the south west of the community.
- Encouraging commercial development in the existing centre to be sympathetic to existing streetscape.
- Using Clauses 54, 55 and 56 as the basis for decision making on residential developments.

Strategies to achieve the objective:

Facilitate the provision of necessary infrastructure to support the development of Birregurra in an environmentally sensitive way.

Implementation will be achieved by:

- Maintaining and protecting water supply facilities from the Barwon river by not allowing inappropriate development.
- Restricting development to levels less than the 146m contour until augmentation of water supply.
- In conjunction with Barwon Water Authority, assessing the needs and opportunities for the provision of reticulated sewerage.
- Maintaining and enhancing the local road network, particularly links with Colac, to support viability of Birregurra and encourage tourism.

Strategies to achieve the objective:

Promote the economic future of Birregurra.

Implementation will be achieved by:

- Encouraging the development of small-scale economic activity which complements the resources and industries of the region and which encourages tourism.
- Encouraging the development of "linked trails" of related environmental experience.
- Encouraging the location of small-scale tourist accommodation facilities in the community.
- Facilitating new industries related to the existing sawmill.
- Encouraging use of the railway station buildings.
- <u>Retaining the townships heritage assets as important components of its character and attractiveness</u>

Reference document:

Birregurra Township - Structure Plan 1993

<u>Colac Otway Heritage Study 2003</u>

Birregurra Framework Plan
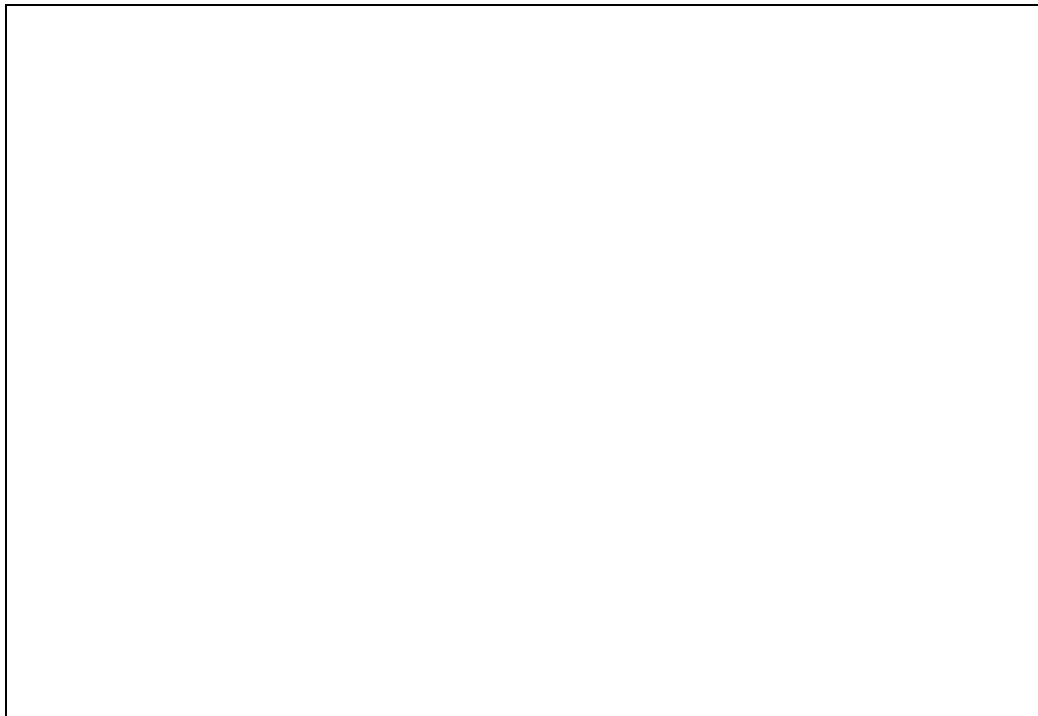
21.04-10   Colac

Key objective

To promote the development of Colac as the key centre of economic and community focus for the Shire and the surrounding area.

Strategies to achieve the objective:

Promote the commercial and industrial strength of Colac.

Implementation will be achieved by:

- Promoting the city as a regional centre for retail and business investment.
- Concentrating commercial and retail facilities in the central area.
- Identifying key industrial uses and ensuring adequate supplies of suitable land.
- Focusing key industrial developments on major sites to east and west of the town.
- Refining the recommendations of Planning for Industrial development in Colac Report.

Strategies to achieve the objective:

Promote a clear identity for the city as a high quality environment.

Implementation will be achieved by:

- Undertaking an urban design study for the central commercial and adjoining areas and develop clear links between key activity centres.
- Developing clear design guidelines for development on the approaches to the city from East and West.
- Implementing Streetscape improvements in approaches to strengthen the city's image and identity.
- In consultation with the commercial and retail interests continuing the program of improvements which strengthens the identity and character of the City Centre as an attractive place for residents and tourists.
- Promoting the Lake frontage as a high quality environment for visitor and local use. Complete and implement the Lake Foreshore Plan.
- Retaining and enhancing the town's heritage assets.

Strategies to achieve the objective:

Promote the city as a key regional provider of Cultural and Community services.

Implementation will be achieved by:

- Implementing the Council's Arts and Culture Strategy.
- Promoting the development of an Arts and Cultural Centre.

- Supporting and enhancing as practicable the further education and health services in the city.
- Encouraging the development of ancillary services to the key institutions.
- Promoting Colac as a central location for the consolidation of public and private services in the region.

Strategies to achieve the objective:

Facilitate the provision of necessary infrastructure to support the growth and development of the city in an environmentally sensitive way.

Implementation will be achieved by:

- Facilitating as practicable improvements to the West Coast Rail Service.
- Promoting improvements to the Princes Highway in the region.
- Promoting improvements to roads that support the growth of primary industries in the region in a way that balances with the needs of tourism and the local population.
- Implementing the Colac Traffic Management Study.
- Safeguarding opportunities for improvements to the Colac airport.
- Facilitating the maintenance and enhancement of the city's wastewater treatment facilities to cope with urban growth.
- Protecting essential water supply catchments and facilities to ensure maintenance of high quality water supplies.
- Preparing a development contributions plan for the city.

Strategies to achieve the objective:

Provide a range of opportunities for residential development to match the changing needs of the local community.

Implementation will be achieved by:

- Encouraging the development of a range of dwelling sizes and types to meet the needs of the community.
- Concentrating residential development within existing zoned areas.
- Providing for adequately zoned land for approx. 10 years growth.
- Limiting further subdivision and development in the low-lying area between Colac and Elliminyt until an environmental assessment is carried out.
- Facilitating appropriate rural residential development only in those areas immediately adjoining the city which meet the criteria contained in Ministerial Guideline No 6 and which are consistent with the Colac Framework Plan.

Reference document:

Colac Central Area Business Area Strategy Plan 1993

Colac Otway Heritage Study 2003

Colac Framework Plan

21.04-10   **Smaller communities of the Shire (Kennett River, Wye River, Skenes Creek, Lavers Hill, Forrest Beech Forest, Barwon Downs, Beeac, Cressy, Swan Marsh, Warrion, Pirron Yallock, Coragulac, Cororooke and Gellibrand)**

Key objective

To provide an attractive, safe, residential environment and strengthen the economic future of the small communities in the Shire.

Strategies to achieve the objective:

Promote the economic future of small communities.

Implementation will be achieved by:

- Encouraging the development of small-scale economic activity which complements the resources and industries of the region.
- Encouraging in conjunction with the Department of Natural Resources and Environment and related organisations the development of linked network of tourist facilities that focus on the natural environment and local communities.
- Encouraging the development of "linked trails" of related environmental

experience.

· Encouraging the location of tourist accommodation facilities within small communities in the region.

· <u>Retaining heritage places as significant components of the communities' character and attractiveness</u>.

Strategies to achieve the objective:

Facilitate the provision of necessary infrastructure to support the development of small communities in an environmentally sensitive way.

Implementation will be achieved by:

· Promoting sympathetic improvements to the Great Ocean Road and to the local road network, particularly links with Colac, to support viability of the local communities and encourage tourism.

· Maintaining and enhancing the availability of community services to small communities in the most cost-effective way.

Strategies to achieve the objective:

Maintain and enhance the environmental quality of small towns.

Implementation will be achieved by:

· Encouraging the development of high quality design input to development in small communities.

· Identifying and promoting key features of local communities that highlight their identity.

· Restricting the expansion of communities in areas of landslip and high fire risk.

· Encouraging the implementation of landscape features that recognise indigenous flora and fauna.

Reference Documents:

Otway Coastal Towns Study 1987

Colac Otway Tourism Strategy 1996

Otway Rural Hinterland and Coastal Area Study - Strategic Planning Pty Ltd. 1993

Wye River Structure Plan

<u>Colac Otway Heritage Study 2003</u>

22.06   DEVELOPMENT IN HERITAGE PRECINCTS

Local Area policy for HO 300 Apollo Bay Precinct

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Apollo Bay Precinct extends along the Great Ocean Road from Hardy to Nelson Street and mostly comprises commercial buildings constructed along the west side of the road. Most buildings are constructed in timber or cement sheet, although a few notable exceptions are of brick. The east side of Great Ocean Road is taken up by the foreshore reserve on which is located the Life Saving Club, picnic facilities as well as memorials and cypress plantings. The places within the Apollo Bay Precinct were constructed in response to demands of the tourist industry that developed following the opening of the Great Ocean Road in 1932. The Apollo Bay Precinct is of historic and architectural importance to the Shire of Colac Otway. The Apollo Bay Precinct is of historic importance through association with the development of the tourist industry in the Shire following the opening of the Great Ocean Road, which transformed Apollo Bay from an isolated town land locked by the sea and the Otway Ranges to an important tourist destination. The buildings within the Apollo Bay Precinct are architecturally important in illustrating thrifty construction methods and the use of lightweight materials, due to Apollo Bay's remote location and isolation. The more substantial brick buildings within the Apollo Bay Precinct are architecturally and historically important through illustrating an increased accessibility to the town and, through their more substantial nature, also demonstrates the economic benefits tourism brought to the town.

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study as individually significant:
- Pioneer Memorial (site # 4)
- 'Speculant' anchor (site # 5)
- Monterey Cypress Avenue (site # 6)
- War memorial (site # 7)
- Bluebird Café (site # 9)
- Buffs Bistro (site # 10)
- Iluka Motel (site # 11)
- Apollo Bay Hotel (site # 12)
- Visitor Information Centre (site # 13)

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.

Policy

It is policy to:

- Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.

- Discourage the demolition or inappropriate alteration of all places of significance.

- Retain existing shopfronts dating to the 1950s

- Encourage new development that provides a contemporary interpretation of the precinct's historic character in particular through the use of lightweight materials, (eg

cement sheet with battens) simple gable or hipped roof forms with corrugated iron, simple undecorated skillions and verandahs where appropriate.

- Encourage development that maintains the scale of the precincts development and does not exceed two stories.
- Retain the traditional roof form of the Apollo Bay Hotel.

Local Area policy for HO 301 Pier Precinct Apollo Bay

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Apollo Bay Pier Precinct is located at Point Bunbury and extends north and east from Trafalgar Street, and is bounded in the south by Breakwater Road. The Apollo Bay Pier Precinct has evolved following the first settlement of the town in the mid-nineteenth century and now includes the Apollo Bay Fisherman's Co-operative building, breakwaters, piers, and beacons. The Apollo Bay Pier Precinct is of historic and social importance to the Shire of Colac Otway. The Apollo Bay Pier Precinct is of historic importance through association with the development of the fishing industry which played an important role in the Shire's economic development and is demonstrated in the size of the fisherman's co-operative building, constructed at various stages, and the evolution of the piers and breakwaters. The Apollo Bay Pier Precinct is of social and historic importance through association with coastal trade, the life-blood of the settlement of Apollo Bay which had developed outward-looking to the sea and in isolation from the rest of the Shire for the first seventy years of its existence. The Apollo Bay Pier Precinct is historically important through association with the development of a leisure industry in the Shire, demonstrated by the number of berths provided for pleasure crafts.'

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
- To conserve the Apollo Bay Fishermen's Co-operative building, the timber and stone piers, breakwaters and beacons.

Policy

It is policy to:

- Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.
- Discourage the demolition or inappropriate alteration of all places of significance.

Local Area policy for HO 302 Barwon Downs Timber Precinct

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Barwon Downs Timber Precinct is located at 170, 206 and 210 Callahans Lane Barwon Downs, and extends north along Callahans Lane to the Woady Yallock Inlet Channel, and 200 metres west along Wickhams Lane. The Barwon Downs Timber Precinct incorporates one of the Hayden Bros sawmilling sites. The Hayden Bros enterprise was one of the largest to operate in the Otway Ranges between 1897 and 1977. The Hayden Bros built a seasoning kilns on the site in 1933, in response to a timber industry initiative to promote and market seasoned mountain ash timber. The kilns consisted of a series of concrete chambers housed in a large timber framed, iron clad shed (destroyed by fire). The kilns worked for about five years. In 1939 a large mill was installed next to their seasoning kilns on Callahans Lane. At the same time two timber houses were constructed at 206 and 210 Callahans on land subdivided from the mill site. The Barwon Downs Timber Precinct is of historic importance to the Shire of Colac Otway. Hayden's Seasoning Kiln, part of the Barwon Downs Timber Precinct, is a rare example of their type in the Colac Otway Shire and is historically important as a rare example of the only installation that existed in the Otway timber industry until 1955. The Barwon Downs Timber Precinct is historically important for providing valuable information about the timber industry's method of operation in the Colac Otway Shire prior to the 1950s. The Barwon Downs Timber Precinct is historically important in demonstrating a commitment to the welfare of workers demonstrated by some mill owners, and to the type of accommodation provided for mill workers in the inter war period. The Barwon Downs Timber Precinct is also important in illustrating significance of the industry to the Shire's economic development and the settlement of the Otway Ranges'

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
- To conserve the character and appearance of the two workers houses
- To ensure that appropriate archaeological investigation occurs before any future development of the site

Policy

It is policy to:

- Encourage the restoration and adaptation of the workers houses in a manner that does not detract from their cultural significance.
- Discourage the demolition or inappropriate alteration of the houses
- Require an archaeological investigation of the site prior to permitting any development that might damage or cover the remains of the mill, the kiln and their associated outbuildings and equipment.

Local Area policy for HO 303 Beeac Commercial Precinct

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Beeac Precinct, located on the Colac-Ballarat Road, extends from Lang Street in the north and south to Mack Street. Development of the Beeac Precinct commenced on the main route between Colac to Ballarat in the mid-nineteenth century, before the Township Survey of 1864. The fledgling settlement expanded initially in response to the subdivision of land in the surrounding area and later after the railway was put through in 1889, following which Beeac became a district hub. Beeac reached a zenith in 1920 with a population of 300. The commercial and residential dwellings that make up the precinct, which were constructed during the seventy year period from the 1850s to 1920s, were mainly built in timber although a few masonry places, namely the banks, church buildings and post office, are exceptions. The Beeac Precinct also includes mature tree plantings and a war memorial on the corner of Lang and the Colac-Ballarat Road. The Beeac Precinct is historically and aesthetically important to the Shire of Colac Otway. The Beeac Precinct is historically important in demonstrating a continuum and the evolution of a township in response, firstly, to road travellers; then to an increased local population following the subdivision of surround estates; and thirdly, to the construction of rail routes. This continuum is evident in the buildings which range from the simple timber construction, to the more substantial stone, including the twentieth century brick post office building. The Beeac Precinct is important in exhibiting the aesthetic characteristics of a nineteenth century regional centre which developed, in response to demand and topographical restrictions, in a linear fashion, and has been enhanced by memorials and an avenue of mature plantings on the road verges'.

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study as individually significant:

•   Common School (site # 56)
•   St Andrew's Anglican (site # 75)
•   War Memorial (site # 58)

Objectives

•   To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.

Policy

It is policy to:

•   Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.

•   Discourage the demolition or inappropriate alteration of all places of significance.

•   Encourage development that adopts the form traditional to the precinct of freestanding simple timber buildings

•   Encourage the maintenance and use of signage at the junction of skillion roof verandahs and the main hip or gable.

•   Discourage below verandah signage.

•   Discourage works that might threaten the maintenance of the cypress and native plantings along the road verges.

•   Maintain the precincts monuments in situ.

- • Maintain the informal landscape character of the street reserve by retaining unsealed shoulders, open swale and open culvert drains, and extensive areas of grass

Local Area policy for HO 304 Beech Forest Precinct

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Beech Forest Precinct extends from along the Old Main Road from the Beech Forest Road in the east to the Beech Forest Road in the west. The Beech Forest Precinct comprises structures, mostly built in timber, that date back to the town's early settlement at the beginning of the twentieth century, as well as, on the north side of the Old Main Road, the civic precinct of the former Otway Shire. The Beech Forest Precinct is of historic and social importance to the Shire of Colac Otway. The Beech Forest Precinct is of historic importance through association with the early settlement in the Otway Ranges, then at the half-way point on the track to Apollo Bay. The Beech Forest Precinct is of historic importance through association with the forests of the Otway Ranges and the development of the timber industry in the Shire, demonstrated in the predominance of simple timber buildings. The Beech Forest Precinct is of social and historic importance through association with the centre of local government in the area, and includes the civic buildings utilised by and constructed for the Otway Shire, including the hall and former shire offices, as well as the World War Two memorial.'

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study as individually significant:

- Otway Shire Hall (site # 61)
- Otway Shire offices (site # 65)
- House (site # 66)
- World War II Memorial (site # 67)

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.

Policy

It is policy to:

- Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.

- Discourage the demolition or inappropriate alteration of all places of significance.

- Support development on the north side of Beech Forest Road that respects the pre-eminence of the former civic buildings

- Maintain the informal landscape character of the street reserve by retaining unsealed shoulders, open swale and open culvert drains, and extensive areas of grass

- Support development on the south side of Beech Forest Road that reflects the existing character through use of:

    -painted weatherboard

    -hipped rooves

    -single storey form

Local Area policy for HO 305 Birregurra Main Street Precinct

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Birregurra Main Street Precinct extends from the Barwon River in the east, to Ennis Street in the west, and comprises a mixture of public, commercial and residential sites. The buildings have predominantly been constructed in timber, although important exceptions constructed in masonry, brick and other more substantial materials exist. Influenced by the nearby Buntingdale Mission, the town was settled in 1863 on one of the main transport routes to Geelong. The settlement grew to be an important market and timber town, its growth aided by the railway from Geelong to Colac, and the spur line to the Otways town of Forrest. The Birregurra Main Street Precinct is of historic importance to the Shire of Colac Otway. The Birregurra Main Street Precinct is of historic importance in demonstrating a continuum of growth from the simple timber buildings constructed at the time of settlement in the 1860s located mainly, but not exclusively, to the east, to the more substantial building of the early decades of the twentieth century predominantly but not exclusively constructed to the west. This continuum provides a cultural map of the town's social and economic evolution. The Birregurra Main Street Precinct is of historic importance in demonstrating the community's commitment to their town, especially through the street plantings that illustrate efforts to beautify the town, and the memorials.'
The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study as individually significant:
- Stone Pine Avenue (site # 84)
- Riverside Inn (site # 85)
- Native Youth Hotel (site # 86)
- Steven's Corner Store (site # 87)
- War Memorial (site # 88)
- ~~Butcher Shop (site # 89)~~
- House (site # 90)
- Post Office (site # 91)
- Commercial Bank (site # 92)
- Shops (site # 95)

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
- Ensure that new development reinforces the historic character of the area through the use of appropriate traditional roof forms and materials

Policy

It is policy to:

- Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.
- Discourage the demolition or inappropriate alteration of all places of significance.
- Encourage reconstruction of shop fronts and verandahs, where sufficient information exists to enable this, or where it is known a verandah did exist, construction of sympathetic typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original)
- Encourage new development to adopt traditional roof forms and materials

- Encourage the retention and repair, and where necessary replacement of the traditional galvanised iron roofing
- Discourage the use of non-traditional roofing materials such as tiles, colorbond or zinzalume
- Encourage new development east of Strachan Street to use Victorian gable, hipped or hip and gable roof forms, and materials such as weatherboard and galvanised roofing typical of that area
- Maintain the informal landscape character of the Main Street reserve by retaining unsealed shoulders, open swale and open culvert drains, and extensive areas of grass
- Discourage development that might affect the mature plantings in Main Street

Local Area Policy HO 306 Birregurra Church Precinct

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Birregurra Church Precinct is located between Jenner and Hopkins Streets, and west of the Birregurra golf course. The Birregurra Church Precinct comprises the brick Presbyterian and Catholic churches and associated residences, and the Anglican stone Christ Church, two vestries and timber halls, along with the mature exotic plantings in the church grounds. The Birregurra Church Precinct is of architectural, aesthetic and historic importance to the Shire of Colac Otway. The Birregurra Church Precinct is of architectural and aesthetic importance in exhibiting a richness and diversity of features in the church buildings, especially the spires and towers, and exotic plantings. The Birregurra Church Precinct is historically important through association with the earliest representation of European religion in the Shire, the Buntingdale Mission, and in illustrating the influence the Wesleyan Mission had on the development of the town, and the Shire.'

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study as individually significant:

• Christ Church Vicarage (site # 81)
• Buntingdale Mission Cairn (site # 82)
• Uniting Church (site # 83)
• Catholic Church & Presbytery (site # 98)
• Christ Church (site # 99)

Objectives

• To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.

Policy

It is policy to:

• Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.

• Discourage the demolition or inappropriate alteration of all places of significance.

Local Area Policy HO 307 Murray Street Precinct, Colac.

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'Colac's Murray Street Precinct extends from Queen Street in the east to Corangamite Street in the west. The Murray Street Precinct is of historic and architectural importance to the Shire of Colac Otway. The Murray Street Precinct is of historic importance through association with Colac's late nineteenth and early twentieth century period of prosperity and consolidation as a large regional service centre for the surrounding rich agricultural and grazing district. The Murray Street Precinct is of historic importance in demonstrating a palimpsest of Colac's growth as a regional centre over a fifty year period, through the nineteenth century civic and financial buildings constructed to the east near Barongarook Creek, and the early twentieth century and inter-war retail that followed later as Colac's industries expanded and its population grew. The Murray Street Precinct is architecturally important in illustrating the development of civic pride, authority and community solidarity in a regional nineteenth century Anglo-Celtic farming community, demonstrated in the clustering of a series of elegant architect-designed nineteenth century Victorian Italianate civic and government buildings near the entrance to the commercial area, adjacent to the bridge over Barongarook creek. The Murray Street Precinct is of architectural importance in exhibiting twentieth century styles, including Art Nueveau and Arts and Craft, that demonstrate the prosperity of the period and the confidence held in Colac's continued growth by those who constructed these commercial premises.'

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study as individually significant:

- Adam Rea's Store (site # 130)
- Post Office (site # 131)
- Shire Hall, fmr (site # 132)
- Union Bank (fmr) (site # 133)
- Regent Picture Theatre (site # 134)
- Moran & Cato shops (site # 135)
- State Savings Bank (fmr) (site # 136)
- National Bank (fmr) (site # 137)
- Colac Reformer Building (site # 138)
- Central Arcade (site # 139)
- State Electricity Commission Offices (site # 140)
- Office Building (site # 141)
- J G Johnston & Co (site # 142)
- Shops (site # 143)
- Shops (site # 144)
- Austral Hotel (site # 145)
- Chevrolet Salerooms (site # 146)
- Shops (site # 147)
- Coles Showrooms & Factory (site # 148)

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
- Retain and enhance the historic character and consistency of built form of the shopping area.

Policy

It is policy to:

• Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.

• Discourage the demolition or inappropriate alteration of all places of significance.

• Encourage reconstruction of shop fronts and verandahs, where sufficient information exists to enable this, or where it is known a verandah did exist, construction of appropriate typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original)**.**

• Discourage the removal or alteration of historic shopfronts dating to mid-twentieth century.

• Encourage infill development to reflect the scale, ratio of solid to void and rhythm of articulation of significant buildings either adjoining or which predominate in the building group within which the site is located.

Local Area policy for HO 308 Colac Estate Housing Precinct

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Colac Estate Housing Precinct extends south along the east side of Queens Street, from numbers 125 to 156 Queen Street, and to the east incorporate Selwyn Street, Johnstone Crescent, Richard Street and Churchill Square. The precinct also incorporates number 98 Wilson Street. The Colac Estate Housing Precinct was one of the first housing estates commenced in country Victoria, and was the initiative of the Housing Commission and the Borough of Colac. The Colac Estate was commenced in the mid-1940s and completed by the early 1950s. The design of the Colac Housing Estate reflects planning philosophies that were emerging after the Second World War as increased powers were gradually devolved to local government. The Colac Estate was constructed to alleviate the sever housing shortage in Colac, and under the auspices of the government's post war decentralisation policy which encouraged industry and labour to establish in regional areas outside metropolitan Melbourne. The Colac Estate Housing Precinct is historically and architecturally important to the Shire of Colac Otway. The Colac Estate Housing Precinct is historically important through association with State government's post war decentralisation policies, and mid-twentieth century industrial expansion. The Colac Estate Housing Precinct is historically important in demonstrating the materials adopted to alleviate building material shortage after the Second World War and attempts at improving efficiency through prefabrication. The Colac Estate Housing Precinct is architecturally important in exhibiting the diversity of mid-twentieth century public housing design, and the attempts to integrate layout and these design features within a suburban landscape.'

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
- Ensure that the precinct retains its appearance as a significant example of suburban style post war public housing.

Policy

It is policy to:

- Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.
- Discourage the demolition or inappropriate alteration of all places of significance.
- Discourage additions and alterations that are visible from the street.
- Retain the original street infrastructure.

Local Area policy for HO 309 Moore and Sinclair Housing Precinct

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Moore and Sinclair Housing Estate Precinct is bounded in the north by Stoddart Street; in the south by Moore Street; east by Sinclair and west by Donaldson Streets. The Precinct contains a number of short *cul de sacs*, namely Howey, Sears and Walls Courts. The Moore and Sinclair Housing Estate Precinct was constructed in the late 1960s and comprises a mixture of brick veneer and timber prefabricated houses. The Moore and Sinclair Housing Estate Precinct is of architectural and historic importance to the Shire of Colac Otway. The Moore and Sinclair Housing Estate Precinct is architecturally important in exhibiting the principal characteristics of mid twentieth century public housing influenced by imported 'modern' architectural theories of Social Realism. The Moore and Sinclair Housing Estate Precinct is historically important in documenting the cultural beliefs of governments that public housing and architecture should be provided as a social service to the community, regardless of geographic location within the State. The Moore and Sinclair Housing Estate Precinct is of historic importance through the ability to exhibit the principle characteristics of planning controls that required public recreation reserves and retail districts be incorporated into a well-designed estate that would encourage the development of pride and foster community spirit.'

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
- Ensure that the precinct retains its appearance as a significant example of mid twentieth century public housing influenced by 'modern' architectural theories.

Policy

It is policy to:

- Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.
- Discourage the demolition or inappropriate alteration of all places of significance.
- Discourage additions and alterations that are visible from the street.
- Retain the public reserve linking Donaldson Street and Howey and Sears Courts

Local Area policy for HO 310 Queens Avenue Precinct, Colac.

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Queens Avenue Precinct extends from Armstrong Street in the west to the Colac Cricket and Public Recreation Reserve to the east on the corner of Firemen Street, and to the north includes the Public Purpose Reserve on the banks of Lake Colac. The Precinct is located in the western section of Queens Avenue and subdivides a band of public open space and recreational grounds along the banks of Lake Colac. The Queens Avenue Precinct predominantly comprises iron-roofed timber inter war houses and tile-roofed brick post Second World War dwellings. The Precinct is distinguished by its street plantings, wide roads, grassy verges and deep culverts, and by the vegetation along the northern side of the road as it descends steeply to the flat reed beds along the lakeshore. The Queens Avenue Precinct is architecturally, aesthetically and historically important to the Shire of Colac Otway. The Queens Avenue Precinct is architecturally important in exhibiting the good design and aesthetic characteristics of inter-war and post war housing styles. The Queens Avenue Precinct is aesthetically important in illustrating the influence of planning philosophies in establishing well designed residential areas in the vicinity of public reserves that takes advantage, of and protects, the Shire's picturesque settings. The Queens Avenue Precinct is historically important through association with the growth of Colac and its middle class in the early and mid-twentieth century, demonstrated in the substantial and comfortable homes in the picturesque setting overlooking Lake Colac.'

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
- Retain the built form characteristic of substantial and comfortable homes in a picturesque garden setting
- To retain the informal Australian landscape character of the foreshore reserve.

Policy

It is policy to:

- Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.
- Encourage the retention of standard setbacks and placement of driveways to the side of each house
- Discourage the erection of fences within the front setback.
- Ensure that any replacement development adopts the form of a single residential building in a generous garden setting
- Maintain the informal landscape character of the street reserve by retaining unsealed shoulders, open swale and open culvert drains, and extensive areas of grass
- Discourage development that might affect the landscape character and plantings in the foreshore reserve.

Local Area policy for HO 311 Residential Precinct Colac

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Colac Residential Precinct is bounded to the north by Fyans Street; to the east by Queens Street; south by Manifold Street; and west by Gellibrand Street. The Colac Residential Precinct also extends south along Queen Street to Dennis Street and incorporates all those properties located on the east and west side of the street. The Precinct predominantly comprises single storey, exterior-painted weatherboard dwellings with corrugated iron clad roofs that were constructed in the late nineteenth and early twentieth centuries. The Precinct is distinguished by its street plantings, wide roads, grassy verges and deep culverts. The Colac Residential Precinct is of architectural, aesthetic and historic importance to the Shire of Colac Otway. The Colac Residential Precinct is of aesthetic importance in illustrating the principle characteristics of nineteenth century town planning in the grid format and wide road reserves. The Colac Residential Precinct is of architectural importance in demonstrating a continuum of residential styles incorporating modest Gothic; late Victorian Boom style; Federation and mid twentieth century brick dwellings that provide a 'map' in built form of Colac's residential development. The Colac Residential Precinct is of historic importance in demonstrating the evolution of Colac as an important regional centre, the residential development commencing initially in an area close to the churches, then later fanning out in a north east direction from an apex at Queen and Manifold Streets, adjacent to the original creek crossing and the civic precinct.'

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study as individually significant:

- House & stables (site # 115)
- The Elms (site # 117)
- St Johns Church & Hall (site # 124)
- St Andrew's Church & fmr. school (site # 125)
- Second Presbyterian Manse (site # 150)
- First Presbyterian Manse (site # 151)

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
- Retain the modest scale of development in the precinct
- Conserve the historic character of the road formation throughout the precinct, including drains, grassed verges and tree plantings

Policy

It is policy to:

- Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.
- Discourage the demolition or inappropriate alteration of all places of significance.
- Encourage development that respects the modest scale and predominantly single storey character of the area.
- Not permit building within any standard building setback established in the street.
- Maintain existing road formation and street infrastructure including the deep grassy verges and open channel or culvert drains.
- Discourage development that might affect the mature street tree plantings.

- Discourage development that might affect gardens with mature character.
- Encourage development that uses, or is compatible with the predominant materials and built form in the precinct namely:
    - painted weatherboard cladding
    - pitched roofs of grey or unpainted corrugated galvanised iron

Local Area policy for HO 312 Memorial Square Precinct, Colac.

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Colac Memorial Square, bounded by Murray, Gellibrand, Dennis and Hesse Streets, is a World War 1 memorial reserve that evolved from the Market Reserve set aside when Colac was surveyed in 1864. Now known as Memorial Square, the areas incorporates a large walk-in war memorial (c1924) at its centre designed by Frederick Sales, and a generally symmetrical path system with extensive plantings of mature *Ulmus procera* (English Elm) framing the centrepiece. The Memorial Square also includes a number of memorials that commemorate members of the community, including those to Andrew Fisher, Fountain The St Johns Gymnastic Club, Rotary Club Clock, the Cliff Young Memorial Track and Plaque, the Lone Pine Plaque and the Jack Dillon Fountain and Plaque. The square is the focal point for community activities in the district, and is a popular recreational site providing respite for travellers passing through the Shire. The Memorial Square is of historical, architectural, aesthetic and social importance to the Shire of Colac Otway. The Memorial Square is historically important for its commemoration of the service and sacrifices of the Colac and district communities. The Memorial Square is architecturally important as one of the most impressive walk-in war memorials in regional Victoria. The Memorial Square is aesthetically and socially important as a public open space in continual use since the first settlement of Colac.'

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
- To maintain the open public park character of the reserve both as the appropriate setting for the war memorials and to maintain its now established use for community use and public recreation.
- To conserve the Frederic Sales 1924 war memorial and those memorials erected to commemorate members of the community, including the Andrew Fisher Memorial Plaque; the St Johns Gymnastic Club Fountain, the Rotary Club Clock; the Cliff Young Memorial Track and Plaque; the Plaque commemorating Lone Pine and the Jack Dillon Fountain and Plaque.
- To conserve the elm trees and other historic plantings in the square.

Policy

It is policy to:

- Discourage development that would compromise the open public park character of the precinct.
- Conserve the elm trees and other historic plantings in the square including plantings associated with the 1924 war memorial.
- Confine the erection of further memorials to the Hesse Street /Murray Street corner.

Local Area policy for HO 313 Grant Street Precinct, Colac.

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Grant Street Precinct extends from Queens Avenue in the north, to the intersection of Skene and Dennis Streets in the south. The housing stock ranges from modest early twentieth century timber cottages with corrugated iron roofs; to more substantial iron roofed Edwardian timber houses; to inter-war and post war moderne brick houses with tiled roofs. It is distinguished by street plantings of Plane trees and wide grassy verges draining to wide culverts. The Grant Street Precinct is of historic and architectural importance to the Shire of Colac Otway. The Grant Street Precinct is of historic importance through association with the Colac's economic growth in the first half of the twentieth century, demonstrated firstly in the simple timber cottages, then the more elaborate Edwardian timber dwellings of the early decades of the century which are juxtaposed to the tiled brick moderne residences constructed in the mid-twentieth century. The Grant Street Precinct is architecturally important in demonstrating the variety of residential styles and building materials adopted, illustrating the aspirations of town's citizens for their dwellings and also, with the mid-century appearance of brick, Colac's industrialisation and the growth of its manufacturing industries.'

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
- To maintain the historic street formation and significant plantings.

Policy

It is policy to:

- Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.
- Discourage the demolition or inappropriate alteration of all places of significance.
- Maintain the existing street infrastructure including the wide grassy verges and wide culverts.
- Discourage development that would affect views along the street to Lake Colac
- Discourage development that might affect the avenue of plane trees.

Local Area policy for HO 314 Coragulac Church Precinct

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Church Precinct at Coragulac extends from the junctions of Lineens, Larpent and Corangamite Lake Roads in the south, and to the north-east along Corangamite Lake Road. The Coragulac Church Precinct dates back to 1887 when Irish immigrant Thomas Baker purchased the Corunnun Estate, which was subsequently subdivided and settled by Irish-Catholic potatoe farmers from the Warrnambool and Koroit district. The Coragulac Church Precinct comprises the landmark red brick St Brendan's Church (1938), the memorial bell tower (1937), the red brick Good Samaritan Convent (1924), the red brick presbytery (now St Brendan's Parish House, 1920s), and mature plantings. The Coragulac Church Precinct is of historic, social and aesthetic importance to the Shire of Colac Otway. The Coragulac Church Precinct is historically important through its relationship to the Irish Catholic and Italian settlement of the area. The Coragulac Church Precinct is aesthetically important as good examples of Inter-War buildings designed by the architect A. A. Fritsch. The Coragulac Church Precinct is socially important for the role it played in assisting Irish and Italian migrants to settle in the district. The Coragulac Church Precinct is historically important through association with the provision of education in the Shire.'

The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study as individually significant:

*   Good Samaritan Convent (site # 164)
*   St Brendan's Catholic Church & Bell Tower (site # 165)

Objectives

*   To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
*   To maintain the visually prominent position of the church and the memorial bell tower.

Policy

It is policy to:

*   Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.

*   Discourage the demolition or inappropriate alteration of all places of significance.

*   Discourage development that might threaten the visibility and prominence of the church and bell tower.

*   Discourage development that would disturb the appreciation of the spacial relationship between the Church, the memorial Bell Tower, the Convent and the former presbytery

*   Discourage development that might adversely affect the mature plantings including the substantial cypress hedge and trees lining the driveway to the convent.

Local Area policy for HO 315 Factory Houses Precinct Cororooke

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Factory House Precinct is located on Factory Road Cororooke and incorporates the houses at 25, 27, 29, 57, 59 and 61 Factory Road Cororooke. The Factory House Precinct comprises six timber houses, two of which were built in the 1920s and the remaining four built in the late 1930s. The Factory Houses consist of two slightly larger residences located at 27 and 29 Factory Road, and four small box-like timber cottages with centrally placed gable fronted verandahs or porches. All six buildings have similar roof pitches and have utilised similar construction materials. The Factory House Precinct is of historic and architectural importance to the Shire of Colac Otway. The Factory House Precinct is of historic importance through association with the growth of the shire's dairy industry, and by demonstrating the effect of the industry on the establishment of settlements in the shire in hamlets like at Cororooke. The Factory House Precinct is historically important in illustrating private industry's dependency on an available labour force and the recognition of the need to provide housing to encourage workers to the area. The architectural importance of the Factory House Precinct is demonstrated in the basic shape and form of the six structures, in the unified character of the architectural style, and in the setting near the factory.'

Objectives

• To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.

Policy

It is policy to:

• Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.
• Discourage the demolition or inappropriate alteration of all places of significance.
• Encourage the removal of recent accretions where these are visible from the street
• Discourage alterations or additions that are visible from the street or that detract from the appreciation of the basic simple forms of the buildings.

Local Area policy for HO 316 Duverney Street Precinct, Cressy

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Duverny Street Precinct extends on both sides of the road from Lyons Street through to the Woady Yallock Creek reserve. The Duverny Street Precinct comprises residential dwellings and retail buildings, all of which have been constructed of timber, as well as the exotic and indigenous tree plantings in the central roadway. The Duverny Street Precinct is of historic importance to the Shire of Colac Otway. The Duverny Street Precinct is historically important for its association with the Shire's early transport routes, the Frenchmen's Inn and the river crossing, and demonstrates the many early settlements that sprang up in the Shire adjacent to main thoroughfares in the mid-nineteenth century. The Duverny Street Precinct is historically important through association with nineteenth century town planning and illustrates the principles of Victorian rural town layout and urban design, evident in the central parkland and landscaping. The early rural town layout and associated buildings, in particular the two commercial properties and the six weatherboard houses.'

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
- To maintain the exotic and indigenous plantings in the central roadway reservation
- To retain the historic unformed character of the street

Policy

It is policy to:

- Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.
- Discourage the demolition or inappropriate alteration of all places of significance.
- Discourage further street works such as formation of footpaths, construction of drains or sealing of the carriageway or shoulders
- Encourage the retention and conservation of historic commercial signage.

Local Area policy for HO 317 Harris Street Precinct, Elliminyt.

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Harris Street Precinct includes the area bounded by Harris, Howarth and Spring Streets. It extends along the north side of Harris Street from Colac-Lavers Hill Road in the east, to the junction of Christies and Spring Roads in the west. The Precinct extends along the southern side of Howarth Street and the east side of Spring Street. The Precinct is distinguished by its street plantings, wide roads and grassy verges. The Harris Street Precinct is of architectural, aesthetic and historic importance to the Shire of Colac Otway. The Harris Street Precinct is of architectural importance in demonstrating the Shire's mid-twentieth century residential development. The Harris Street Precinct is of aesthetic importance in exhibiting the principal characteristics, richness and diversity of domestic architecture in the second half of the twentieth century. The Harris Street Precinct is historically important in demonstrating the community's continued affinity to Lake Colac, an association that played a determining role in establishing the town's early settlement, and subsequently in forming its regional identity. The Harris Street Precinct is historically important in demonstrating a conformity brought about by the introduction of Uniform Building Regulations in 1945. The Harris Street Precinct is historically important through association with the growth of local government's planning controls, demonstrated in the design, configuration and layout of the precinct, which respects the topography of the land.'
The precinct is also significant for including the following places that have been identified in the Colac Otway Heritage Study as individually significant:

• House (site # 188)

Objectives

• To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.

Policy

It is policy to:

• Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.

• Discourage the demolition or inappropriate alteration of all places of significance.

• Maintain the informal landscape character of the street reserve by retaining unsealed shoulders, open swale and open culvert drains, and extensive areas of grass.

Local Area policy for HO 318 Station Street Precinct, Forrest

Policy Basis

The MSS (at Clause 21.01 – 03) suggests that for heritage precincts it is useful to have further guidance that encourages development to have regard to the special significance and characteristics of each precinct.

The Statement of Significance for this area which is based on the History and Description for this precinct in the Colac Otway Heritage Study 2003 provides an indication of the precincts special significance:

'The Forrest Station Street Precinct extends from Henry Street in the north to Blundy Street in the south, and predominantly comprises timber structures that were built in response, firstly, to the arrival of the railway in the 1890s, and subsequently as the area thrived as a result of the timber industry until the railway was decommissioned in the 1950s. The Forrest Station Street Precinct is of historic importance to the Shire of Colac Otway. The Forrest Station Street Precinct is of historic importance through association with railways in the Shire and in demonstrating the economic and social effects this transport system had in rural areas. The Forrest Station Street Precinct is of historic importance through association with the timber industry that, in conjunction with the railway, played an important role in the economic development of the Shire and is demonstrated in the surviving commercial and residential buildings constructed between the 1890s through to the 1930s.'

Objectives

- To maintain the cultural significance of the area, particularly, but not exclusively, as described in the Statement of Significance.
- T conserve the timber dwellings and former shops and dwellings dating from the turn of the 19 century through to the 1950s

Policy

It is policy to:

- Encourage the restoration, adaptation and reconstruction of heritage places in a manner that does not detract from the cultural significance of the place or precinct.
- Discourage the demolition or inappropriate alteration of all places of significance.

SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1	*Coragulac Hse Plantings & Washington Palm 895 Corangamite Lake Rd Alvie*	Yes	Yes	Yes	No	No	Yes	Nil	No
HO2	*Glen Alvie 40 Finns Road Alvie*	Yes	No	Yes	No	No	Yes	Nil	Yes
HO3	*Red Rock Reserve Alvie (GR 719080763550)*	Yes	No	No	No	No	Yes	Nil	No
HO4	*Pioneer Memorial Foreshore Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
HO5	*'Speculant' anchor Foreshore Reserve Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
HO6	*Monterey Cypress Avenue Great Ocean Road Apollo Bay*	Yes	No	Yes	No	No	Yes	Nil	No
HO 7	*War Memorial Great Ocean Road Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
HO 8	*Mechanics' Institute 21 Great Ocean Road Apollo Bay*	Yes	No	Yes	No	No	Yes	Nil	No
HO 9	*Bluebird Café 47-49 Great Ocean Road Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
HO 10	*Buffs Bistro 51-53 Great Ocean Road Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
HO 11	*Iluka Motel1 65-71 Great Ocean Road Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
HO 12	*Apollo Bay Hotel 95 Great Ocean Road Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO13	*Visitor Information Centre 100 Great Ocean Road Apollo Bay*	Yes	No	No	No	No	Yes	Nil	Yes
HO14	*Submarine Cable Station 6250 Great Ocean Road Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
HO15	*Dairy Manager's Residence 1 Hardy Street Apollo Bay*	Yes	No	Yes	No	No	Yes	Nil	No
HO16	*Marriner's Lookout 165 Marriner's Lookout Rd Apollo Bay*	Yes	No	Yes	No	No	Yes	Nil	No
HO17	*Grandview Holiday Flats 3-2 McLennan Street Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
HO18	*Masonic Hall 15 McLachlan Street Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
HO19	*Uniting Church & Hall cnr. Nelson & Diana Sts Apollo Bay*	Yes	No	No	No	No	Yes	Nil	Yes
HO20	*Our Lady Star of the Sea Church 1 Nelson Street Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
HO21	*The Folley 11 Nelson Street Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
~~HO22~~	~~*Greenacres Motel 17 Nelson Street Apollo Bay*~~ Withdrawn	~~No~~	~~No~~	~~No~~	~~No~~		~~Yes~~	~~Nil~~	~~No~~
HO23	*Post Office (fmr.) 21 Nelson Street Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
HO24	*Augustus Lee Memorial 25 Nelson Street Apollo Bay*	Yes	No	No	No	No	Yes	Nil	No
HO 25	*Chalet Otway 60 Noel Street Apollo Bay*	Yes	No	No	No	No	Yes	Nil	Yes
HO 26	*Martin's tramline Apollo Bay (GR 726851704528)*	Yes	No	No	No	No	Yes	Nil	No
HO 27	*Johnson Bros chute Apollo Bay (GR 732693709991)*	Yes	No	No	No	No	Yes	Nil	No

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HO 28	Post Office (fmr.) 20 Alford Road Barongarook	Yes	No	No	No	No	Yes	Nil	No
HO 29	Primary School #2210 275 Barongarook Road Barongarook	Yes	No	No	No	No	Yes	Nil	No
HO 30	Public Hall 280 Barongarook Road Barongarook	Yes	No	No	No	No	Yes	Nil	No
HO 31	Trees, fmr. Conway's store 10 Reynolds Road Barongarook	Yes	No	Yes	No	No	Yes	Nil	Yes
HO 32	Turtons Track Barramunga & Tanybryn	Yes	No	No	No	No	Yes	Nil	No
HO 33	Henry sawmill Barramunga (GR 738166727250)	Yes	No	No	No	No	Yes	Nil	No
HO 34	Henry No 1 sawmill Barramunga (GR 738166572551)	Yes	No	No	No	Yes Ref. No.H1815	Yes	Nil	No
HO 35	Henry No 2 sawmill Barramunga (GR 741934723850)	Yes	No	No	No	No	Yes	Nil	No
HO 36	Henry & Sanderson Sawmills Barramunga(GR 738280728930)	Yes	No	No	No	No	Yes	Nil	No
HO 37	Tunnel, Henry's tramway GR 739355724974 Barramunga	Yes	No	No	No	Yes Ref. No. H1817	Yes	Nil	Yes
HO 38	Primary School (fmr.) 1 Upper Gellibrand Road Barramunga	Yes	No	No	No	No	Yes	Nil	No
HO 39	Hayden No 4 sawmill Barwon Downs (GR 753572729480)	Yes	No	No	No	No	Yes	Nil	No
HO 40	Mackie No 2 sawmill Barwon Downs (GR 740284732660)	Yes	No	No	No	No	Yes	Nil	No
HO 41	Mackie No 4 sawmill 0 Barwon Downs (GR 73816672725)	Yes	No	No	No	No	Yes	Nil	No

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HO 42	*Mackie No 5 sawmill Barwon Downs (GR 745772728460)*	Yes	No	No	No	No	Yes	Nil	No
HO 43	*St Joseph's Catholic Church 209 Callahans Lane Barwon Downs*	Yes	No	No	No	No	Yes	Nil	No
HO 44	*Hayden's sawmills Delaneys Road Barwon Downs (GR 745840733310)*	Yes	No	No	No	No	Yes	Nil	No
HO 45	*Presbyterian Church 1560 Forrest Birregurra Rd Barwon Downs*	Yes	No	No	No	No	Yes	Nil	No
HO 46	*Blackwood 1630 Forrest Birregurra Rd Barwon Downs*	Yes	No	No	No	No	Yes	Nil	No
HO 47	*Salt extraction site 5 Beeac Cemetery Road Beeac*	Yes	No	No	No	No	Yes	Nil	Yes
HO 48	*Braeburne 155 Beeac Dreeite Road Beeac*	Yes	No	Yes	No	No	Yes	Nil	No
HO 49	*Beeac Cemetery 20 Cemetery Road Beeac*	Yes	No	Yes	No	No	Yes	Nil	No
HO 50	*Railway earthworks Colac-Ballarat Road Beeac (GR 730926766428)*	Yes	No	No	No	No	Yes	Nil	No
HO 51	*Grassyvale 305 Cororooke Road Beeac*	Yes	No	Yes	No	No	Yes	Nil	No
HO 52	*Avenue of Honour Coulson & Wallace Streets Beeac*	Yes	No	Yes	No	No	Yes	Nil	No
HO 53	*Beeac Creamery 5 Eurack Road Beeac*	Yes	No	No	No	No	Yes	Nil	Yes
HO 54	*Councillors Memorial Lang Street Beeac (GR 731153769195)*	Yes	No	Yes	No	No	Yes	Nil	No
HO 55	*Primary School 35 Lang Street Beeac*	Yes	No	No	No	No	Yes	Nil	No
HO 56	*Common School 53 Main Street Beeac*	Yes	No	No	No	No	Yes	Nil	No

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HO57	*St Andrew's Anglican 53 Main Street Beeac*	Yes	No	No	No	No	Yes	Nil	No
HO58	*War Memorial 53 Main Street Beeac*	Yes	No	No	No	No	Yes	Nil	No
HO59	*Mingawalla Woolshed 1420 Warrowie Road Beeac*	Yes	No	No	No	No	Yes	Nil	No
HO60	*Robin & Kincaid Sawmills Beech Forest (GR 709441719270)*	Yes	No	No	No	No	Yes	Nil	No
HO61	*Otway Shire Hall 2 Main Road Beech Forest*	Yes	No	No	No	No	Yes	Nil	Yes
HO62	*Butter Factory Well 32 Main Road Beech Forest*	Yes	No	No	No	No	Yes	Nil	No
HO63	*Otway Shire offices 6 Main Road Beech Forest*	Yes	No	No	No	No	Yes	Nil	No
HO64	*Smedley sawmill Olangolah Beech Forest (GR 729570722780)*	Yes	No	No	No	No	Yes	Nil	No
HO65	*Primary School 1570 Old Beech Forest Road Beech Forest*	Yes	No	No	No	No	Yes	Nil	No
HO66	*House 48 Old Main Road Beech Forest*	Yes	No	No	No	No	Yes	Nil	No
HO67	*World War II memorial Old Main Road Beech Forest (GR 723510720148)*	Yes	No	No	No	No	Yes	Nil	Yes
HO68	*Railway turning loop Southorn Street Beech Forest*	Yes	No	No	No	No	Yes	Nil	No
HO69	*Railway workers' house 32 Southorn Street Beech Forest*	Yes	No	No	No	No	Yes	Nil	No
HO70	*McDonald tramway Wimba Beech Forest (GR 724290725990)*	Yes	No	No	No	No	Yes	Nil	No
HO71	*Wesleyan Methodist Church 50 Beal Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No

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HO72	*Railway Station 460 Birregurra Road Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO73	*Water Tower 470 Birregurra Road Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO74	*Studbrook 365 Birregurra Forrest Road Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO75	*Studbrook Woolshed 420 Birregurra Forrest Road Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO76	*Buntingdale Mission site 530 Birregurra Forrest Road Birregurra*	Yes	No	No	No	No	Yes	Nil	Yes
HO77	*Ripplevale 4100 Cape Otway Road Birregurra*	Yes	Yes	Yes	No	No	Yes	Nil	No
HO78	*Sunnybrae 4285 Cape Otway Road Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO79	*Killurin 320 Dunlops Road Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO80	*Golf links & gardens 1 Hopkins Street Birregurra*	Yes	No	Yes	No	No	Yes	Nil	No
HO81	*Christ Church Vicarage 2 Hopkins Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO82	*Buntingdale Mission Cairn 1 Jenner Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO83	*Uniting Church 1 Jenner Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO84	*Stone Pine Avenue Main Street Birregurra (GR 743067753070)*	Yes	No	Yes	No	No	Yes	Nil	No
HO85	*Riverside Inn 10 Main Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO86	*Native Youth Hotel 20 Main Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No

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HO87	*Steven's Corner Store 38 Main Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO88	*War Memorial 42 Main Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No
~~HO89~~	~~*Butcher Shop 41-3 Main Street Birregurra*~~ Withdrawn	~~Yes~~		~~No~~	~~No~~	~~No~~	~~Yes~~	~~Nil~~	~~Yes~~
HO90	*House 52 Main Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO91	*Post Office 65 Main Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO92	*Commercial Bank 77 Main Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO93	*Shops 79-81 Main Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO94	*Elliminook 80 Main Street Birregurra*	Yes	No	Yes	No	No	Yes	Nil	No
HO95	*Bleak House 10 McDonnells Road Birregurra*	Yes	No	No	No	No	Yes	Nil	Yes
HO96	*Dwelling, Store & Post Office (fmr.) 4500 Princess Highway Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO97	*House 4705 Princess Highway Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO98	*Catholic Church & Presbytery 7 Skene Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO99	*Christ Church 1 Sladen Street Birregurra*	Yes	Yes	No	No	No	Yes	Nil	No
HO100	*Masonic Hall 29 Strachan Street Birregurra*	Yes	Yes	No	No	No	Yes	Nil	No
HO101	*House 48 Strachan Street Birregurra*	Yes	No	No	No	No	Yes	Nil	No
HO102	*Cape Otway Lighstation Landing site Blanket Bay Cape Otway*	Yes	No	No	No	No	Yes	Nil	No

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HO103	*Cape Otway Lighstation 1140 Otway Lighthouse Road Cape Otway*	Yes	No	No	No	Yes Ref. No. H1222	Yes	Nil	Yes
HO104	*Butter Factory 25 Moomowroong Road Carlisle River*	Yes	No	No	No	No	Yes	Nil	No
HO105	*Primary School 55 Moomowroong Road Carlisle River*	Yes	No	No	No	No	Yes	Nil	No
HO106	*House 12 Alexander Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO107	*House (Glen Ora) 1 Bromfield Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO108	*Firemen's Memorial 1 Calvert Street GR 725765575369 Colac*	Yes	No	No	No	No	Yes	Nil	No
HO109	*Lislea House 61 Corangamite Street Colac*	Yes	No	No	No	No	Yes	Nil	Yes
~~HO110~~	~~*Colac Community Hospital 63 Corangamite Street Colac*~~ Withdrawn	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Nil~~	~~No~~
HO111	*Scout Hall 100 Dennis Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO112	*Convent of Mercy 1 Fireman Street Colac*								
HO113	*Caravan Park Amenity Units (24) 1 Fyans Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO114	*Botanic Gardens 1 Fyans Street Colac*	Yes	No	Yes	No	No	Yes	Nil	No
HO115	*House & stables 16 Fyans Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO116	*St Mary's Catholic church 1 Gellibrand Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO117	*The Elms 16 Gellibrand Street Colac*	Yes	No	No	No	No	Yes	Nil	No

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HO118	*Colac House 29-35 Gellibrand Street Colac*	Yes	No	No	No	No	Yes	Nil	Yes
HO119	*Independent Order Oddfellows Hall 43 Gellibrand Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO120	*Legacy House 45 Gellibrand Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO121	*Railway Station 102a Gellibrand Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO122	*Railway Turning Circle 102a Gellibrand Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO123	*Cemetery 56 Gravesend Street*	Yes	No	Yes	No	No	Yes	Nil	No
HO124	*St Johns Church & Hall 19-23 Hesse Street Colac*	Yes	No	Yes	No	No	Yes	Nil	Yes
HO125	*St Andrew's Ch. & fmr. School 25-29 Hesse Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO126	*Freemason's Hall 34 Hesse Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO127	*Road culverts Manifold Street Colac*	Yes	No	Yes	No	No	Yes	Nil	No
HO128	*Thornbank 44 Moore Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO129	*House 56 Moore Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO130	*Adam Rea's Store 1 Murray Street Colac*	Yes	No	No	No	Yes. Ref. No. H433	Yes	Nil	No
HO131	*Post Office 4 Murray Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO132	*Shire Hall, (fmr) 6 Murray Street Colac*	Yes	No	No	No	No	Yes	Nil	Yes
HO133	*Union Bank (fmr.) 15 Murray Street Colac*	Yes	No	No	No	No	Yes	Nil	No

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HO134	Regent Picture Theatre 19-21 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	No
HO135	Moran & Cato shops 23-25 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	No
HO136	State Savings Bank(fmr) 24 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	No
HO137	National Bank (fmr) 28 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	No
HO138	Colac Reformer Building 66 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	Yes
HO139	Central Arcade 90-94 Murray Street Colac	Yes	Yes	No	No	No	Yes	Nil	No
HO140	State Electricity Commission Offices 119-121 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	No
HO141	Office Building 126 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	No
HO142	J G Johnston & Co 144 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	No
HO143	Shops 168-170 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	No
HO144	Shops, Browne & Holme 172-176 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	No
HO145	Austral Hotel 185 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	No
HO146	Chevrolet Salerooms 224 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	Yes
HO147	Shops 243-253 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	No
HO148	Coles Showrooms & Factory 266-68 Murray Street Colac	Yes	No	No	No	No	Yes	Nil	No

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HO149	*High Colac School 413 Murray Street*	Yes	No	No	No	No	Yes	Nil	No
HO150	*Prince of Colac Wales Hotel 127 Murray Street East Colac*	Yes	No	No	No	No	Yes	Nil	No
HO151	*Second Presbyterian Manse 19 Pollock Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO152	*First Presbyterian Manse 21 Pollock Street Colac*	Yes	No	No	No	No	Yes	Nil	Yes
HO153	*Yeowarra 5855 Princess Highway Colac*	Yes	No	Yes	No	No	Yes	Nil	No
HO154	*Police Lock-up 40 Queen Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO155	*Maternal & Child Health Centre 49 Queen Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO156	*Drill Hall 63-67 Queen Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO157	*Wesleyan Church & Hall 15 Skene Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO158	*Firestation 26 Skene Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO159	*Balnagowan 3 Stodart Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO160	*Mooringarara 26-34 Wallace Street Colac*	Yes	No	No	No	No	Yes	Nil	Yes
HO161	*Wesleyan Methodist Parsonage 81 Wallace Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO162	*Colac Dairy Company Complex 131 Wilson Street Colac*	Yes	No	No	No	No	Yes	Nil	No
HO163	*Onion Dehydration Factory 20 Rossmoyne Road Colac West*	Yes	No	No	No	No	Yes	Nil	No
HO164	*Good Samaritan Convent 725 Corangamite Lake Road Coragulac*	Yes	No	No	No	No	Yes	Nil	No

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HO165	St Brendan's Catholic church & Bell Tower 725 Corangamite Lake Road Coragulac	Yes	No	No	No	No	Yes	Nil	No
HO166	St David's Church 520 Corangamite Lake Road Cororooke	Yes	No	No	No	No	Yes	Nil	Yes
HO167	Shop 546 Cororooke Road Cororooke	Yes	No	No	No	No	Yes	Nil	No
HO168	Dairy factory 15 Factory Road Cororooke	Yes	No	No	No	No	Yes	Nil	No
HO169	Frenchman's Inn 5 Hall Street Cressy	Yes	No	No	No	No	Yes	Nil	No
HO170	St Andrew's Church & Hall 1 Lyons Street Cressy	Yes	No	No	No	No	Yes	Nil	No
HO171	Police lock-up 7 Lyons Street Cressy	Yes	No	No	No	No	Yes	Nil	No
HO172	Water tower 19 New Station Street Cressy	Yes	No	No	No	No	Yes	Nil	No
~~HO173~~	~~Dalgety Saleyards 5 Tennant Street Cressy~~ Withdrawn	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Nil~~	~~No~~
HO174	Avenue of Honour Yarima Rd/New Station/Lyons Sts Cressy	Yes	No	Yes	No	No	Yes	Nil	Yes
HO175	Primary School #731 17 Yarima Road Cressy	Yes	No	No	No	No	Yes	Nil	No
HO176	Watch Hill 3815 Corangamite Lake Road Cundare	Yes	No	No	No	No	Yes	Nil	No
HO177	Bluestone Cottage 3840 Corangamite Lake Road Cundare	Yes	No	No	No	No	Yes	Nil	No
HO178	Tennis pavilion 1840 Beeac Dreeite Road Dreeite	Yes	No	No	No	No	Yes	Nil	No
HO179	Stockyard & Watertank Base 575 Beeac-Dreite Road Dreeite	Yes	No	No	No	No	Yes	Nil	No

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HO180	*House 1890 Corangamite Lake Road Dreeite*	Yes	No	No	No	No	Yes	Nil	Yes
HO181	*Dreeite Estate Dining Hall/Watertank 1995 Corangamite Lake Road Dreeite*	Yes	No	No	No	No	Yes	Nil	No
HO182	*Dry Stone Rabbit Wall Iletts Road Dreeite*	Yes	No	No	No	No	Yes	Nil	No
HO183	*Consumption Cairn 60 Iletts Road Dreeite (GR 724750768370)*	Yes	No	No	No	No	Yes	Nil	No
~~HO184~~	~~*Cattle yard (dry stone) 10 Iletts Road Dreeite (GR 724980768220)*~~	~~Yes~~ Withdrawn	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Nil~~	~~No~~
HO185	*House 100 Iletts Road Dreeite*	Yes	No	No	No	No	Yes	Nil	No
HO186	*Galloway Dyke, Lawlors Road Dreeite (GR715890767290)*	Yes	No	No	No	No	Yes	Nil	No
HO187	*St Andrews Uniting 545 South Dreeite Road Dreeite South*	Yes	No	No	No	No	Yes	Nil	No
HO188	*House 85 Harris Street Eliminyt*	Yes	No	No	No	No	Yes	Nil	Yes
HO189	*Avenue of Honour Eurack Road Eurack*	Yes	No	Yes	No	No	Yes	Nil	No
HO190	*Marandoo 1000 Eurack Road Eurack*	Yes	No	Yes	No	No	Yes	Nil	No
HO191	*Eurack 585 Mt Hesse Road Eurack*	Yes	No	Yes	No	No	Yes	Nil	No
HO192	*Seebeck/Henry tramline Forrest (GR 735455732200)*	Yes	No	No	No	No	Yes	Nil	No
HO193	*Railway bridge remnants 2315 Birregurra Forrest Road Forrest*	Yes	No	No	No	No	Yes	Nil	No
HO194	*Primary School #2708 10 Grant Street Forrest*	Yes	No	No	No	No	Yes	Nil	Yes
HO195	*House 1 Hennigan Crescent Forrest*	Yes	No	No	No	No	Yes	Nil	No

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HO196	*Cemetery 20 Cemetery Road Forrest*	Yes	No	No	No	No	Yes	Nil	No
HO197	*Sawdust Burner 2370 Colac-Lavers Hill Road Gellibrand*	Yes	No	No	No	No	Yes	Nil	No
HO198	*Railway workers' house 11 Main Road Gellibrand*	Yes	No	No	No	No	Yes	Nil	No
HO199	*Gellibrand Public Hall 1 Old Main Road Gellibrand*	Yes	No	No	No	No	Yes	Nil	No
HO200	*Gellibrand Hotel 20 Old Main Road Gellibrand*	Yes	No	No	No	No	Yes	Nil	No
HO201	*Wonga Park Windbreak 385 Wonga Road*	Yes	No	Yes	No	No	Yes	Nil	No
HO202	*Teacher's residence (fmr.) 20 Irrewarra School Road Irrewarra*	Yes	No	No	No	No	Yes	Nil	Yes
HO203	*Irrewarra House Estate 85 Irrewarra School Road Irrewarra*	Yes	No	Yes	No	No	Yes	Nil	No
HO204	*Irrewarra Homestead 20 Ryans Road Irrewarra*	Yes	Yes	No	No	No	Yes	Nil	No
HO205	*Farm Complex 190 Warrowie Road Irrewarra*	Yes	No	Yes	No	No	Yes	Nil	No
HO206	*Bible Christian Church (fmr.) 1920 Irrewillipe Road Irrewarra*	Yes	No	No	No	No	Yes	Nil	No
HO207	*House 430 Red Johanna Road Irrewarra Johanna*	Yes	No	No	No	No	Yes	Nil	No
HO208	*Henry's Nettle & Carisbrook sawmills Kennett River (GR 740570718279)*	Yes	No	No	No	No	Yes	Nil	Yes
HO209	*General Store 15 Great Ocean Road Kennet River*	Yes	No	No	No	No	Yes	Nil	No
HO210	*Dugout Grey River Road Kennett River (GR 745260717090)*	Yes	No	No	No	No	Yes	Nil	No

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HO211	Chilean Wine Palm 155-7 Corangamite Lake Road Larpent	Yes	No	Yes	No	No	Yes	Nil	No
HO212	Northern Timber Company sawmill Lavers Hill (GR 707246717530)	Yes	No	No	No	No	Yes	Nil	No
HO213	Lavers Hill P-12 College 10 College Drive Lavers Hill	Yes	No	No	No	No	Yes	Nil	No
HO214	Japanese Flowering Cherry Tree 53-81 Great Ocean Road Lavers Hill	Yes	No	Yes	No	No	Yes	Nil	No
HO215	Melba Gully 35 Melba Gully Road Lavers Hill	Yes	No	Yes	No	No	Yes	Nil	No
HO216	Mooleric 635 Mooleric Road Ombersley	Yes	Yes	Yes	No	No	Yes	Nil	Yes
HO217	Turkeith 715 Mooleric Road Ombersley	Yes	No	Yes	No	No	Yes	Nil	No
HO218	Mount Hesse Station 155 Mount Hesse Estate Road Ombersley	Yes	No	No	Yes. Ref. No. H 1208	No	Yes	Nil	No
HO219	Gnarwyn 960 Colac Ballarat Road Ondit	Yes	No	No	No	No	Yes	Nil	No
HO220	Ondit Memorial School Ground 10 Ondit Warrion Road Ondit	Yes	No	Yes	No	No	Yes	Nil	No
HO221	House 340 Ondit Warrion Road Ondit	Yes	No	Yes	No	No	Yes	Nil	No
HO222	Hitt No 4 sawmill Otway State Forest (GR 725536728483)	Yes	No	No	No	No	Yes	Nil	Yes
HO223	St Joseph's Catholic Church 1429 Princess Highway Pirron Yallock	Yes	No	No	No	No	Yes	Nil	No
~~HO224~~	~~Koala Motel Roadhouse 1735 Princess Highway Pirron Yallock~~ Withdrawn	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Nil~~	~~No~~
HO225	Pirron Yallock Railway Station 2 Station Street Pirron Yallock	Yes	No	No	Yes. Ref. No. H1584	No	Yes	Nil	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO226	*Godfrey Creek graves, Great Ocean Road Separation Creek (GR 754040722550)*	Yes	No	No	No	No	Yes	Nil	No
~~HO227~~	~~*Stanway/Harrington Cairn Stanway Drive Separation Creek*~~ **Withdrawn**	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~	~~Yes~~	~~Nil~~	~~No~~
HO228	*House 5640 Great Ocean Road Skenes Creek*	Yes	No	No	No	No	Yes	Nil	No
HO229	*Cora Lea Cheese Factory 280 Swan Marsh Road Swan Marsh*	Yes	No	No	No	No	Yes	Nil	No
HO230	*Colac Diarying Co. factory Swan Marsh Road Swan Marsh (GR 707856749905)*	Yes	No	No	No	No	Yes	Nil	Yes
HO231	*Sharp's No. 1 & No. 3 sawmills Tanybryn (GR 735310718318)*	Yes	No	No	No	No	Yes	Nil	No
HO232	*Sharp No 2 sawmill Tanybryn (GR 733775717100)*	Yes	No	No	No	No	Yes	Nil	No
HO233	*Kirrewur 5755 Princess Highway Warncoort*	Yes	No	No	No	No	Yes	Nil	No
HO234	*Tarndwarncoort Homestead 50 Roseneath Road Warncoort*	Yes	No	No	Yes. Ref. No. H281	No	Yes	Nil	No
HO235	*Uniting Church & hall 603 Coragulac Beeac Road Warrion*	Yes	No	No	No	No	Yes	Nil	No
HO236	*Public Hall 633 Coragulac Beeac Road Warrion*	Yes	Yes	No	No	No	Yes	Nil	Yes
HO237	*Cattleshed & Water tank 159 Ricarton Road Warrion*	Yes	No	No	No	No	Yes	Nil	No
HO238	*House (ruin) 350 Barpinba Road Weering*	Yes	No	No	No	No	Yes	Nil	No
HO239	*Weering 280 Porneet Road Weering*	Yes	No	No	No	No	Yes	Nil	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO240	*Weering School 340 Weering School Road Weering*	Yes	No	No	No	No	Yes	Nil	No
HO241	*Wongarra Heights 65 Sunnyside Road Wongarra*	Yes	Yes	No	No	No	Yes	Nil	No
HO242	*Armistead's sawmill Wye River (GR 749037716510)*	Yes	No	No	No	No	Yes	Nil	No
HO243	*War Memorial Cairn Great Ocean Road Wye River*	Yes	No	No	No	No	Yes	Nil	No
HO244	*Wye River Hotel 19 Great Ocean Road Wye River*	Yes	No	No	No	No	Yes	Nil	Yes
HO245	*Knott No.1 Sawmill Wyelangata (GR 716835716760)*	Yes	No	No	No	No	Yes	Nil	No
HO246	*Marchbank Sawmill Wyelangta (GR 715289723760)*	Yes	No	No	No	No	Yes	Nil	No
HO247	*Knott's No. 3 Sawmill Wyelangta (GR 715203715520)*	Yes	No	No	No	Yes Ref. No.H 1818	Yes	Nil	No
HO248	*Hugh Murray Memorial Cairn & Plaque Colac Forrest Road Yeo (GR 728651752754)*	Yes	No	No	No	No	Yes	Nil	No
~~HO249~~	*~~Barongarook House 70 Colac Forrest Road Yeo~~* Withdrawn	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~Nil~~	~~No~~	
HO250	*Yeodene Public Hall 130 Yeodene Birregurra Road Yeodene*	Yes	No	No	No	No	Yes	Nil	Yes
HO251	*Yuulong Public hall 5655 Great Ocean Road Yuulong*	Yes	No	No	No	No	Yes	Nil	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO300	Apollo Bay Precinct *Withdrawn*	Yes	No	Yes	No	No	Yes	Nil	No
HO301	Pier Precinct Apollo Bay	Yes	No	No	No	No	Yes	Nil	No
HO302	Barwon Downs Timber Precinct Barwon Downs *Withdrawn*	No	No	No	No	No	Yes	Nil	No
HO303	Beeac Commercial Precinct Beeac	Yes	No	Yes	No	No	Yes	Nil	No
HO304	Beech Forest Precinct Beech Forrest	Yes	No	No	No	No	Yes	Nil	No
HO305	Birregurra Main Street Precinct Birregurra	Yes	No	Yes	No	No	Yes	Nil	Yes
HO306	Birregurra Church Precinct Birregurra	Yes	No	Yes	No	No	Yes	Nil	No
HO307	Murray St Precinct Colac	Yes	No	No	No	No	Yes	Nil	No
HO308	Colac Estate Housing Precinct Colac	Yes	No	No	No	No	Yes	Nil	No
HO309	Moore & Sinclair Housing Precinct Colac	Yes	No	No	No	No	Yes	Nil	No
HO310	Queens Avenue Precinct Colac	Yes	No	Yes	No	No	Yes	Nil	No
HO311	Residential Precinct Colac	Yes	No	Yes	No	No	Yes	Nil	Yes
HO312	Memorial Square Precinct Colac	Yes	No	Yes	No	No	Yes	Nil	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO313	*Grant Street Precinct Colac*	Yes	No	Yes	No	No	Yes	Nil	No
HO314	*Coragulac Church Precinct Coragulac*	Yes	No	No	No	No	Yes	Nil	No
HO315	*Factory Houses Precinct Cororooke*	Yes	No	No	No	No	Yes	Nil	No
HO316	*Duverney St Precinct Cressy*	Yes	No	Yes	No	No	Yes	Nil	No
HO317	*Harris Street Precinct Elliminyt*	Yes	No	No	No	No	Yes	Nil	No
HO318	*Station St Precinct Forrest*	Yes	No	No	No	No	Yes	Nil	Yes

Colac Otway Heritage Study ~ Summary Recommendations

Ref No	Location	Street	No.	Grid Reference	Place Name	Theme	Listing
1	Alvie	Corangamite Lake Rd	895		Coragulac Hse Plantings&Washington Pa	Improving Homes - 3.5.1	State
2	Alvie	Finns Road	40		Glen Alvie	Improving Homes - 3.5.1	Local
3	Alvie			GR 719080763550	Red Rock Reserve	Site Recommended LCC 1997 Report	LCC C358
4	Apollo Bay	Foreshore			Pioneer Memorial	Memorials & Monuments - 9.3	Local
5	Apollo Bay	Foreshore Reserve			'Speculant' anchor	Site Recommended LCC 1997 Report	LCC C395
6	Apollo Bay	Great Ocean Road			Monterey Cypress Avenue	Tourism - 9.5	Local
7	Apollo Bay	Great Ocean Road			War memorial	Memorials & Monuments - 9.3	Local
8	Apollo Bay	Great Ocean Road	21		Mechanics' Institute	Mechanics Institutes & Public Halls - 8.2.4	Local
9	Apollo Bay	Great Ocean Road	47-49		Bluebird Cafe	Building Towns - 5.1	Local
10	Apollo Bay	Great Ocean Road	51-53		Buffs Bistro	Building Towns - 5.1	Local
11	Apollo Bay	Great Ocean Road	65-71		Iluka Motel	Tourism - 9.5	Local
12	Apollo Bay	Great Ocean Road	95		Apollo Bay Hotel	Recreation - 9.4	Local
13	Apollo Bay	Great Ocean Road	100		Visitor Information Centre	Tourism - 9.5	Local
14	Apollo Bay	Great Ocean Road	6250		Submarine Cable Station	Postal Communication - 4.1	Local
15	Apollo Bay	Hardy Street	1		Dairy Manager's Residence	Developing Secondary Industries - 5.3	Local
16	Apollo Bay	Marriner's Lookout Rd	165		Marriner's Lookout	Recreation - 9.4	Local
17	Apollo Bay	McLennan Street	3-2		Grandview Holiday Flats	Tourism - 9.5	Local
18	Apollo Bay	McLachlan Street	15		Masonic Hall	Recreation - 9.4	Local
19	Apollo Bay	Nelson & Diana Sts	cnr.		Uniting Church & Hall	Religious Institutions - 9.1	Local
20	Apollo Bay	Nelson Street	1		Our Lady Star of the Sea Catholic Church	Building Towns - 5.1; Relig. Instit's - 9.1	Local
21	Apollo Bay	Nelson Street	11		The Folley	Building Towns - 5.1	Local
~~22~~	~~Apollo Bay~~	~~Nelson Street~~	~~17~~ Withdrawn		~~Greenacres Motel~~	~~Tourism - 9.5~~	~~Local~~
23	Apollo Bay	Nelson Street	21		Post Office (fmr.)	Postal Communication - 4.1	Local
24	Apollo Bay	Nelson Street	25		Augustus Lee Memorial	Cemeteries & Lone Graves - 8.2.6	Local
25	Apollo Bay	Noel Street	60		Chalet Otway	Tourism - 9.5	Local
26	Apollo Bay			GR 726851704528	Martin's tramline	Site Recommended LCC 1997 Report	LCC C69
27	Apollo Bay			GR 732693709991	Johnson Bros chute	Site Recommended LCC 1997 Report	LCC C394
28	Barongarook	Alford Road	20		Post Office (fmr.)	Postal Communication - 4.1	Local
29	Barongarook	Barongarook Road	275		Primary School #2210	Schools - 8.2.1	Local
30	Barongarook	Barongarook Road	280		Public Hall	Mechanics Institutes & Public Halls - 8.2.4	Local
31	Barongarook	Reynolds Road	10		Trees, fmr. Conway's store	Building Towns - 5.1	Local

Mary Sheehan Assoc.

Colac Otway Heritage Study ~ Summary Recommendations

32	Barramunga & Tanybryn				Turtons Track	Site Recommended LCC 1997 Report	LCC C392
33	Barramunga			GR 7381667272501	Henry sawmill	Site Recommended LCC 1997 Report	LCC C101
34	Barramunga			GR 7381665725551	Henry No 1 sawmill	Site Listed Victorian Heritage Register	VHR H1815
35	Barramunga			GR 7419347238501	Henry No 2 sawmill	Site Recommended LCC 1997 Report	LCC C105
36	Barramunga			GR 7382807289301	Henry & Sanderson Sawmills	Site Recommended LCC 1997 Report	LCC A10
37	Barramunga			GR 7393557249741	Tunnel, Henry's tramway	Site Listed Victorian Heritage Register	VHR H1817
~~38~~	~~Barramunga~~	~~Upper Gellibrand Road~~	~~1~~	~~Withdrawn~~	~~Primary School (fmr.)~~	~~Schools - 8.2.1~~	~~Local~~
39	Barwon Downs			GR 7535727294801	Hayden No 4 sawmill	Site Recommended LCC 1997 Report	LCC B43
40	Barwon Downs			GR 7402847326601	Mackie No 2 sawmill	Site Recommended LCC 1997 Report	LCC B41
41	Barwon Downs			GR 7381667272501	Mackie No 4 sawmill	Site Recommended LCC 1997 Report	LCC C102
42	Barwon Downs			GR 7457727284601	Mackie No 5 sawmill	Site Recommended LCC 1997 Report	LCC B44
43	Barwon Downs	Callahans Lane	209		St Joseph's Catholic Church	Religious Institutions - 9.1	Local
44	Barwon Downs	Delaneys Road		GR 7458407333101	Hayden's sawmills	Site Recommended LCC 1997 Report	LCC B13
45	Barwon Downs	Forrest Birregurra Rd	1560		Presbyterian Church	Religious Institutions - 9.1	Local
46	Barwon Downs	Forrest Birregurra Rd	1630		Blackwood	Forests - 7.1	Local
47	Beeac	Beeac Cemetery Road	5		Salt extraction site	Site Recommended LCC 1997 Report	LCC C356
48	Beeac	Beeac Dreeite Road	155		Braeburne	Settlement by Selection - 3.2.2	Local
49	Beeac	Cemetery Road	20		Beeac Cemetery	Cemeteries & Lone Graves - 8.2.6	Local
50	Beeac	Colac-Ballarat Road		GR 7309267664281	Railway earthworks	Railways & Railway Stations - 4.3	Local
51	Beeac	Cororooke Road	305		Grassyvale	Improving Homes - 3.5.1	Local
52	Beeac	Coulson & Wallace Streets			Avenue of Honour	Memorials & Monuments - 9.3	Local
53	Beeac	Eurack Road	5		Beeac Creamery	Developing Secondary Industries - 5.3	Local
54	Beeac	Lang Street		GR 7311537691951	Councillors Memorial	Memorials & Monuments - 9.3	Local
55	Beeac	Lang Street	35		Primary Shcool	Schools - 8.2.1	Local
56	Beeac	Main Street	53		Common School	Schools - 8.2.1	State
57	Beeac	Main Street	53		St Andrew's Anglican	Religious Institutions - 9.1	Local
58	Beeac	Main Street	53		War Memorial	Memorials & Monuments - 9.3	Local
59	Beeac	Warrowie Road	1420		Mingawalla Woolshed	Developing Primary Industries - 3.4	Local
60	Beech Forest			GR 7094417192701	Robin & Kincaid Sawmills	Site Recommended LCC 1997 Report	LCC B39
61	Beech Forest	Main Road	2		Otway Shire Hall	Formation of Local Government - 8.1	Local
62	Beech Forest	Main Road	32		Butter Factory Well	Developing Secondary Industries - 5.3	Local
63	Beech Forest	Main Road	6		Otway Shire offices	Formation of Local Government - 8.1	Local

Colac Otway Heritage Study ~ Summary Recommendations

64	Beech Forest	Olangolah		GR 72957072278	Smedley sawmill	Site Recommended LCC 1997 Report	LCC B47
65	Beech Forest	Old Beech Forest Road	1570		Primary School	Schools - 8.2.1	Local
66	Beech Forest	Old Main Road	48		House	ospitals - 8.2.2; Postal Communication - 4.1	Local
67	Beech Forest	Old Main Road		GR 72351072014	World War II memorial	Memorials & Monuments - 9.3	Local
68	Beech Forest	Southorn Street			Railway turning loop	Railways & Railway Stations - 4.3	Local
69	Beech Forest	Southorn Street	32		Railway workers' house	ailways & Stations-4.3; Public Housing-8.2.3	Local
70	Beech Forest	Wimba		GR 72429072599	McDonald tramway	Site Recommended LCC 1997 Report	LCC B46
71	Birregurra	Beal Street	50		Wesleyan Methodist Church (fmr)	Religious Institutions - 9.1	Local
72	Birregurra	Birregurra Road	460		Railway Station	Site Recommended LCC 1997 Report	Local
73	Birregurra	Birregurra Road	470		Water Tower	Site Recommended LCC 1997 Report	Local
74	Birregurra	Birregurra Forrest Road	365		Studbrook	Squatters & Pastoral Settlement - 3.1	Local
75	Birregurra	Birregurra Forrest Road	420		Studbrook Woolshed	Developing Primary Industries - 3.4	Local
76	Birregurra	Birregurra Forrest Road	530		Buntingdale Mission site	Imposing European Values - 2.2	N/a
77	Birregurra	Cape Otway Road	4100		Ripplevale	Squatters & Pastoral Settlement - 3.1	State
78	Birregurra	Cape Otway Road	4285		Sunnybrae	Improving Homes - 3.5.1	Local
79	Birregurra	Dunlops Road	320		Killurin	Improving Homes - 3.5.1	Local
80	Birregurra	Hopkins Street	1		Golf links & gardens	Site Recommended LCC 1997 Report	LCC C367
81	Birregurra	Hopkins Street	2		Christ Church Vicarage	Religious Institutions - 9.1	State
82	Birregurra	Jenner Street	1		Buntingdale Mission Cairn	Imposing Values-2.2; Mems/Monuments-9.3	Local
83	Birregurra	Jenner Street	1		Uniting Church	Religious Institutions - 9.1	Local
84	Birregurra	Main Street		GR 74306775307	Stone Pine Avenue	Memorials & Monuments - 9.3	Local
85	Birregurra	Main Street	10		Riverside Inn	Recreation - 9.4	Local
86	Birregurra	Main Street	20		Native Youth Hotel	Roads & Routes - 4.4; Building Towns - 4.4	Local
87	Birregurra	Main Street	38		Steven's Corner Store	Building Towns - 5.1	Local
88	Birregurra	Main Street	42		War Memorial	Memorials & Monuments - 9.3	Local
~~89~~	~~Birregurra~~	~~Main Street~~	~~41-3~~ Withdrawn		~~Butcher Shop~~	~~Building Towns - 5.1~~	~~State~~
90	Birregurra	Main Street	52		House	Building Towns - 5.1	Local
91	Birregurra	Main Street	65		Post Office	stal Communication-4.1; Building Towns-5.1	Local
92	Birregurra	Main Street	77		Commercial Bank	Building Towns - 5.1	Local
93	Birregurra	Main Street	79-81		Shops	Building Towns - 5.1	Local
94	Birregurra	Main Street	80		Elliminook	Improving Homes - 3.5.1	Local
95	Birregurra	McDonnells Road	10		Bleak House	Improving Homes - 3.5.1	Local

Colac Otway Heritage Study ~ Summary Recommendations

96	Birregurra	Princess Highway	4500		Dwelling, Store & Post Office (fmr.)	Building Towns - 5.1	Local
97	Birregurra	Princess Highway	4705		House	Settlement by Selection - 3.2.2	Local
98	Birregurra	Skene Street	7		Catholic Church & Presbytery	Religious Institutions - 9.1	Local
99	Birregurra	Sladen Street	1		Christ Church	Religious Institutions - 9.1	State
100	Birregurra	Strachan Street	29		Masonic Hall	Forming Associations - 9.2	Local
101	Birregurra	Strachan Street	48		House	Building Towns - 5.1	Local
102	Cape Otway	Blanket Bay			Cape Otway Lighstation Landing site	Site Recommended LCC 1997 Report	LCC C71
103	Cape Otway	Otway Lighthouse Road	1140		Cape Otway Lighstation	Site Listed Victorian Heritage Register	VHR H1222
104	Carlisle River	Moomowroong Road	25		Butter Factory	Developing Secondary Industries - 5.3	Local
105	Carlisle River	Moomowroong Road	55		Primary School	Schools - 8.2.1	Local
106	Colac	Alexander Street	12		House	Building Towns - 5.1	Local
107	Colac	Bromfield Street	1		House (Glen Ora)	Hospitals - 8.2.2	Local
108	Colac	Calvert Street	1	GR 72576557536	Firemen's Memorial	Memorials & Monuments - 9.3	Local
109	Colac	Corangamite Street	61		Lislea House	Hospitals - 8.2.2	Local
~~110~~	~~Colac~~	~~Corangamite Street~~	~~63~~ Withdrawn		~~Colac Community Hospital~~	~~Hospitals - 8.2.2~~	~~Local~~
111	Colac	Dennis Street	100		Scout Hall	Recreation - 9.4	Local
112	Colac	Fireman Street	1		Convent of Mercy	Schools - 8.2.1	Local
113	Colac	Fyans Street	1		Caravan Park Amenity Units (24)	Tourism - 9.5	State
114	Colac	Fyans Street	1		Botanic Gardens	Site Recommended LCC 1997 Report	LCC A182
115	Colac	Fyans Street	16		House & stables	Building Towns - 5.1	Local
116	Colac	Gellibrand Street	1		St Mary's Catholic church	Religious Institutions - 9.1	Local
117	Colac	Gellibrand Street	16		The Elms	Building Towns - 5.1	Local
118	Colac	Gellibrand Street	29-35		Colac House	Hospitals - 8.2.2; Building Towns - 5.1	Local
119	Colac	Gellibrand Street	43		Independent Order of Oddfellows Hall	Forming Associations - 9.2	State
120	Colac	Gellibrand Street	45		Legacy House	Hospitals - 8.2.2; Forming Associations- 9.2	Local
121	Colac	Gellibrand Street	102a		Railway Station	Railways & Railway Stations - 4.3	Local
122	Colac	Gellibrand Street	102a		Railway Turning Circle	Railways & Railway Stations - 4.3	Local
123	Colac	Gravesend Street	56		Cemetery	Site Recommended LCC 1997 Report	LCC B109
124	Colac	Hesse Street	19-23		St Johns Church & hall	Religious Institutions - 9.1	Local
125	Colac	Hesse Street	25-29		St Andrew's Ch. & fmr. school	Religious Institutions - 9.1	Local
126	Colac	Hesse Street	34		Freemason's Hall	Forming Associations - 9.2	Local
127	Colac	Manifold Street			Road culverts	Formation of Local Government - 8.1	Local

128	Colac	Moore Street	44		Thornbank	Building Towns - 5.1	Local
129	Colac	Moore Street	56		House	Building Towns - 5.1	Local
130	Colac	Murray Street	1		Adam Rea's Store	Site Listed Victorian Heritage Register	VHR H433
131	Colac	Murray Street	4		Post Office	Postal Communication - 4.1	Local
132	Colac	Muray Street	6		Shire Hall, fmr	Formation of Local Government - 8.1	Local
133	Colac	Murray Street	15		Union Bank (fmr)	Building Towns - 5.1	Local
134	Colac	Murray Street	19-21		Regent Picture Theatre	Recreation - 9.4	Local
135	Colac	Murray Street	23-25		Moran & Cato shops	Building Towns - 5.1	Local
136	Colac	Murray Street	24		State Savings Bank (fmr)	Building Towns - 5.1	Local
137	Colac	Murray Street	28		National Bank (fmr)	Building Towns - 5.1	Local
138	Colac	Murray Street	66		Colac Reformer Building	Building Towns - 5.1	Local
139	Colac	Murray Street	90-94		Central Arcade	Building Towns - 5.1	Local
140	Colac	Muray Street	119-121		State Electricity Commission Offices	Supplying Services - 5.2; Building Towns - 5.1	Local
141	Colac	Murray Street	126		Office Building	Building Towns - 5.1	Local
142	Colac	Murray Street	144		J G Johnston & Co	Developing Secondary Industries - 5.3	Local
143	Colac	Muray Street	168-170		Shops	Building Towns - 5.1	Local
144	Colac	Muray Street	172-176		Shops	Building Towns - 5.1	Local
145	Colac	Murray Street	185		Austral Hotel	Recreation - 9.4	Local
146	Colac	Murray Street	224		Chevrolet Salerooms	Building Towns - 5.1	Local
147	Colac	Muray Street	243-253		Shops	Building Towns - 5.1	Local
148	Colac	Muray Street	266-68		Coles Showrooms & Factory	Developing Secondary Industries - 5.3	Local
149	Colac	Murray Street	413		High School	Schools - 8.2.1	State
150	Colac	Murray Street East	2		Prince of Wales Hotel	Roads & Routes - 4.4	Local
151	Colac	Pollock Street	19		Second Presbyterian Manse	Religious Instit. - 9.1; Building Towns - 5.2	Local
152	Colac	Pollock Street	21		First Presbyterian Manse	Religious Instit. - 9.1; Building Towns - 5.2	Local
153	Colac	Princess Highway	5855		Yeowarra	Improving Homes - 3.5.1	Local
154	Colac	Queen Street	40		Police Lock-up	Law & Order - 8.2.5	Local
155	Colac	Queen Street	49		Maternal & Child Health Centre	Formation of Local Government - 8.1	Local
156	Colac	Queen Street	63-67		Drill Hall	Law & Order - 8.2.5	Local
157	Colac	Skene Street	15		Wesleyan Church & Hall	Religious Institutions - 9.1	Local
158	Colac	Skene Street	26		Firestation	Supplying Services - 5.2; Fire & Flood - 6.2	Local
159	Colac	Stodart Street	3		Balnagowan	Improving Homes - 3.5.1; Hospitals - 8.2.2	Local

Colac Otway Heritage Study ~ Summary Recommendations

160	Colac	Wallace Street	26-34		Mooringarara	Building Towns - 5.1	Local
161	Colac	Wallace Street	81		Wesleyan Methodist Parsonage	Religious Institutions - 9.1	Local
162	Colac	Wilson Street	131		Colac Dairy Company Complex	Developing Secondary Industries - 5.3	Local
163	Colac West	Rossmoyne Road	20		Onion Factory	Farming - 3.6; Secondary Industries - 5.3	Local
164	Coragulac	Corangamite Lake Road	725		Good Samaritan Convent	Schools - 8.2.1	Local
165	Coragulac	Corangamite Lake Road	725		St Brendan's Catholic Church & Bell Tower	Religious Institutions - 9.1	Local
166	Cororooke	Corangamite Lake Road	520		St David's Church & Hall	Religious Institutions - 9.1	Local
167	Cororooke	Cororooke Road	546		Shop	Building Towns - 5.2	Local
168	Cororooke	Factory Road	15		Dairy factory	Developing Secondary Industries - 5.3	Local
169	Cressy	Hall Street	5		Frenchman's Inn	Roads & Routes - 4.4	Local
170	Cressy	Lyons Street	1		St Andrew's Church & Hall	Religious Institutions - 9.1	Local
171	Cressy	Lyons Street	7		Police lock-up	Law & Order - 8.2.5	Local
172	Cressy	New Station Street	19		Water tower	Supplying Services - 5.2	Local
~~173~~	~~Cressy~~	~~Tennant Street~~	~~5~~	~~Withdrawn~~	~~Dalgety Saleyards~~	~~Developing Secondary Industries - 5.3~~	~~Local~~
174	Cressy	Yarima Rd/New Station/Lyons Sts			Avenue of Honour	Memorials & Monuments - 9.3	Local
175	Cressy	Yarima Road	17		Primary School #731	Schools - 8.2.1	Local
176	Cundare	Corangamite Lake Road	3815		Watch Hill	Improving Home - 3.5.1	N/a
177	Cundare	Corangamite Lake Road	3840		Bluestone Cottage	Closer Settlement (3.1)	Local
178	Dreeite	Beeac Dreeite Road	1840		Tennis pavilion	Recreation - 9.4	Local
179	Dreite	Beeac-Dreite Road	575		Stockyard & Watertank Base	Fences & Boundaries - 3.5.2	Local
180	Dreeite	Corangamite Lake Road	1890		House	Soldier Settlement - 3.2.3	Local
181	Dreeite	Corangamite Lake Road	1995		Dreeite Estate Dining Hall & Watertank	Developing Primary Industries - 3.4	Local
182	Dreeite	Iletts Road			Dry Stone Rabbit Wall	ts-Rabbits -6.1; Fences & Boundaries -3.5.2	Local
183	Dreeite	Iletts Road	60	GR 7247507683700	Consumption Cairn	ts-Rabbits -6.1; Fences & Boundaries -3.5.2	Local
~~184~~	~~Dreeite~~	~~Iletts Road~~	~~10~~	~~GR 724980768220~~	~~Cattle yard (dry stone)~~ ~~Withdrawn~~	~~Farming - 3.6~~	~~Local~~
185	Dreeite	Iletts Road	100		House	Settlement by Selection - 3.2.2	Local
186	Dreeite	Lawlors Road		GR715890767290	Galloway Dyke	Fences & Boundaries - 3.5.2	Local
187	Dreeite South	South Dreeite Road	545		St Andrews Uniting	Religious Institutions - 9.1	Local
188	Eliminyt	Harris Street	85		House	Building Towns - 5.1	Local
189	Eurack	Eurack Road			Avenue of Honour	Memorials & Monuments - 9.3	State
190	Eurack	Eurack Road	1000		Marandoo	Settlement by Selection - 3.2.2	State
191	Eurack	Mt Hesse Road	585		Eurack	Improving Home - 3.5.1	Local

Colac Otway Heritage Study ~ Summary Recommendations

192	Forrest			GR 73545573220(	Seebeck/Henry tramline	Site Recommended LCC 1997 Report	LCC C100
193	Forrest	Birregurra Forrest Road	2315		Railway bridge remnants	R/ways & R/way Stations-4.3; Forests-7.1	Local
194	Forrest	Grant Street	10		Primary School #2708	Schools - 8.2.1	Local
195	Forrest	Hennigan Crescent	1		House	Exploiting Natural Resources: Forests - 7.1	Local
196	Forrest	Cemetery Road	20		Cemetery	Site Recommended LCC 1997 Report	LCC C370
197	Gellibrand	Colac-Lavers Hill Road	2370		Sawdust Burner	Exploiting Natural Resources: Forests - 7.1	Local
198	Gellibrand	Main Road	13		Railway workers' house	ailways & Stations-4.3; Public Housing-8.2.3	Local
199	Gellibrand	Old Main Road	1		Gellibrand Public Hall	Mechanics Institutes & Public Halls - 8.2.4	Local
200	Gellibrand	Old Main Road	20		Gellibrand Hotel	Recreation - 9.4	Local
201	Gellibrand	Wonga Road	385		Wonga Park Windbreak	Fences & Boundaries - 3.5.2	Local
202	Irrewarra	Irrewarra School Road	20		Teacher's residence (fmr.)	Public Housing - 8.2.3	Local
203	Irrewarra	Irrewarra School Road	85		Irrewarra House Estate	Pastoral Settlement - 3.1; Farming - 3.6	Local
204	Irrewarra	Ryans Road	20		Irrewarra Homestead	Squatters & Pastoral Settlement - 3.1	State
205	Irrewarra	Warrowie Road	205		Farm Complex	Soldier Settlement - 3.2.3	State
206	Irriwillipe	Irrewillipe Road	1920		Bible Christian Church (fmr.)	Religious Institutions - 9.1	Local
207	Johanna	Red Johanna Road	430		House	Settlement by Selection - 3.2.2	Local
208	Kennett River			GR 74057071827¢	Henry's Nettle & Carisbrook sawmills	Site Recommended LCC 1997 Report	LCC B15
209	Kennet River	Great Ocean Road	15		General Store	Recreation - 9.4	Local
210	Kennett River	Grey River Road		GR 74526071709(	Dugout	Site Recommended LCC 1997 Report	LCC C67
211	Larpent	Corangamite Lake Road	155-7		Chilean Wine Palm, The Hill	Squatters & Pastoral Settlement - 3.1	State
212	Lavers Hill			GR 70724671753(	Northern Timber Company sawmill	Site Recommended LCC 1997 Report	LCC C98
213	Lavers Hill	College Drive	10		Lavers Hill P-12 College	Schools - 8.2.1	Local
214	Lavers Hill	Great Ocean Road	53-81		Japanese Flowering Cherry Tree	Building Towns - 5.1	Local
215	Lavers Hill	Melba Gully Road	35		Melba Gully	Site Recommended LCC 1997 Report	LCC B164
216	Ombersley	Mooleric Road	635		Mooleric	oser Settlement-3.1; Improving Homes-3.5.1	State
217	Ombersley	Mooleric Road	715		Turkeith	Improving Homes - 3.5.1	Local
218	Ombersley	Mount Hesse Estate Road	155		Mount Hesse Station	Site Listed Victorian Heritage Register	VHR H1208
219	Ondit	Colac Ballarat Road	960		Gnarwyn	Improving Homes - 3.5.1	Local
220	Ondit	Ondit Warrion Road	10		Ondit Memorial School Ground	Memorials & Monuments-9.3; Schools-8.2.1	Local
221	Ondit	Ondit Warrion Road	340		House	Farming - 3.6	Local
222	Otway State Forest			GR 72553672848?	Hitt No 4 sawmill	Site Recommended LCC 1997 Report	LCC B42
223	Pirron Yallock	Princess Highway	1429		St Joseph's Catholic Church	Religious Institutions - 9.1	Local

224	Pirron Yallock	Princess Highway	1735	Withdrawn	Koala Motel Roadhouse	Tourism - 9.5	State
225	Pirron Yallock	Station Street	2		Pirron Yallock Railway Station	Site Listed Victorian Heritage Register	VHR H1584
226	Separation Creek	Great Ocean Road		GR 754040722550	Godfrey Creek graves,	Site Recommended LCC 1997 Report	LCC C65
227	Separation Creek	Stanway Drive		Withdrawn	Stanway/Harrington Cairn	Memorials & Monuments - 9.3	Local
228	Skenes Creek	Great Ocean Road	5640		House	Settlement by Selection - 3.2.2	Local
229	Swan Marsh	Swan Marsh Road	280		Cora Lea Cheese Factory	Developing Secondary Industries - 5.3	Local
230	Swan Marsh	Swan Marsh Road		GR 707856749905	Colac Diarying Co. factory	Developing Secondary Industries - 5.3	Local
231	Tanybryn			GR 735310718318	Sharp's No. 1 & No. 3 sawmills	Site Recommended LCC 1997 Report	LCC B29
232	Tanybryn			GR 733775717100	Sharp No 2 sawmill	Site Recommended LCC 1997 Report	LCC B48
233	Warncoort	Princess Highway	5755		Kirrewur	Settlement by Selection - 3.2.2	Local
234	Warncoort	Roseneath Road	50		Tarndwarncoort Homestead	Site Listed Victorian Heritage Register	VHR H281
235	Warrion	Coragulac Beeac Road	603		Uniting Church & hall	Religious Institutions - 9.1	Local
236	Warrion	Coragulac Beeac Road	633		Public Hall	Mechanics Institutes & Public Halls - 8.2.4	Local
237	Warrion	Ricarton Road	159		Cattleshed & water tank	Developing Primary Industries - 3.4	Local
238	Weering	Barpinba Road	350		House (ruin)	Squatters & Pastoral Settlement - 3.1	Local
239	Weering	Porneet Road	280		Weering	Improving Home - 3.5.1	Local
240	Weering	Weering School Road	340		Weering School	Schools - 8.2.1	Local
241	Wongarra	Sunnyside Road	65		Wongarra Heights	Tourism - 9.5	Local
242	Wye River			GR 749037716510	Armistead's sawmill	Site Recommended LCC 1997 Report	LCC C68
243	Wye River	Great Ocean Road			War Memorial Cairn	Memorials & Monuments - 9.3	Local
244	Wye River	Great Ocean Road	19		Wye River Hotel	Tourism - 9.5	Local
245	Wyelangata			GR 716835716760	Knott No.1 Sawmill	Site Recommended LCC 1997 Report	LCC B40
246	Wyelangta			GR 715289723760	Marchbank Sawmill	Site Recommended LCC 1997 Report	LCC A8
247	Wyelangta			GR 715203715520	Knott's No. 3 Sawmill	Site Listed Victorian Heritage Register	VHR H1818
248	Yeo	Colac Forrest Road		GR 728651752754	Hugh Murray Memorial Cairn & Plaque	Memorials & Monuments - 9.3	Local
249	Yeo	Colac Forrest Road	70	Withdrawn	Barongarook House	Squatters & Pastoral Settlement - 3.1	Local
250	Yeodene	Yeodene Birregurra Road	130		Yeodene Public Hall	Mechanics Institutes & Public Halls - 8.2.4	Local
251	Yuulong	Great Ocean Road	5655		Yuulong Public hall	Mechanics Institutes & Public Halls - 8.2.4	Local
252					Birregurra-Forrest railway line	Site Recommended LCC 1997 Report	LCC C397
253					Colac-Beech Forest-Crowes railway line	Site Recommended LCC 1997 Report	LCC C400

Colac Otway Heritage Study ~ Summary Recommendations

300	Apollo Bay	Great Ocean Road	Withdrawn	Apollo Bay Precinct	Building Towns - 5.1	Local
301	Apollo Bay	Point Bunbury		Pier Precinct	Exploiting Natural Resources-Fishing - 7.2	Local
302	Barwon Downs	Callahan Lane	Withdrawn	Barwon Downs Timber Precinct	Exploiting Natural Resources-Forests - 7.1	Local
303	Beeac	Colac-Ballarat Road		Beeac Commercial Precinct	Building Towns - 5.1	Local
304	Beech Forrest	Old Main Street		Beech Forest Main Street Precinct	Exploiting Natural Resources-Forests - 7.1	Local
305	Birregurra	Main Street		Birregurra Main Street Precinct	Building Towns - 5.1	Local
306	Birregurra	Jenner, Hopkins Sts		Birregurra Church Precinct	Religious Institutions - 9.1	Local
307	Colac	Murray Street		Murray Street Precinct	Building Towns - 5.1	Local
308	Colac	Queen/Selwood/Jonstone/Churchill		Colac Estate Housing Precinct	G'ning/Administering-Public Housing-8.2.3	Local
309	Colac	Moore/Sinclair/Stoddart/Donaldson		Moore & Sinclair Housing Precinct	G'ning/Administering-Public Housing-8.2.3	Local
310	Colac	Queens Avenue		Queens Avenue Residential Precinct	Building Towns - 5.1	Local
311	Colac	Fyans/Queen/Manifold/Gellibrand		Residential Precinct	Building Towns - 5.1	Local
312	Colac	Murray Street		Memorial Square Precinct	Memorials & Monuments - 9.3	Local
313	Colac	Grant Street		Grant Street Precinct	Building Towns - 5.1	Local
314	Coragulac	Main & Warrion Roads		Coragulac Church Precinct	Religious Institutions - 9.1	Local
315	Cororooke	Factory Road		Factory Houses Precinct	Developing Secondary Industries - 5.3	Local
316	Cressy	Duverney Street		Duverney Street Precinct	Building Towns - 5.1	Local
317	Elliminyt	Harris Street		Harris Street Precinct	Building Towns - 5.1	Local
318	Forrest	Station Street		Station Street Precinct	R/ways&R/way Stations - 4.3; Forests - 7.1	Local