HERITAGE COUNCIL DETERMINATION

<table>
<thead>
<tr>
<th>Determination Date</th>
<th>3 August 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Place/Object Name</td>
<td>Windmill Farm</td>
</tr>
<tr>
<td>Location</td>
<td>1203 Kyneton-Metcalfe Road, Kyneton</td>
</tr>
<tr>
<td>VHR Number</td>
<td>H0311</td>
</tr>
<tr>
<td>Category</td>
<td>Heritage Place</td>
</tr>
</tbody>
</table>

At a meeting of the Heritage Council of Victoria on 3 August 2017 it was determined that, in accordance with Section 54 of the *Heritage Act 1995*, the Victorian Heritage Register entry for the above place should be amended. This decision was reached having considered the assessment against the Heritage Council’s criteria and other information, including the proposed amendments contained in the attached report and submissions received in response to the Executive Director’s recommendation.

The Heritage Council endorses and adopts the attached report for the purposes of making its decision.

Professor Stuart Macintyre AO  
Chair, Heritage Council of Victoria
EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL TO AMEND AN EXISTING REGISTRATION

NAME: WINDMILL FARM
DATE REGISTERED: 9 OCTOBER 1974
VHR NUMBER: VHR H0311
LOCATION: 1203 KYNETON-METCALFE ROAD, KYNETON
CATEGORY: HERITAGE PLACE
HERMES NUMBER: 559

EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL:

To amend the existing registration for VHR H0311 in accordance with s.54 of the Heritage Act 1995 by:

- Adding land and buildings.
- Including new permit exemptions.

Reasons for the proposed amendment:
The registration of Windmill Farm, which was gazetted in 1974, requires updating. No land was able to be registered under the Historic Buildings Act until 1982. For places added before that time, only the buildings are included in the registration, not the land on which they sit or an appropriate curtilage. Places registered since 1982 include both buildings and land. Early registrations are currently being updated to reflect this change. In this case, the addition of land includes the addition of buildings associated with the cultural heritage significance of the place.

The existing registration documentation is provided at Attachment 1 of this report.

TIM SMITH OAM
Executive Director
Recommendation Date: 19 May 2017

This recommendation report has been issued by the Executive Director, Heritage Victoria under s.32 of the Heritage Act 1995.
PREVIOUS EXTENT OF REGISTRATION

Shire of Kyneton No 311. Windmill, Windmill Farm, Greenhill Kyneton [Victoria Government Gazette No 100 Wednesday, October 9 1974 P3650].

No extent diagram accompanies the 1974 registration.

AMENDED EXTENT OF REGISTRATION

The extent of registration of Windmill Farm in the Victorian Heritage Register affects the whole place shown on Diagram 311 including the land, all buildings, driveway, trees, landscape elements and other features.

All of the place shown hatched on Diagram 311 beginning at a point with the geographical co-ordinates 144.434563°S, 37.201399°E and continuing through points with the co-ordinates 144.435288°S, 37.20090°E; 144.435108°S, 37.200068°E; 144.434298°S, 37.198081°E; 144.436669°S, 37.198557°E; 144.436505°S, 37.19637°E; 144.436090°S, .199529°E; 144.434873°S, 37.201726°E and back to the beginning point encompassing parts of Lots 1 and 2 on Title Plan 894601.

Name: Windmill Farm
VHR number: VHR H0311
Hermes number: 559
RATIONALE FOR EXTENT

The extent of registration includes all significant buildings and landscape elements, including the windmill, residence and farm buildings, remnant mature trees, the driveway with remnant hawthorn hedging, remnant orchard plantings to the west of the buildings and paddocks with remnant hawthorn hedging to the north of the buildings. These are the key elements of cultural heritage significance, and it was not deemed necessary to include the whole of the farm. The proposed extent excludes more recent animal shelters in the paddocks to the north and east of the buildings.

AERIAL PHOTO OF THE PLACE SHOWING EXTENT OF REGISTRATION
RECOMMENDATION REASONS

REASONS FOR RECOMMENDING THE INCLUSION OF ADDITIONAL LAND IN THE VICTORIAN HERITAGE REGISTER

Following is the Executive Director's assessment of the place.

The cultural heritage significance of the registered place would be substantially less if the land or any part of it were developed [Section 27(1)(a)]

The land surrounding the registered place is important to the protection, conservation or understanding of that place [Section 27(1)(b)]

The significance of the windmill at Windmill Farm has been recognised by its inclusion on the Victorian Heritage Register (VHR H0311). This is an early listing (1974) and only the windmill and not the land on which it stands or the associated buildings or plantings are included in the registration.

The windmill at Windmill Farm was constructed as a flour mill in 1856, with the first stage of the residence constructed shortly after. Use of the flour mill ceased in the mid 1860s, and the place subsequently operated as a farm. Outbuildings were constructed between the 1870s and 1920s, and are located close to the windmill and residence. Mature trees, hawthorn hedges, and an orchard survive around the windmill complex.

Any development of the land on which the windmill is located or which immediately surrounds the windmill would have the potential to negatively impact the cultural heritage significance of the registered place. Development or demolition of buildings adjacent to the windmill would also be detrimental to the cultural heritage significance of the registered place.

It is therefore recommended that the land defined as Windmill Farm be included as part of the registration of the place.
STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

WHAT IS SIGNIFICANT?
Windmill Farm including the bluestone windmill tower, timber residence and barn, outbuildings and remnant trees and hedges.

History Summary
The land on which Windmill Farm is located was alienated from the Crown in 1855 by Joseph Hall who already had substantial land holdings in the area, including Park Hall and Sunbury Lodge, which was probably Hall’s main residence. By this date, Kyneton and the surrounding districts were part of an important agricultural region and in 1856, at a cost of £3,160, Hall and his partner William Hoad, constructed a windmill on the property. It was one of the few mills in the area which relied on wind rather than steam power. The property was advertised for sale in 1857, and by this date a small two room timber cottage had been constructed and the windmill had been adapted to steam power. The sale was unsuccessful and the mill continued to operate only until the mid-1860s. Windmill Farm remained in Hall family ownership as a working farm. Hawthorn hedges were planted by the late 1860s, and a substantial farm building comprising stables, shearing shed, milking pen, garage, loft, yards and hay store was constructed in the early 1900s. The cottage was increased to more than double its size by the 1920s. In 1974, Windmill Farm passed to Hall family descendant, Robert Webster. On his death in 1983, his wife bequeathed the property to the National Trust of Australia (Victoria). In 2008, the Trust sold Windmill Farm and the subsequent owner completed restoration and reconstruction works to the cottage and outbuildings.

Description Summary
Windmill Farm comprises a farm complex that includes a bluestone windmill, small timber residence, substantial timber barn and smaller outbuildings. The windmill is a battered circular tower constructed of random coursed bluestone. There are four main levels, with openings arranged above each other. The openings have been boarded up and no milling machinery or the cap or sails survive. The timber residence is located to the immediate south of the windmill and has intersecting corrugated iron gabled roofs. It was constructed in stages, each of which are evident in the building fabric. A large stable complex is located to the north of the windmill, and smaller outbuildings, including one which is partially clad with flattened kerosene tins are located around the windmill and residence. The windmill, residence and outbuildings are located on a small rise which slopes away to the west towards the Campaspe River, making the complex a landmark within the area. Remnant plantings are evident around the windmill and farm buildings most of which, apart from a few older trees and the hawthorn hedges, were probably planted in the 1940s. The area to the west of the residence has a remnant fruit orchard, while the area to the east has a white gravel surfaced area.

This site is part of the traditional land of the Taungurung people.

HOW IS IT SIGNIFICANT?
Windmill Farm is of historical 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 B
Possession of uncommon, rare or endangered aspects of Victoria’s cultural history.

Name: Windmill Farm
VHR number: VHR H0311
Hermes number: 559
WHY IS IT SIGNIFICANT?

Windmill Farm is significant at the State level for the following reasons:

The windmill at Windmill Farm is historically significant as the last known windmill in a region which contained many mills in the mid nineteenth century. The residence and associated farm buildings contribute to an understanding of the development of the place, from its original use as a flour mill to a farm which was established in the 1860s and remained in the ownership of Hall family descendants until 1983. [Criterion A]

The windmill at Windmill Farm is Victoria’s only known surviving wind-driven flour mill. Built in 1856, it is a rare example of a stone windmill base and was one of six of its type in Victoria in the 1850s. Its technology was derived from English practice and it was fitted with Cubitt patent shutter sails which represented the state of the art at that time. In Victoria this was a late use of wind technology which had been generally replaced elsewhere by steam. The mill is one of very few surviving in Australia. Other examples are at Brisbane (Qld.), Nimmitabel (NSW), Stirling (WA) and Oatlands (TAS). [Criterion B]
PERMIT POLICY

Preamble
The purpose of the Permit Policy is to assist when considering or making decisions regarding works to a registered place. It is recommended that any proposed works be discussed with an officer of Heritage Victoria prior to making a permit application. Discussing proposed works will assist in answering questions the owner may have and aid any decisions regarding works to the place.

The extent of registration of Windmill Farm in the Victorian Heritage Register affects the whole place shown on Diagram 311 including the land, all buildings (exteriors and interiors), driveway, trees, landscape elements and other features. Under the Heritage Act 1995 a person must not remove or demolish, damage or despoil, develop or alter or excavate, relocate or disturb the position of any part of a registered place or object without approval. It is acknowledged, however, that alterations and other works may be required to keep places and objects in good repair and adapt them for use into the future.

If a person wishes to undertake works or activities in relation to a registered place or registered object, they must apply to the Executive Director, Heritage Victoria for a permit. The purpose of a permit is to enable appropriate change to a place and to effectively manage adverse impacts on the cultural heritage significance of a place as a consequence of change. If an owner is uncertain whether a heritage permit is required, it is recommended that Heritage Victoria be contacted.

Permits are required for anything which alters the place or object, unless a permit exemption is granted. Permit exemptions usually cover routine maintenance and upkeep issues faced by owners as well as minor works or works to the elements of the place or object that are not significant. They may include appropriate works that are specified in a conservation management plan. Permit exemptions can be granted at the time of registration (under s.42 of the Heritage Act) or after registration (under s.66 of the Heritage Act).

It should be noted that the addition of new buildings to the registered place, as well as alterations to the interior and exterior of existing buildings requires a permit, unless a specific permit exemption is granted.

Cultural Heritage Management plans
There are two Conservation Analysis reports for Windmill Farm. The first was completed in 1991 followed by another in 1993. Both were prepared for the owners of the place, the National Trust of Australia (Victoria) by David Bick, Carlotta Kellaway and John Patrick. The latter report is a more succinct summary or the earlier report, however both reports contain relevant information and should be read in conjunction with each other. Given the age of these reports, and changes to the place, it is recommended that a Conservation Management Plan is developed to manage the place in a manner which respects its cultural heritage significance.

Aboriginal cultural heritage
If any Aboriginal cultural heritage is discovered or exposed at any time it is necessary to immediately contact Aboriginal Victoria to ascertain requirements under the Aboriginal Heritage Act 2006.

Other approvals
Please be aware that approval from other authorities (such as local government) may be required to undertake works.

Archaeology
Ground disturbance may affect any archaeological deposits of the place and, subject to the exemptions stated in this document, requires a permit.

Name: Windmill Farm
VHR number: VHR H0311
Hermes number: 559
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

Landscape Exemptions:
- Maintenance and care of existing plants.
- The process of gardening, including mowing, hedge clipping (including trimming and maintenance of the Hawthorn hedges), bedding displays, removal of dead shrubs and replanting the same species or cultivar.
- Disease and weed control including the removal of plants listed as noxious weeds (excluding the Hawthorn hedges) in the Catchment and Land Protection Act 1994.
- The removal or pruning of dead or dangerous trees to maintain safety and replanting with the same species or cultivar.
- Vegetation protection and management of possums and vermin.
- Subsurface works involving the installation, removal or replacement of watering and drainage systems or services provided that there is no detrimental effect on heritage fabric.

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.

Name: Windmill Farm
VHR number: VHR H0311
Hermes number: 559
• 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 the original paint or other decorative scheme.

Interior (residence and farm buildings only, excluding the windmill)
• Painting of previously painted walls and ceilings provided that preparation or painting does not remove any original paint or other decorative scheme.
• 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 the hanging of mirrors, paintings and other wall mounted art.
• Demolition or removal of non-original stud/partition walls, suspended ceilings or non-original wall linings (including plasterboard, laminate and Masonite), non-original glazed screens, non-original flush panel or part-glazed laminated doors, aluminium-framed windows, bathroom partitions and tiling, sanitary fixtures and fittings, kitchen wall tiling and equipment, lights, built-in cupboards, and the like.
• Removal of introduced door and window furniture including, hinges, locks, knobsets and sash lifts.
• Removal of glazing to internal timber-framed, double hung sash windows, and replacement with clear or plain opaque glass.
• Refurbishment of existing bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
• Removal of non-original tiling or concrete slabs in wet areas provided there is no damage to or alteration of original structure or fabric.
• Installation, removal or replacement of 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.

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.

Agricultural activities
• Cultivation, cropping, harvesting, grazing stock, and other agricultural, pastoral, and viticultural activities.
• Maintenance, repair or removal of any fence, gate, dam or structure necessary for the continuation of agricultural or pastoral activities.
Name: Windmill Farm
VHR number: VHR H0311
Hermes number: 559
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VHR number: VHR H0311
Hermes number: 559

2017: Windmill Farm complex

2017: Windmill with residence in background
2017: Earliest section of the residence

2017: Stables and barn complex
Name: Windmill Farm
VHR number: VHR H0311
Hermes number: 559

2017: Interior, stables

2017: Animal shelter
2017: north east side of animal shelter showing cladding of flattened kerosene tins

2017: Animal shelter at right, with remnant orchard on left

Name: Windmill Farm
VHR number: VHR H0311
Hermes number: 559
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VHR number: VHR H0311
Hermes number: 559

2015: Earliest section of residence (at right) with windmill in the background

1985: Stables and barn building with the windmill in the background
Source: National Trust
Name: Windmill Farm
VHR number: VHR H0311
Hermes number: 559

1974: Windmill and residence
Source: State Library of Victoria (Photo: John Collins)

1974: Windmill
Source: State Library of Victoria (Photo: John Collins)

1974: Windmill with barn complex on right
Source: State Library of Victoria (Photo: John Collins)

1974: Windmill and residence
Source: State Library of Victoria (Photo: John Collins)
Name: Windmill Farm
VHR number: VHR H0311
Hermes number: 559

1964: View from the west looking towards the residence and windmill beyond
Source: State Library of Victoria (Photograph: John Collins)

1938: 1964: View from the west looking towards the residence and windmill beyond. The barn/stable is evident to the left of the windmill
Source: Museum Victoria (Photograph: C Henshaw)
KEY REFERENCES USED TO PREPARE ASSESSMENT

Bick, D; Kellaway, C; Patrick, J (ed: Treweeke, A) (1993) *Windmill Farm Conservation Analysis*

Bick, D; Kellaway, C; Patrick, J (1991) *Windmill Farm Conservation Analysis*
The Windmill, Windmill Farm, Metcalfe Road, Green Hill, is a battered circular, stone tower believed to have been constructed circa 1854 for Joseph Hall. In some four main levels, the structure is constructed of random coursed masonry. There are openings arranged above each other and their sills are features. The Windmill is a very rare example of a stone windmill base and indeed is probably the only such structure in Victoria. The Windmill is representative of a technology little used in this state and is strongly associated with the period of extreme population growth in the early 1850s, when the mills in this area were erected. A local landmark, the structure also has historical associations. The windmill exists in a somewhat deteriorated state, only the stone base is remaining.

The mill and farm complex of Windmill Farm are of considerable significance in the history of flour milling in Victoria. The windmill at Windmill Farm is Victoria's only surviving wind-driven flourmill. It was built in 1856 for Joseph Hall and William Hoad from bluestone quarried on the property. Despite lacking its sails and machinery, it still illustrates the function of the locality as Victoria's principal wheat-growing area in the mid nineteenth century. The significance of the mill is enhanced by the fact that it is still surrounded by the thirty hectare farm first alienated form the Crown in 1855. The mill retains its relationship to the Campaspe River and the Metcalfe Road, to which it is connected by a driveway lined with hawthorn hedges. The survival of the slightly later cottage, which forms the core of the present house, and of an appropriately scaled collection of later outbuildings, further enhances the significance of the farm complex.

This mill was one of six of its type in Victoria in the 1850s. Its technology was derived from English practice and the remaining internal structure indicates a set of overdriven mill stones turned by a central cast iron shaft. It was fitted with Cubitt patent shutter sails which represented the state of the art at that time. This was a late use in Victoria of a technology which had been generally replaced elsewhere by steam.

The mill is one of very few surviving in Australia. Other examples are at Brisbane (Qld.), Hahndorf (SA), Nimmitabel (NSW), Stirling (WA) and Oatlands (TAS).

PREVIOUS PERMIT POLICY
None.

PREVIOUS PERMIT EXEMPTIONS
None.

Name: Windmill Farm
VHR number: VHR H0311
Hermes number: 559