

Registration Hearing H8259

**Primary School No. 275
119 School Road, Wandiligong**

Heritage Council Registrations Committee

DECISION OF THE HERITAGE COUNCIL

After considering the Executive Director's recommendation and submissions received, pursuant to Sections 42(1)(a) and 54 of the *Heritage Act 1995*, the Heritage Council has determined to amend item H1638, Primary School No. 275, in the Victorian Heritage Register by including additional land in the registration, specifying certain permit exemptions and modifying the Statement of Cultural Heritage Significance for the place.

**Mr Patrick Doyle (Chair)
Dr Christine Phillips
Mr Garrie Hutchinson**

Decision Date – 15 March 2018

APPEARANCES / SUBMISSIONS

Executive Director, Heritage Victoria ('the Executive Director')

Dr Marina Larsson, Principal – Heritage Assessments and Ms Nicola Stairmand, Heritage Officer (Assessments) of Heritage Victoria appeared and made verbal submissions representing the Executive Director, supporting the Executive Director's recommendation to include additional land in the registration, specify permit exemptions policy and update the Statement of Cultural Heritage Significance to bring it into the current format ('the Recommendation').

Ms Julie Smith, Principal, Primary School No. 275

Ms Julie Smith, Principal of Primary School No. 275, Wandiligong, attended the hearing and made verbal submissions in opposition to the Recommendation, to some extent. Ms Smith was accompanied by Ms Sharon Kneale, School Council Member.

INTRODUCTION / BACKGROUND

The Place

- 1 Primary School No. 275, 119 School Road, Wandiligong ('the Place') was built in 1877 and extended in 1881. It is an asymmetrical brick building with a distinctive square tower, high pitched corrugated iron roof, and encircling verandah. The building is unusually constructed on two levels in response to the sloping site and is located on Lot 1 on Title Plan 837626A.
- 2 The registration of the Place was gazetted in August 1982 under the Register of Government Buildings. That register restricted the gazettal to buildings and did not include land under or surrounding the building. On 23 May 1998 the Register of Government Buildings ceased to apply, and all buildings included on that register were transferred to Victorian Heritage Register ('the Register') pursuant to the *Heritage Act 1995* ('the Act'), but without the inclusion of any government land.
- 3 The Place is included in the Register as a heritage place of architectural and historical significance to the State of Victoria. The Statement of Cultural Heritage Significance for the Place identifies the 1877 school building and 1881 extensions as being of significance in the registration of the Place. No other structures are identified as significant. The following is taken from the Statement of Cultural Heritage Significance ('Statement of Significance') for the Place:

'Why is it significant?'

Wandiligong Primary School is of architectural significance as one of the first school buildings to incorporate verandahs in its design, showing a sensitivity to the Australian climate. It is a highly picturesque design, set unusually on two levels, and incorporates a distinctive square tower. Wandiligong Primary School is of architectural significance as one of the first to include the innovative Tobin tube in an attempt to address the important issue of ventilation in schools. Developed only a few years earlier in England, this was an early adoption of this method, subsequently used widely for a number of years in Victoria. Wandiligong Primary School is of historical significance for its associations with the gold rush period. It is an important remnant in the town, illustrative of the growth that occurred in the region as a result of the Victorian gold rush.'

- 4 The extent of registration for the Place in its current format does not include any associated land (curtilage), nor does the registration include any permit exemptions.

Recommendation of the Executive Director

- 5 On 21 July 2017, the Executive Director recommended that the entry in the Register for the Place (H1638) be amended in accordance with s 54 of the Act through the addition of land defined as all of the place shown hatched on Diagram 1638 encompassing all of Crown Allotments 2003 and 35F Township of Wandiligong. The Recommendation was publicly

advertised for 60 days.

- 6 The Executive Director's stated reasons for the proposed amendments were:

'Primary School No. 275, Wandiligong was first gazetted in 1982 in the Register of Government Buildings. This register only allowed buildings to be registered, not the land on which they were located, or an appropriate curtilage. In 1998, all places in the Register of Government Buildings were transferred to the Victorian Heritage Register, which was established with introduction of the Victorian Heritage Act 1995. No land was able to be registered under the Historic Buildings Act until 1982. Places registered since 1982 include both buildings and land. Early registrations are currently being updated to reflect this change.'

Submission in response to the Recommendation and request for further information

- 7 The Heritage Council of Victoria received two submissions in response to the Recommendation, pursuant to s 38(1) of the Act. One was from Ms Julie Smith, Principal, Wandiligong Primary School. The other was from Ms Sharon Kneale (known as Ms Sharon Barrett at the time of written submission), School Council Member, Wandiligong Primary School. Ms Smith requested that a hearing be held in relation to the Place. In accordance with s 41(6) of the Act, a hearing was required to be held.
- 8 Pursuant to s 41(5) and s 40(2) of the Act, a Heritage Council Registrations Committee ('the Committee') was constituted which invited further written submissions in relation to the Place and the Recommendation. In particular, submissions were invited from the Department of Education and Training, the Victorian School Building Authority, Alpine Shire Council, the National Trust of Australia (Victoria), Ms Smith, Ms Kneale, and the Executive Director. A hearing was scheduled for 16 November 2017.
- 9 The Committee received written submissions pursuant to s 40(2) of the Act from the Executive Director and Ms Smith only.

PRELIMINARY, PROCEDURAL AND OTHER MATTERS

Request for adjournment

- 10 On 19 October 2017, Ms Smith wrote to the Heritage Council requesting that the hearing be adjourned for a minimum period of five weeks, owing to constraints on her availability over November 2017.
- 11 The Committee sought comment from the other party to the hearing, the Executive Director, regarding Ms Smith's request for an adjournment. The Executive Director did not object to Ms Smith's request, and the Committee resolved to reschedule the hearing for 9 February 2018 ('the

hearing’).

- 12 Ms Smith and the Executive Director were formally notified by email and written letter of the adjourned hearing date on 17 November 2017.

Site inspection

- 13 On 9 February 2018 the Committee undertook a site inspection of the Place accompanied by the Heritage Council Executive Officer and the Heritage Council Hearings Coordinator, in addition to Ms Smith and Ms Kneale who provided access to the Place. No submissions were sought or received by the Committee at the time of the site inspection.

Operation of transitional provisions of the Heritage Act 2017 (‘the New Act’)

- 14 The Committee noted the repeal of the Act, and the commencement of the New Act. The Committee noted that the Recommendation appears to fall within the scope of transitional provisions set out at s 265(1) and (2) of the New Act. Submissions were invited and no party disagreed. The Committee has therefore proceeded on the basis that, despite the repeal of the Act, the Act continues to apply to this Recommendation, and the Heritage Council’s associated hearing and determination, as if the Act had not been repealed.

New material

- 15 On 17 November 2017 hearing parties were advised by written letter of revised deadlines by which submissions and submissions in reply must be received by the Heritage Council, being 12 January 2018 and 2 February 2018 respectively.
- 16 No submission was received by the Heritage Council from Ms Smith until 5 February 2018, rendering her submission more than three weeks late. As a result, no written submissions in reply were able to be made or circulated in advance of the hearing itself, as is usual practice.
- 17 At the hearing, the Committee gave the Executive Director an opportunity to comment as to whether Ms Smith’s late submission ought to be admitted for consideration. The Executive Director did not object, and ultimately the Committee determined to admit Ms Smith’s written submission, having regard to the nature of that submission, and the lack of any objection.
- 18 At the hearing, Ms Smith sought leave from the Committee to introduce visual aids, comprising laminated historical photographs of Primary School No. 275. The Committee invited the Executive Director’s view as to whether this material ought to be admitted for the purpose of the hearing. The Executive Director did not object, and the Committee resolved to admit the new material.

- 19 However, certain other new visual material sought to be introduced by Ms Smith was not admitted.
- 20 Further, additional verbal submissions were sought to be made by Ms Smith in relation to ongoing and proposed changes or developments within the area affected by the Recommendation. These further submissions were not admitted. The question of the burden of additional regulatory compliance was already included in Ms Smith's written submission. To the extent that additional detail was sought to be introduced in relation to particular proposals, such further submissions were not considered necessary for the Committee to consider and determine the questions before it.

Future use of the place

- 21 Submissions made by Ms Smith and Ms Kneale pursuant to s 38(1), and submissions made by Ms Smith pursuant to s 40(2) of the Act, referred to future use and development of the Place, and the regulatory burden of seeking permits from Heritage Victoria, should the Executive Director's recommendation be upheld. However, it is not the role of this Committee to consider any particular future development proposals in relation to the Place; rather it is the Committee's task to consider whether the amendments proposed by the Executive Director are appropriate and necessary pursuant to the Act, including by reference to s 27.

ISSUES

- 22 The following section is not intended to be a complete record of submissions that were made to the Committee. It is a summary of what the Committee considers to be the key issues, followed by an explanation of the position the Committee takes on each issue.
- 23 Any reference to Criteria refers to the 'Heritage Council Criteria for Assessment of Places of Cultural Heritage Significance' (see **Attachment 1**).

Summary of issues raised in relation to extent of registration

- 24 At the outset it is noted that the issues in dispute were reasonably confined. There was no disagreement between the parties in relation to the proposed Statement of Cultural Heritage Significance and permit exemptions. There was agreement as to the primary heritage significance of the main building itself, and that there is no relevant primary heritage value associated with the land the subject of the Recommendation. There was also agreement that it is appropriate, in this case, to increase the physical extent of the existing registration to better protect the heritage values of the Place.
- 25 The only area of disagreement between the parties was the physical extent of the area to be included in the registration pursuant to the Register.

Recommended extent of registration

- 26 As outlined above, the Recommendation was that all the land in Crown Allotments 2003 and 35F Township of Wandiligong be added to the extent of registration for the Place. This describes an area almost square in shape, which appears to have an area of somewhat less than 5000 square metres. This area includes curtilage on all sides of the historic school building. This area extends to School Road to the west, being the street frontage of the school site.
- 27 Although no titles were provided, the Committee was informed that all of the recommended area is within the same ownership (presumably either Crown land or land vested in a Minister or department). The Committee was informed that additional land – not subject of the Recommendation – is comprised in the historic and current school property (being one parcel to the north and another larger parcel to the east).

Submissions of Ms Smith and Ms Kneale

- 28 Ms Smith's main concerns in relation to the substance of the Recommendation related to the inclusion of two areas in the proposed registration, namely the driveway/car park area and surrounds, in the northwest of the site, and the oval (or part of the oval) in the east of the site. These are the main areas of the recommended extent which are relatively 'open', in that they are not encumbered by buildings, trees or gardens.
- 29 In relation to the oval area to the east of the site, Ms Smith submitted that views to this area are largely obscured from the main viewlines, so development in this area is less likely to impact on the heritage significance of the Place.
- 30 Ms Smith gave considerable emphasis to the importance of facilitating the ongoing use of the Place as a school – clearly an important social and cultural institution within the context of the township of Wandiligong. Ms Smith emphasised the need for the Place, like any other working school site, to be subject to ongoing management, maintenance and improvement. Ms Smith submitted that schools must be responsive to changing regulatory requirements, including in terms of occupational health and safety, curriculum requirements and other requirements. Ms Smith expressed concern about the extent to which the recommended extent of registration would increase the regulatory burden, and hinder the ability to effectively and efficiently manage the site as a working school.
- 31 Although Ms Kneale did not make her own submissions as part of the hearing process, her s 38 submission was broadly consistent with the position put by Ms Smith.

Executive Director's submissions in reply

- 32 The Executive Director's rationale for the selection of the recommended area is clearly and succinctly stated in the report of 21 July 2017:

'Any further development of the land which immediately surrounds the school building would have the potential to negatively impact the cultural heritage significance of the registered place.'

- 33 In response to Ms Smith's concerns in relation to imposts associated with the inclusion of a broader area of land in the extent of registration for the Place, the Executive Director's representatives made reference to the permit exemptions that were included as part of the Recommendation, the ability to apply for and obtain additional exemptions pursuant to the Act¹ and, in respect of permit applications, the ability of any public authority (such as the school or associated government department) to rely on s 73(1)(e) of the Act, where the refusal of the application would *'unreasonably detrimentally affect the ability of the public authority to carry out a statutory duty specified in the application'*.²

- 34 It was also noted that Ms Smith and Wandiligong Primary School had successfully applied for a number of permits under the Act. Interestingly, this included a number permits in respect of the land surrounding the building (despite that land not yet having been included in the registration, and therefore on the face of it not subject to regulation pursuant to the Act at that time).

Conclusions in relation to the extent of registration

- 35 The Committee determines that the inclusion of additional land in the registration of the Place is necessary for its conservation and management and agrees with the Executive Director that the recommended extent of registration is apt as curtilage that allows for the improved conservation, management and interpretation of the Place.
- 36 The issue of adding land to a registration, and the extent of any land to be added, is clearly an art, not a science. The question of whether to include additional land, and if so how much land, is a matter that requires an exercise of judgment on a case by case basis.
- 37 In the context of recent or current inclusions in the Register, it is very common for land to be included as curtilage associated with a heritage building.³
- 38 In relation to adding land to places already included in the Register, similar considerations logically apply. Further guidance is provided by s

¹ Also see now *Heritage Act 2017* (Vic) s 92.

² It is noted that s 101(2)(d) of the *Heritage Act 2017* (Vic) is cast in identical terms.

³ The Committee is conscious that places other than 'buildings' are included in the Register. However, we give the example of buildings because it is convenient for the purpose of discussion of the present case.

27 of the Act, which reads as follows:

27. Registration of additional land

- (1) *If the Executive Director considers that—*
- (a) *the cultural heritage significance of a registered place or a place nominated under this Division for inclusion in the Heritage Register would be substantially less if the land or any part of the land which is or has been used in conjunction with the place were developed; or*
 - (b) *land surrounding a registered place or nominated place is important to the protection or conservation of that place or contributes to the understanding of that place—*
- he or she may accept a nomination that that land be added to the Heritage Register as part of that place.*
- (2) *A nomination may be accepted under this section whether or not the land is in the same ownership as the place.⁴*

39 One ‘limiting’ consideration, in s 27(1)(a), is whether the land proposed to be added ‘*is or has been used in conjunction with the place*’. It would therefore not be appropriate to add ‘unrelated’ land to an existing registration simply because that land would preserve a valued viewline to a historic building the subject of that registration. However, in this case it was clear that the land proposed to be added is used, and has historically been used, in conjunction with the relevant historic building.

40 A desire to maintain viewlines to an historic building is an important factor in this case (and no doubt in many other cases), but it is not the only factor. Detrimental heritage impacts may also arise from unregulated development in the proximity of a registered building even if it would not affect significant viewlines from the public or private realm, to the extent that such development might affect the legibility of the place, from a heritage perspective. That is to say, in the context of the present example, residents, visitors, or users of the historic building may find it more difficult to interpret and appreciate the heritage values of the Place if the curtilage of the building is able to be developed without any consideration or assessment of heritage impacts.

⁴ We note in passing that s 32 of the *Heritage Act 2017* (Vic) is cast in very similar terms.

- 41 Returning to s 27(1)(a) of the Act, in some cases it will be appropriate to include all of the land that has historically been used in conjunction with the registered place. The fact that the Executive Director has not pursued such an outcome in this case demonstrates balance and judgement.
- 42 Putting aside the question of whether the relevant land *'is or has been used in conjunction with the place'*, there must also be a degree of convenience, and perhaps also logic, in the extent of registration according with lot or title boundaries (as was recommended in this case). It is not essential that registration extents accord with lot or title boundaries. However, a default position might be to do so in the absence of any good reason to the contrary.
- 43 In terms of the eastern (oval) part of the recommended area, the Committee accepts Ms Smith's submission that this area is less visible than other parts of the site, having regard to the main public approaches to the site. From School Road and School Lane, this oval area is hidden behind the main school building. However, this submission did not persuade the Committee to exclude that area from registration. The Committee makes no finding as to the appropriateness of any possible development in that area. However, the Committee considers that future development in that area warrants consideration and assessment from a heritage perspective, so as to manage future impacts on the heritage values of the Place.
- 44 The argument against including the north-west (driveway/carpark) area was considerably weaker, given its clear visibility from the public realm, and its direct visual relationship to the historic school building when viewed from the public realm.
- 45 The Committee accepts the submissions of Ms Smith that from a heritage perspective the ongoing use of the Place for the purposes of a school is ideal. The Committee also accepts that any school property is likely to require a degree of ongoing management and flexibility, including in terms of land use and potential development. However the Committee is not persuaded that the regulatory burden associated with the increased extent of registration would inhibit the ongoing management and use of the Place for its current (and historic) purpose. The Committee considers that any increased regulatory burden would be the necessary corollary of the increased protection of the heritage values of the Place.

Extent of Heritage Overlay (Schedule 70) in the Alpine Planning Scheme

- 46 The Executive Director noted that the Alpine Planning Scheme applies the Heritage Overlay (Schedule 70), and noted that the physical extent of that Heritage Overlay area does not align with the area currently subject to the registration. It was suggested that some modification of the Heritage Overlay area might be warranted (or desirable), in the event that the Committee did not include the whole of the recommended area with the registration for the Place.

47 Given the Committee's conclusion, it is unnecessary to consider this question further.

Other matters

48 Submissions were made in relation to various other issues which were not directly relevant to the Committee's consideration, or the questions to be decided. We do not attempt to canvass all of the issues that were raised.

49 However, the Committee wishes to respond to Ms Smith's submissions (both written and oral) in relation to Aboriginal heritage. Ms Smith submitted that the land has no particular Aboriginal cultural heritage significance on the basis that there is no Registered Aboriginal Party in respect of this area pursuant to the *Aboriginal Heritage Act 2006*.

50 Having regard to s 5 of the Act, and the nature of the Recommendation in this case, neither the Executive Director nor the Committee sought to consider questions of Aboriginal cultural heritage associated with the Place. However, the Committee wishes to correct the suggestion that the lack of a Registered Aboriginal Party should be construed as an absence of Aboriginal cultural heritage significance. There remain vast areas of Victoria where no Registered Aboriginal Party has yet been approved pursuant to the *Aboriginal Heritage Act 2006*. Clearly, this does not indicate any lack of Aboriginal cultural heritage in relation to those areas.

CONCLUSION

51 The Committee determines to amend the registration of Primary School No. 275 in the Victorian Heritage Register pursuant to ss 54 and 42(1)(a) of the Act in accordance with the Executive Director's recommendation, by:

- a) adding land to the extent of registration for the Place, encompassing all of Crown Allotments 2003 and 35F Township of Wandiligong. The amended extent of registration takes the form detailed and described in **Attachment 2**;
- b) noting that there was no dispute in relation to the proposed permit exemptions, specifying permit exemptions to apply to the Place (**Attachment 3**), identifying works and activities that can be carried out within the registered Place without the need for a permit, pursuant to s 42(4) of the Act;
- c) adopting the amended Statement of Cultural Heritage Significance for the Place (**Attachment 4**).

ATTACHMENT 1

HERITAGE COUNCIL CRITERIA FOR ASSESSMENT OF PLACES OF CULTURAL HERITAGE SIGNIFICANCE

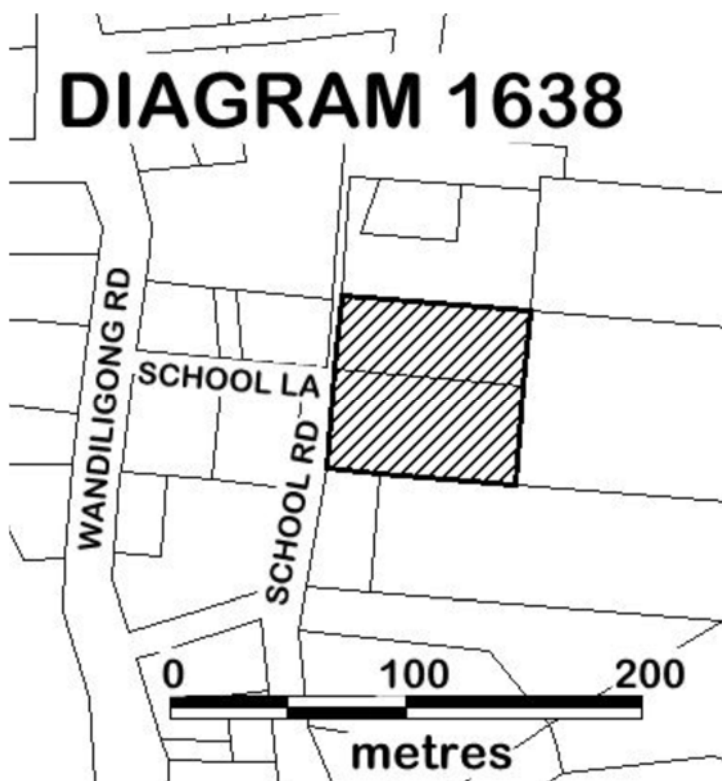
CRITERION A	Importance to the course, or pattern, of Victoria's cultural history
CRITERION B	Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
CRITERION C	Potential to yield information that will contribute to an understanding of Victoria's cultural history.
CRITERION D	Importance in demonstrating the principal characteristics of a class of cultural places or environments.
CRITERION E	Importance in exhibiting particular aesthetic characteristics.
CRITERION F	Importance in demonstrating a high degree of creative or technical achievement at a particular period.
CRITERION G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
CRITERION H	Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

These were adopted by the Heritage Council at its meeting on 7 August 2008, and replace the previous criteria adopted by the Heritage Council on 6 March 1997.

ATTACHMENT 2

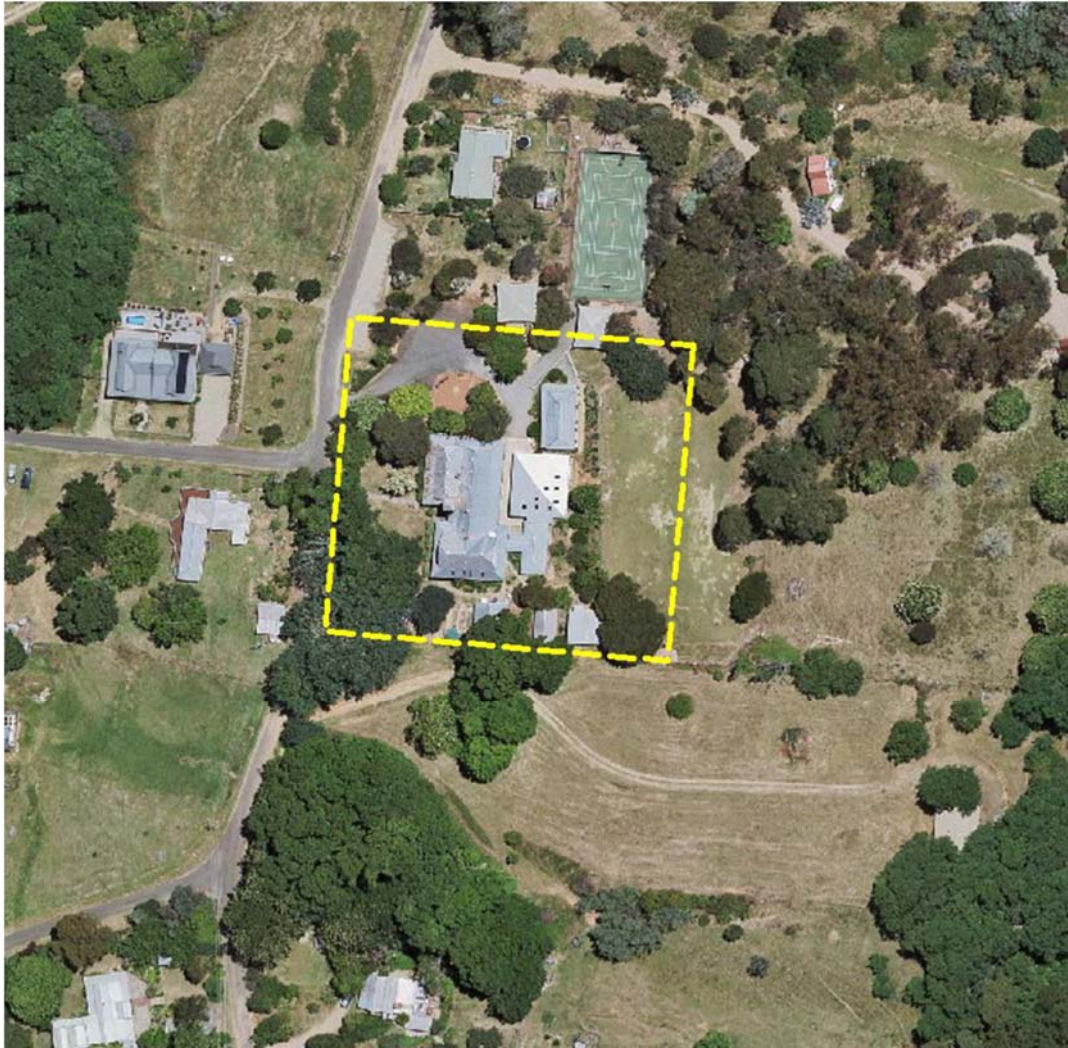
EXTENT OF REGISTRATION

All of the place shown hatched on Diagram 1638 encompassing all of Crown Allotments 2003 and 35F Township of Wandiligong.



The extent of registration consists of two of the four cadastral blocks which comprise the school grounds. It includes the 1877 school building, with 1881 extensions and sufficient land to protect the cultural heritage significance of the place.

AERIAL PHOTO OF THE PLACE SHOWING REGISTRATION



ATTACHMENT 3

PROPOSED PERMIT EXEMPTIONS (UNDER SECTION 42 OF THE HERITAGE ACT)

It should be noted that Permit Exemptions can be granted at the time of registration (under s.42(4) of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.66 of the Heritage Act)

General Condition 1

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Condition 2

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

General Condition 3

All works should ideally be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

General Condition 4

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

General Condition 5

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

SPECIFIC PERMIT EXEMPTIONS

1887/1881 School Building – Exterior

- Minor patching, repair and maintenance which replace like with like.
- Removal of non-original items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc in a manner that does not damage the heritage fabric.
- Installation or removal of non-original external fixtures and fittings such as hot water services and taps in a manner that does not damage the heritage fabric.
- Painting of previously painted surfaces provided that preparation or painting does not remove original paint or decorative schemes.
- Painting of previously painted surfaces provided that preparation or painting does not remove the original paint or other decorative scheme.

1887/1881 School Building – Interior

- Painting of previously painted walls and ceilings provided that preparation or painting does not remove original paint or decorative schemes.
- Installation, removal or replacement of non-original carpets and/or flexible floor coverings.
- Installation, removal or replacement of non-original curtain tracks, rods and blinds.
- Installation, removal or replacement of hooks, nails and other devices for hanging mirrors and art.
- Demolition or removal of non-original stud/partition walls, suspended ceilings or non-original wall linings, doors, windows and screens.
- Removal of introduced door and window furniture including, hinges, locks, knobsets and sash lifts.
- Refurbishment of non-original bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- Installation, removal or replacement of non-original ducted, hydronic or concealed radiant type heating provided that the installation does not damage original skirtings and architraves and that the central plant is concealed, and is done in a manner not detrimental to the cultural heritage significance of the place.
- Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in situ.
- Installation, removal or replacement of bulk insulation in the roof space.

1887/1881 School Building – Maintenance and Security

- General maintenance including the removal of broken glass, the temporary shuttering of windows and covering of holes as long as this work is reversible and does not have a detrimental impact on cultural heritage significance.
- The erection of temporary security fencing, scaffolding or hoardings to prevent unauthorised access or secure public safety which will not have a detrimental effect on the fabric of the place.
- Emergency building stabilisation (including propping) necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk. Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional.

All other Buildings and Structures (including the three buildings on the south side of the site, the building, hard landscaping and tennis court on the north side of the site, and the toilet block and covered play area at the rear of the 1887/1881 building)

- All exterior and interior works including demolition but excluding the construction of new buildings.

Landscape

- The process of gardening, including mowing, pruning, removal and planting of shrubs and trees.
- Disease and weed control.
- Management of possums and vermin.
- Installation, removal or replacement of watering and drainage systems or services provided that there is no detrimental effect on heritage fabric.

ATTACHMENT 4

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

WHAT IS SIGNIFICANT?

Primary School No. 275, Wandiligong including the 1877 school building and the 1881 additions. All other buildings, structures and hard landscaping are not of significance.

History Summary

Primary School No. 275, Wandiligong opened in 1877, and was designed by Henry R. Bastow, chief architect for the Education Department. Wandiligong was established during the 1850s gold rush, when the development of mines in the areas resulted in a stable community. The first school in the town was opened by the Presbyterian Church in 1860 and it became Common School No. 275 in 1862. A timber school room was built in 1870, and in 1876 a request for a substantial brick building was agreed to by the Education Department. The new school building with accommodation for 200 children opened the following year and the 1870 timber building became the teachers' residence. Additions to the school building, of a similar style to the original, were made in 1881. The school continues to operate and four additional buildings of lightweight construction have been added to the north and south boundaries of the school site. A covered play area and a brick toilet block has been constructed at the rear of the school building.

Description Summary

Primary School No. 275, Wandiligong is an asymmetrical brick building with a distinctive square tower, and is constructed on two levels in response to the sloped site. It has a high pitched corrugated iron roof and verandahs which are extensions of the main roof, but at a lower pitch. The 1877 building incorporates a gabled roof section and, at a lower level, an adjacent section with jerkin-head roof. Rectangular paned windows, roof finials and vents are a feature of the original building, and these, together with the jerkin-head roof form and verandahs, are repeated in the 1881 section at the rear. Gothic influenced brick arches in the gable ends and contrasting red brickwork in a distinctive herringbone pattern to the rear section contribute to the overall picturesque nature of the composition of the building. Ventilation was a major health concern in the design of school buildings in the late nineteenth century, and it is believed that the first appearance of the Tobin tube in school design occurred at Wandiligong Primary School. Named after its English inventor, this system was developed in c. 1874 and required a horizontal opening in an exterior wall at floor level, leading to a vertical tube, attached to the inside face of a wall. This system was adopted in a large number of new schools thereafter.

There is presently no Registered Aboriginal Party (RAP) for the area in which the Primary School No. 275, Wandiligong is located. The Taungurung Clans Aboriginal Corporation (TCAC)

are currently negotiating a recognition and settlement agreement for this area under the Traditional Owner Settlement Act 2010. (June 2017)

HOW IS IT SIGNIFICANT?

Primary School No. 275, Wandiligong is of historical and architectural significance to the State of Victoria. It satisfies the following criteria for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places.

WHY IS IT SIGNIFICANT?

Primary School No. 275, Wandiligong is significant at the State level for the following reasons: Primary School No. 275, Wandiligong is of historical significance for its associations with the gold rush period. It is an important remnant in the town, illustrative of the growth that occurred in the region as a result of the Victorian gold rush. [Criterion A]

Primary School No. 275, Wandiligong is of architectural significance. The principal characteristics of the class of nineteenth century school buildings is evident in the physical fabric of the place, including multiple classrooms with large windows and circulation spaces between the classrooms. Primary School No. 275, Wandiligong is a notable example of the class of school buildings for its highly picturesque design, set on two levels, with a distinctive square tower. It was one of the first school buildings to incorporate verandahs into its design, showing a sensitivity to the Australian climate. [Criterion D]

Wandiligong Primary School is of architectural significance as one of the first to include the innovative Tobin tube in an attempt to address the important issue of ventilation in schools. Developed only a few years earlier in England, this was an early adoption of this method, subsequently used widely for a number of years in Victoria. [Criterion D]