

Place name Precinct - Sale The Netherlands Rural Area

Survey Date: 4/07/2004

Other name

Id: 886

Street Stephenson Steet

Last Update 4/10/2004

Locality Sale

Postcode

Official Locality

Property No HO131

Local Government Area Wellington Shire

Property Info

Precinct: Precinct - Sale The Netherlands Rural Are

Easting

Northing

Map

Workshop number

Workshop votes

Field survey number

Community priority

Designer NA

Builder

Ownership

Built Date NA

Change Date

Description The Netherlands Rural Area precinct extends along Flooding Creek to the south of the Sale township. It is centred around Stephenson Street and Flooding Creek, with some properties within the precinct fronting the South Gippsland Highway, Johns Street, Maxfields Lane and Lacey Street.

There are a number of cottages and larger farm houses within the area, all sited on small rural allotments. The cottages are predominately simple in form, with a gable roof and external chimney. The larger houses are more diverse in form and style, at least one appearing to have started as a simple cottage. Each of the significant and contributory places is described separately in the Study. All appear nineteenth century, and the predominant building material is timber.

There are two bridges crossing the creek. One is an old timber foot bridge, said to have been used for stock crossing. The other is the timber trestle bridge on Maxfields Lane, possibly built by the Government as part of the Village Settlement scheme.

The Creek winds through the landscape, close to many of the houses which are built right on its banks. It is a flat landscape, with relatively few trees, reflecting its evolution from a swamp to farmland over the last one hundred years.

Condition

Integrity

Buildings
Landscape

History

Farming settlement of the swampy lands to the south of the Sale township dates from the 1870s when some allotments were surveyed and sold on both sides of the creek. By this time the Powder Magazine had probably already been built on a looping bend of the creek. The extent of development that followed the 1870s land sales is not known.

In 1893, in response to the severe economic depression that followed the booming 1880s, the Victorian Government passed legislation forming village settlements in many parts of the State (1). The Settlement on Lands Act 1893 provided allotments of 1 to 20 acres which could be applied for by those suffering hardship, including locals (2). Large parts of the Sale Common to the south and west of the township were subdivided into allotments ranging from 1 to 6 acres. Some of these allotments, perhaps those to the west, were intended for farming not for housing, and house sites on higher ground were provided in Topping, Ross and Carter Streets, the former Government Paddock. But in the area to the south of Sale, houses were built, many being small cottages.

An old timber foot bridge, located near the Powder Magazine, is to have been used for stock crossing (3). A timber trestle bridge on Maxfields Lane was possibly built by the Government as part of the Village Settlement scheme. Such bridges were certainly built during the later Closer Settlement schemes; this could be researched.

This precinct demonstrates its evolution from swampy land to a farming landscape, and retains examples of the houses built by those who settled the area during the later parts of the nineteenth century. Relatively little change

appears to have occurred during this century.

Sources

- (1) Dingle, T., 'Settling', 1984, p. 124.
- (2) Information from Peter Synan.
- (3) Information from Norman Medew.

Heritage Protections	Register	Reference	Zoning	Status
	Planning Scheme	x		Recommended

National Estate

Research Required

Recommendations

Fieldwork priority?

Stage 1 Ranking Assessed: Sale Heritage Stu **Stage 2 priority** Planning Scheme: Precinct

Final Ranking Local significance **Final Recommendation** Amendment C26

Statement of significance The Netherlands Rural Area is of local historic significance to Wellington Shire as the key area containing evidence of the processes of rural settlement of the swampy land to the south of Sale, including the 1890s Village Settlement Scheme. It represents an important phase in the history and development of Sale township. (RNE criteria A.4 & D.2)

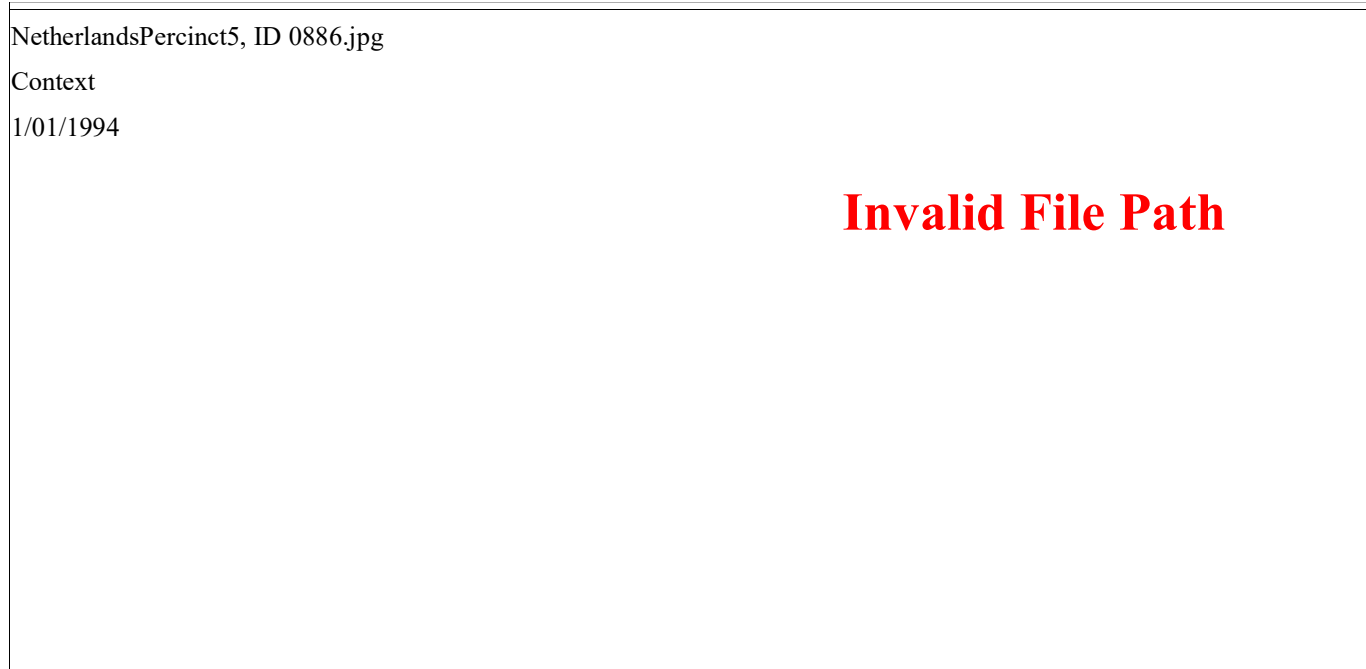
Extent of designation

Informant

Notes

Follow up

Bibliography Context Pty Ltd, (1994), Sale Heritage Study
Context Pty Ltd, (2004), Wellington Heritage Study Stage 1: Sale Review



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Judy Powell

2/08/2006

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Jason Pullman

3/08/2006

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Context

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