Locality:	**MAFFRA**
Place address:	**APEX PARK, MCMAHON DRIVE**
Citation date	2016
Place type (when built):	Factory office, weighbridge
Recommended heritage protection:	Local government level Local Planning Scheme: Yes Vic Heritage Register: No Heritage Inventory (Archaeological): No

Place name: **Beet Sugar Factory Office (former) and Weighbridge**

Architectural Style:	Federation Free Classical
Designer / Architect:	Not known
Construction Date:	c1897

Statement of Significance

This statement of significance is based on the history, description and comparative analysis in this citation. The Criteria A-H is the Heritage Council Criteria for assessing cultural heritage significance (HERCON). Level of Significance, Local, State, National, is in accordance with the level of Government legislation.

What is significant?

The former Beet Sugar Factory office and Weighbridge at Apex Park on McMahon Drive, Maffra, are significant. The original form, materials and detailing of both elements as constructed c1897 are significant. The foundation stone and flagpole located in front of the weigh bridge are significant.

Later outbuildings and additions and alterations to the building are not significant, including the modern additions to the rear (south-west) of the office. The very large modern shed to the rear of the former office is not significant.

How is it significant?

The former Beet Sugar Factory office and Weighbridge is locally significant or its historical, social, aesthetic and scientific values to the Shire of Wellington.

Why is it significant?

The former Beet Sugar Factory office and Weighbridge **is historically significant at a local level** as one of the few physical remnants of the beet sugar industry in Maffra and the Maffra Beet Sugar Factory, which was the only beet sugar factory to operate in the southern hemisphere. From 1897 the new venture of beet growing had begun in Maffra, which had a lasting effect on the town's economy. The Maffra Sugar Company was formed by local landowners in 1896, and a factory built near the railway station, opening in 1898. It commenced manufacturing sugar from sugar beet, however, the factory was closed in 1899 after its second season, to be reopened again by the Department of Agriculture in 1910. In the early twentieth century, the growing of beet sugar became important. To stimulate beet production, further government investment was expended on buying part of the Boisdale Estate and subdividing it into small closer settlement allotments where farmers were required to grow 10 acres of beet. However, with the rise of the local dairying industry, shortage of labour, high wage demands and increasing food prices, the beet industry declined and the factory closed in 1948. The main factory building was demolished in 1964. In 1975 the factory office was donated to the Maffra & District Historical Society and was relocated to its current site, along with the operable weighbridge and adjacent flagpole. The only remnants of the Maffra Beet Sugar Factory are the large 1922 brick sugar store on the original site and the factory's office and weighbridge.

The former Beet Sugar Factory office and Weighbridge **is socially significant at a local level** for the community effort in saving the building, weighbridge and early flagpole, relocating them, and maintaining them, as well as providing a community facility as a historical society and museum to present day. (Criterion G)

The former Beet Sugar Factory office **is aesthetically significant at a local level** as a representative example of the Federation Free Classical architectural style, usually used for domestic buildings, but here it is used on a commercial purpose-designed goods-receiving weighbridge office, creating a unique design. The interior of the c1897 office building retains the timber lined ceiling, walls and floor, and the original fireplace. (Criterion E)

The former Beet Sugar weighbridge **is scientifically (technically) significant at a local level** as a cast iron heavy duty weighing instrument, German built during the Federation period. It is a 'Full Capacity Proportional Steelyard Weighbridge with a Boemer weighbridge mechanism that has a capacity of 10,000kgs. The maker was noted as 'Gebr Boemer. Magdeburg. Nevst.' which appears to

note a location in Germany. It is suggested that it is an operating weighbridge; this and its German make is believed to be rare in Victoria, however, this requires further research. (Criterion F)

Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the boundaries as shown on the map.

External Paint Controls	Yes
Internal Alteration Controls	Yes, c1897 building only
Tree Controls	No
Outbuildings or fences which are not exempt under Clause 43.01-3	Yes, weighbridge
Prohibited Uses May Be Permitted	No
Incorporated Plan	No
Aboriginal Heritage Place	Not assessed

Map of recommended boundary for Heritage Overlay

KEY

Recommended for Heritage Overlay

Title boundary

Beet Sugar Factory Office (former) and weighbridge
McMahon Dve, Maffra

Project: Wellington Shire Stage 2 Heritage Study
Client: Wellington Shire Council
Author: Heritage Intelligence Pty Ltd
Date: 12/2/16

History

Locality history

The first Europeans known to have reached this part of Gippsland was Angus McMillan and his party in January 1840, when they reached the Macalister River, downstream from the current town of Maffra. In 1842, New South Wales squatter Lachlan Macalister established the Boisdale Run in the region. Macalister may have named a sheep fold on the run 'Maffra' after one of Macalister's properties in New South Wales (which was named after a town in Portugal). In 1845, 640 acres of the Boisdale Run was designated as a Native Police Reserve, located in what was referred to as 'Green Hills' at the time. These 640 acres would become the site of the Maffra township (MDHS web).

With the discovery of gold in the hills to the north-west, travellers would cross the Macalister River in Green Hills. In 1862 Job Dan built a punt across the Macalister River at this point and the following year, in 1863, the Avon Roads Board surveyed a town at the crossing, which was named Maffra after Macalister's sheep fold. The town of Maffra was gazetted in 1864 (MDHS web). By 1866 the town had two hotels, a bakery, butchers, post office, blacksmith, two stores and a bridge (MDHS web; Fletcher & Kennett 2005:68). Avon District Roads Board was formed in 1864 and proclaimed a Shire in 1865, with Stratford serving as the administrative centre (Context 2005:38). The first selectors in the area grew wheat, oats and barley, but with the improvements in transport, selectors changed their focus to the beet growing and dairying (Fletcher & Kennett 2005:68).

The town's population grew from the late 1860s, with the establishment of churches, a school, and the national bank, with further commercial growth from the 1870s. Soon the town comprised a new hotel, more substantial churches replacing the earlier timber buildings, a newspaper, post office, two cheese factories and a flour mill (MDHS web; Fletcher & Kennett 2005:68-9). By the 1870s, Maffra and the surrounding district had prospered and councillors exerted pressure to move the seat of government to Maffra. This was achieved briefly from 1873 to 1874, before Maffra formed its own Shire in 1875. A courthouse and the railway station opened in Maffra in 1887; the latter ended the region's isolation, significantly shortening the travel time to Melbourne. It also stimulated industries, with cattle and dairy products sent to the Melbourne markets from Maffra (Context 2005:38, 29).

By 1903, Maffra had a National, Commercial and Victoria Bank, along with the Metropolitan, Maffra and Macalister hotels. The town also comprised State School No. 861, the Shire hall, a courthouse and Mechanics Institute at this date. While the four churches built by this date were the Anglican, Presbyterian, Wesleyan and Catholic. Maffra had become a 'great centre of the Gippsland cattle trade' in the northern part of the Shire, with cattleyards operated by three auction firms. In 1903, the beet sugar industry was 'being experimented with by the State Government' (*Australian handbook* 1903).

From 1897 the new venture of beet growing had begun in Maffra, which had a lasting effect on the town's economy. Standing on the outskirts of Maffra near the railway station are the remains of the Maffra sugar beet factory, the only beet sugar factory to operate in the southern hemisphere. The Maffra Sugar Company was formed by local landowners in 1896, and a factory built near the railway station, opening in 1898, the same date as the Commercial Bank was opened. It commenced manufacturing sugar from sugar beet, a root crop grown in temperate climates. However, the factory was closed in 1899 after its second season, to be reopened again by the Department of Agriculture in 1910. In the early twentieth century, the growing of beet sugar became important. To stimulate beet production, further government investment was expended on buying part of the Boisdale Estate and subdividing it into small closer settlement allotments where farmers were required to grow 10 acres of beet. However, with the rise of the local dairying industry, shortage of labour, high wage demands and increasing food prices, the beet industry declined and the factory closed in 1948. Still standing on the factory site is the large brick sugar store designed by Maffra architect Steve Ashton in 1922. The

factory's office and weigh station have been moved to Apex Park and are now the home of the Maffra Sugar Beet Museum (Context 2005:13-14).

The Maffra Sale area grew to become a major cheese-producing region in Victoria, with private operators and companies operating in the region. Subdivision of large estates in the Maffra Sale area also increased dairy production. The private subdivision of the Boisdale Estate in the 1890s inevitably created dairy farms, while the government closer settlement and soldier settlement schemes further increased the number of dairy farms. A series of milk factories were built near the railway station in Maffra, including Nestles, the Commonwealth Milk Factory and the Maffco Factory. Of particular note is the Commonwealth Milk Factory designed by Steve Ashton and completed in 1922 (Context 2005:12). After a series of takeovers, in 2015 there is now one large factory in Maffra, Murray Goublurn (Fletcher & Kennett 2005:68).

In the twentieth century, the town of Maffra was firmly established as the administrative, commercial and social centre of an agricultural and pastoral district. Dairying was widespread in the shire, facilitated by water for irrigation supplied from Glenmaggie Reservoir on the Macalister River. In 1994, Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and Maffra, the former City of Sale, most of the former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire (Context 2005:39).

Thematic context

This place is associated with the following themes from the *Wellington Shire Thematic History* (2005):

3. Developing Primary Production

- 3.3 Crops; Sugar Beet

Maffra Beet Sugar Industry

The process of extracting sugar from beets began in France c1800. During the early period, the beet contained about 4% sugar and was extracted via crude methods that yielded only 10 pounds of sugar per ton of beets (Hitchins 2014). The Maffra Beet Sugar Company was formed by local landowners in 1896 with considerable government investment (Context 2005:13). The Maffra Beet Sugar Factory opened in 1898, but closed after two unsuccessful seasons in 1899. It re-opened under the ownership of the Victorian Government in 1910 and operated until its closure in 1948 (Hitchins 2014). Apart from a short-lived beet sugar factory in Melbourne in the 1800s, it was the only Beet Sugar Factory in the southern hemisphere (MDHS; context 2005:13).

In 1911, the general manager of the Maffra Beet Sugar Factory, Mr G. S. Dyer, reported at a meeting that the average percentage of sugar was now 15% and Dyer saw no reason why this could not raise to 30%, increasing the prospects of the beet grower above cane growers. However, the production increase did not eventuate, as a result of a number of factors including poor seasons and the government support of the sugar cane industry in Queensland, and the beet sugar industry declined in Australia by the 1960s (Hitchins 2014).

Place history

Following the formation of the Maffra Beet Sugar Company in 1896, the government supported factory was constructed near the railway station, west of Sale Road and south of Railway Place. The Beet Sugar Factory buildings were constructed c1897 by builders Waring & Rowden from Melbourne, for 9,392 pounds (Hitchins 2014).

The foundation stone (relocated to the current site of the office and weighbridge) has the inscription: 'Maffra Beet Sugar Company Limited Memorial Stone, laid by Mrs A. M. Foster on 19th June 1897. Directors Allan McLean M.L.A. Chairman, A. M. Foster, F. H. Forrest, C. G. Glassford, F. Horstman, J.

Mills, J. McDonald. J. W. Allane Treasurers Representative. J. Salatnay C. E. Enginneer, Fred C. Barley Secretary. Waring & Rowden builders.'

The Brunswick Machinery Company of Germany, supplied the sugar manufacturing machinery, the weighbridge, lights and all connections and fittings, for just over 32,700 pounds (Hitchins 2014). The weighbridge is a 'Full Capacity Proportional Steelyard Weighbridge with a Boemer weighbridge mechanism that has a capacity of 10,000kgs. The maker was noted as 'Gebr Boemer. Magdeburg. Nevst.' which appears to be a location in Germany (MDHS).

The factory office, built c1897, served as the office for the manager, the office staff, and had a strong room. The weighbridge was originally located in front of the office, used to determine the quantity of beet delivered to the factory by local farmers. The factory opened in 1898 (MDHS).

Early photos showed the factory office in its original context (Figure H1). The office was built near Sale Road (east of the remaining brick store building), facing Railway Place. Other early photos showed office's facade and elevation to the right. What is probably the earliest photo showed the facade of the office, with the parapet reading '1896, Maffra Beet Sugar Company Limited' (Figure H2). The hipped roof was clad in corrugated iron, with a brick chimney to the left of the facade. A flagpole stood at the peak of the parapet and below was a three part window (remains in 2015). To the left was the small hipped roof section of the office, with the entrance and three part window. The entrance had simple timber brackets (remain in 2015) and a sign above that read 'office' (since removed).

Other early photos showed the office, behind people and carts of beets, however, the weighbridge was not apparent in front of the building in this photo (Figures H3 & H4). In these photos the parapet read '1896, Maffra Beet Sugar Factory'. The sign 'office' had been removed from above the entrance (or not yet added, depending on the date of these photos, which could not be confirmed). Timber brackets were located at the cornice, below the parapet (remain in 2015). A wide corbelled-brick chimney was located on the right section of the building. The right hand side of the building comprised a skillion-roofed verandah (since removed) covering an entrance door and window.

Dry summers affected the first two annual crops and resulted in a lack of supply of beets. Inefficient factory operations also contributed to low extraction of sugar, which was less than half the potential production. As a result, the factory closed in 1899 and the Victorian Government assumed ownership (Hitchins 2014).

In 1910, the factory reopened under the Department of Agriculture, after expert advice was sought (Context 2005:13-14). The factory became an asset to Maffra, despite the industry facing a number of setbacks. In 1917, the factory made its first profit due to the worldwide shortage of sugar during World War I and banning of sugar imports into Australia (Hitchins 2014). But the lack of supply of beets remained an issue. To stimulate beet production, further government investment was expended on buying part of Foster's Boisdale Estate and subdividing it into small closer settlement allotments where farmers were to grow 10 acres of beet as a condition of lease/purchase. But this measure did not increase the supply of beets. A major problem throughout its history was insufficient rainfall and as a result, the Glenmaggie Weir was constructed (1919) by the State Rivers and Water Supply Commission to irrigate the district. However, the irrigation scheme stimulated the dairy industry (Hitchins 2014; Context 2005:13-14). The factory remained profitable through to World War II, and the plant was remodelled in the 1920s, reaching peak production in the early 1940s (Hitchins 2014).

With the rise of the local dairying industry, shortage of labour, high wage demands and increasing food prices, the beet industry declined and the factory closed in 1948. The machinery was auctioned off in 1953 and the main factory building was demolished in 1964. The factory office was donated to the Maffra & District Historical Society and was relocated to its current site, along with the operable weighbridge, in 1975 (Pearce 1991:31; Hitchins 2014).

In 1978, the former factory office opened as the Maffra Sugar Beet Museum (Hitchins 2014). A photo of the office in its new location on McMahon Street (MDHS) showed the facade and elevation to the left (Figure H5). The parapet was over-painted and a window hood covered the single window to the left of the facade. The elevation to the left showed the timber portion and two skillion-roofed portions, the first of brick, the second of timber. The photos showed that by this date, a small window had been inserted on the right hand side of the facade.

In 2015, the only remnants of the Beet Sugar Factory are the large 1922 brick store on Sale Road and the factory office, (reportedly operating) weighbridge and flagpole, relocated to the Maffra township (Hitchins 2014). In 2015, the parapet of the office building reads '1896, Maffra Beet Sugar Factory'. The building continues to serve as the Maffra Sugar Beet Museum, housing the collection of the Maffra & District Historical Society. To the rear of the building is assorted farm machinery. A large modern shed stands at the rear of the site.

Figure H1. The office in its original context at the factory site, at far left (MDHS, ID. P02179VMFF). The photo dates to pre-1926, when the new brick store building was constructed.

Figure H2. An early photo (date not known) of the office at its original location. The parapet reads 'Maffra Beet Sugar Company Limited' (MDHS, ID. P02172VMFF).

Figure H3. An early photo of the office (date not known), showing the verandah on the elevation to the right (since removed) and chimneys (MDHS, ID. P02174VMFF).

Figure H4. An early photo (date not known) of the office (MDHS, ID. P02176VMFF).

Figure H5. The office after its relocation to its current site (date of photo not known). The parapet was void of a name (MDHS, ID. P02175VMFF).

Sources

Australian handbook (1903), as cited in Victorian Places 'Maffra', <http://www.victorianplaces.com.au/maffra>, accessed Feb 2016.

Context Pty Ltd (2005), *Wellington Shire Heritage Study*, and vol 2: 'Wellington Shire Heritage Study Thematic Environmental History', prepared for Wellington Shire Council.

Fletcher, Meredith & Linda Kennett (2005), Wellington Landscapes, *History and Heritage in a Gippsland Shire*, Maffra.

Hitchins, Pauline 'Rise and fall of the local sugar beet industry' as published in *Times-Spectator* 28 February 2014.

Maffra & District Historical Society (MDHS) collection: historical information and photos generously provided by Linda Barraclough, Pauline Hitchins & Carol Kitchenn, provided Nov 2015 & website 'Maffra Township History', <http://www.maffra.net.au/heritage/histown.htm>, accessed 2 Feb 2016.

Pearce, Florence (1991), *The Street Where You Live, Historic Buildings of Maffra*, Boisdale [Vic.].

Description

This section describes the place in 2016. Refer to the Place History for additional important details describing historical changes in the physical fabric.

The former Beet Sugar Factory office (c1897) and weighbridge were originally located on the site of the Maffra Beet Sugar Factory near the railway station, west of Sale Road and south of Railway Place. The building, weighbridge and foundation stone of a factory building were relocated to their current site in 1975. They are now located in Apex Park on the south side of McMahon Drive, at the southern end of Empire Place, to the south of the Maffra township.

Figure D1. The c1897 building is a commercial purpose-designed goods-receiving weighbridge office in the Federation Free Classical. The former office is a single-storey asymmetrical weatherboard building with a hipped roof clad in corrugated iron. Two corbelled red brick chimneys remain on the southern and northern ends of the building (probably reconstructed to their original design following the building's relocation in 1975). A projecting bay at the right of the façade is the dominating element of the façade, with a tall timber parapet. The parapet reads '1896 Maffra Beet Sugar Factory' (replicating an earlier appearance that was removed). The parapet has a flagpole at the peak and is supported below with timber brackets at the cornice. Below is a three part window with a one-over-one double hung sash window flanked by two in narrower proportions. To the left of the projecting bay is a small room with a lower roofline, comprising a three part window of the same design and a recessed entrance. At the left of the façade is a two-over-two double-hung sash window with a windowhood (not known if original). At the far right of the façade is a small timber framed window (does not appear in early photos, existed by c1975). The c1897 office building is in good condition and retains a high level of integrity.

In front of the c1897 building is the contemporary weighbridge, an early flagpole and the foundation stone of what was likely a major Beet Sugar Factory building.

Figure D2. The entrance has a pair of original simple timber brackets. In the recessed portion is a small timber-framed window on the left wall. A pair of paneled doors with bolection moulds has highlights, and sidelights above a timber panel.

Figure D3. The north-west elevation has four-paneled timber door (above ground level) and one-over-one double-hung sash window, which marked an original entrance to the building (a skillion-profile verandah has been removed). The rear (south-west) elevation has two openings which have been in=filled with weatherboard. To the right are a brick addition with a skillion-profile roof (post-1975), followed by a second timber addition (probably post-1975).

A collection of historic agricultural machinery remains to the rear of the building.

Figure D4. The two later additions with a skillion-profile roof are evident on the south-east elevation. The brick addition appears to also form the base of the chimney (built after its relocation in 1975). The original c1897 portion of the weatherboard building retains a two-over-one double-hung sash window.

A very large modern shed is located behind the office.

Figure D5. The weighbridge has been located in front of the office on the current site. Made by the Brunswick Machinery Company of Germany, the weighbridge is reportedly a 'Full Capacity Proportional Steelyard Weighbridge with a Boemer weighbridge mechanism that has a capacity of 10,000kgs. The maker was noted as 'Gebr Boemer. Magdeburg. Nevst.' which appears to be a location in Germany. Evident from above are the timber lengths, in a metal frame at the short ends. The weighbridge is in fair condition (the level of integrity from the original design is not known). It is suggested that it is an 'operating weighbridge'; this and its German make is believed to be rare in Victoria, however, this requires further research.

Figure D6. A foundation stone is located in front of the office and weighbridge. It is a large ashlar bluestone with tooled edges and a smooth front with incised lettering.

Figure D7. View of the interior of the c1897 office building, showing the timber lined ceiling, walls and floor, and the fireplace.

Figure D1. The facade of the former office, comprising the parapet to the projecting bay, and entrance in the section to the left. In front of the office is the original weighbridge, a foundation stone for the Beet Sugar Factory and early flagpole.

Figure D2. The recessed entrance to the office, with its simple timber brackets and the pair of panelled timber doors, with highlights and sidelights.

Figure D3. The north-west elevation with its original timber door and window, with the verandah removed. The rear elevation has two openings that have been in-filled with weatherboard, and two later additions to the rear.

Figure D4. The south-east elevation, showing the two later additions with a skillion-profile roof. The brick section appears to form part of the chimney (reconstructed after its relocation in 1975).

Figure D5. The original weighbridge as evident from above ground.

Figure D6. The large foundation stone in front of the office and weighbridge.

Figure D7. View of interior showing the timber lined ceiling, walls and floor, and the fireplace.

Sources

All photos taken in 2015 by Heritage Intelligence Pty Ltd as part of Wellington Shire Stage 2 Heritage Study.

Comparative analysis

The c1897 Beet Sugar Factory Office (former) is a modest weatherboard building which retains a high degree of integrity and is in very good condition. The significant weighbridge was relocated along with the building to the current site, retaining its physical and historical association.

The building is a representative example of the Federation Free Classical style, which is more commonly seen in domestic buildings of this era, but the plan and form was designed to serve the function of a goods-receiving office, in association with the weighbridge, and this is reflected in the unique external form. There are no other historic commercial buildings of the type in the shire with associated functioning historic weighbridges from Germany.

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant. The guidelines are not intended to be prescriptive and a pragmatic approach will be taken when considering development proposals. Alternative approaches to those specified in the guidelines will be considered where it can be demonstrated that a desirable development outcome can be achieved that does not impact on a place's heritage integrity.

This building is in good condition, however, there are some recommendations below especially relating to sub floor ventilation, down pipe outlets into drainage pits, and some guidelines for future development and heritage enhancement.

1. **Setting** (views, fencing, landscaping, paths, trees, streetscape).
   - 1.1. Retain clear views of the front section and side elevations from along from the street.
   - 1.2. Ensure signs and services such as power poles, bus shelters, signs, etc are located so that they do not impact on the important views.
   - 1.3. New interpretation storyboards, should be placed to the side of the building not in front of it.
   - 1.4. Paving
     - 1.4.1. For Victorian and Federation era historic buildings, the most appropriate paving is pressed granitic sand, however, if hard paving is preferred, asphalt is the most appropriate. Concrete is not recommended but if required should have a surface of sand coloured and size exposed aggregate.
     - 1.4.2. Ensure the concrete does not adhere to the monument itself. Insert 10mm x 10mm grey polyurethane seal over a zipped Ableflex joint filler around the stone plinth, to protect the stone from concrete adhering to it and to allow expansion joint movement and prevent water from seeping below the monument.

2. **Additions And New Structures**
   - 2.1. New structures should be restricted to the rear of the property and concealed behind the heritage fabric when viewed from the Street, as shown on the aerial below.
   - 2.2. However, together with 1.1, appropriately designed and sympathetic extensions could be built to the sides if necessary. E.g. Parts that are in the same view lines as the historic building should be parallel and perpendicular to the existing building, single storey, similar proportions, height, wall colours, rectangular timber framed windows with a vertical axis, but parts not visible in those views could be of any design, colours and materials.
   - 2.3. If an extension is to have a concrete slab floor, ensure it will not reduce the air flow under the

historic masonry building.

2.4. Avoid concrete paths against the walls. Install them 500mm away from the walls and 250mm lower than the ground level inside the building. Fill the gap between the path and the wall with very course gravel to allow moisture to evaporate from the base of the wall.

2.5. New garden beds

2.5.1. These should be a minimum of 500mm from the walls, preferably further, and the ground lowered so that the finished ground level of the garden bed is a minimum of 250mm lower than the ground level which is under the floor, inside the building. Slope the soil and garden bed away from the building, and fill the area between the garden bed and walls, with very coarse gravel up to the finished level of the garden bed. The coarse gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate and it visually alerts gardeners and maintenance staff that the graveled space has a purpose. The reason that garden beds are detrimental to the building, is by a combination of: watering around the base of the wall and the ground level naturally builds up. The ground level rises, due to mulching and leaf litter and root swelling, above a safe level such that it blocks sub floor ventilation, and the wall is difficult to visually monitor on a day to day basis, due to foliage in the way.

3. Accessibility

3.1. Ramps

3.1.1. Removable ramp construction

3.1.1.1. A metal framed ramp which allows air to flow under it, to ensure the subfloor vents of the building are not obstructing good airflow under the floor which will allow the wall structure to evaporate moisture and reduce termite and rot attack to the subfloor structure.

3.1.1.2. Ensure water drains away from the subfloor vents, and walls and any gap between the wall and the ramp remains clear of debris. Insert additional sub floor vents if the ramp has blocked any of them.

3.1.1.3. The hand rails on the ramp should not be a feature, which would detract from the architecture. Plain thin railings painted in the same colour as the walls, so that they blend in, would be appropriate.

3.1.2. Metal banisters are appropriate at the front steps. They are functional and minimalist and they have a minor visual impact on the architecture and therefor they are a suitable design for an accessible addition.

4. Reconstruction and Restorations

If an opportunity arises, consider restoring and reconstructing the following.

4.1. Roofing, spouting and down pipes

4.1.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.

4.1.2. Do not use Zincalume or Colorbond.

4.1.3. Use Ogee profile spouting, and round diameter down pipes.

4.2. Fences

4.2.1. If fences are required, they could be timber paling, unpainted corrugated iron with or without a timber capping, or simple dark coloured metal rods (not pool fencing, Colorbond, or Zincalume). It is preferable to have no fence at all in front of the building as that is more appropriate for its original function as a commercial building.

4.3. Paint and Colours

4.3.1.1. The existing paint colours in 2016 are very appropriate for this building.

5. Care and Maintenance

5.1. Further assistance is available from the Shire's heritage advisor.

5.2. Roofing, spouting and down pipes

5.2.1. Use galvanised corrugated iron roofing, spouting, down pipes and rain heads.

5.2.2. Do not use Zincalume or Colorbond.

5.2.3. Use Ogee profile spouting, and round diameter down pipes.

6. Water Damage & Damp

6.1. Never use modern products on these historic buildings as they will cause expensive damage.

6.2. Do note seal the fabric with modern sealants. Allow the structure to evaporate water from the surface and to expel water that may enter from cracks, corrosion, etc.

6.3. This building appears to have no sub floor ventilation. An easy solution to this is to remove the base boards, cut 50mm off the long side of one of them, and fix them back on the studs with a 50mm gap between them. The gap can be vermin proofed with small chicken wire (or similar product that won't be eaten by vermin but has holes big enough not to get blocked by dust etc) fixed to the inside of the base boards.

6.4. Signs of damp include: lime mortar falling out of the joints, patches with grey cement mortar, or the timber floor failing. It is imperative that the drainage is fixed first. This may involve the lowering of the ground outside so that it is lower than the ground inside under the floor, installation of agricultural drains, running the downpipes into drainage inspection pits instead of straight into the ground. The reason for the pits is that a blocked drain will not be noticed until so much water has seeped in and around the base of the building and damage commenced (which may take weeks or months to be visible), whereas, the pit will immediately fill with water and the problem can be fixed before the floor rots or the timber rots, and the building smells musty.

6.5. Damp would be exacerbated by watering plants near the wall, therefore garden beds and shrubs should be a minimum of 500mm out from the wall.

6.6. Ensure good subfloor ventilation is maintained at all times to reduce the habitat for termites and rot of the subfloor structure.

6.7. Ensure the exterior ground level is 250mm or more, lower than the ground level inside the building under the floor. Good subfloor ventilation works for free, and is therefore very cost effective. Do not rely on fans being inserted under the floor as these are difficult to monitor, they will breakdown as they get clogged with dust, etc, and there are ongoing costs for servicing and electricity.

6.8. Never install a concrete floor inside the historic building as it will, after a year or so, cause long term chronic damp problems.

7. Signage (including new signage and locations and scale of adjacent advertising signage)

7.1. Ensure all signage is designed to fit around the significant architectural design features, not over them.

8. Services

8.1. Ensure new services and conduits, down pipes etc, are not conspicuous. To do this, locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them or enclose them behind a screen the same colour as the building fabric, that provides adequate ventilation around the device. Therefore if a conduit goes up a red brick wall, as is the case on the south façade of the post office, it should be painted red, and when it passes over say, a cream coloured detail, it should be cream.

Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.

The following fact sheets contain practical and easy-to-understand information about the care and preservation of war heritage and memorabilia commonly found in local communities across Victoria. They can be downloaded at <http://www.dpc.vic.gov.au/index.php/veterans/victorian-veterans-virtual-museum/preserving-veterans-heritage/preserving-war-heritage-and-memorabilia>:

- Antique-and-heritage-munitions: Firing weapons, artillery and ammunition
- Avenues-of-honour-and-other-commemorative-plantings
- Donating-war-related-memorabilia
- Finding-the-right-conservator-tradespeople-and-materials
- General-Principles
- Honour-rolls (wooden)
- Medals-and-medallions
- Metal-objects: including swords and edged weapons
- Outdoor-heritage
- Paper-and-books
- Photographs
- Uniforms-costumes-and-textiles
- Useful-resources-and-contacts
- War-Memorials
- Wooden-objects: Cannon, tanks, and other large military objects.

NOTE: The blue shaded area is the preferred location for additions and new development: