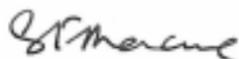


HERITAGE COUNCIL DETERMINATION

Determination Date	3 August 2017
Place/Object Name	Kilmore Brewery Site
Location	57 Melbourne Street, Kilmore
VHR Number	H2375
Category	Archaeological Place

At a meeting of the Heritage Council of Victoria on 3 August 2017 it was determined that, in accordance with Section 42 of the *Heritage Act 1995*, the above place is of cultural heritage significance to the State of Victoria and warrants inclusion in the Victorian Heritage Register. This decision was reached having considered the assessment against the Heritage Council's criteria, other information contained in the attached report and all 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

**ASSESSMENT OF CULTURAL
HERITAGE SIGNIFICANCE AND
EXECUTIVE DIRECTOR
RECOMMENDATION TO THE
HERITAGE COUNCIL**



NAME KILMORE BREWERY SITE
LOCATION 57 MELBOURNE STREET, KILMORE
VHR NUMBER: PROV H2375
CATEGORY: ARCHAEOLOGICAL PLACE
HERITAGE OVERLAY NA
FILE NUMBER: FOL/17/19486
HERMES NUMBER: 200423



EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL:

Split recommendation

- That the Kilmore Brewery Site be included as an Archaeological Place in the Victorian Heritage Register under the *Heritage Act 1995* [Section 32 (1)(a)].
- That the Land Adjacent to the Kilmore Brewery Site NOT be included in the Victorian Heritage Register under the *Heritage Act 1995* [Section 32 (1)(b)].

A handwritten signature in black ink that reads "Timothy Smith".

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*.

EXTENT OF NOMINATION

All of the place known as the Kilmore Brewery Complex shown by dotted boundary on the attached document.

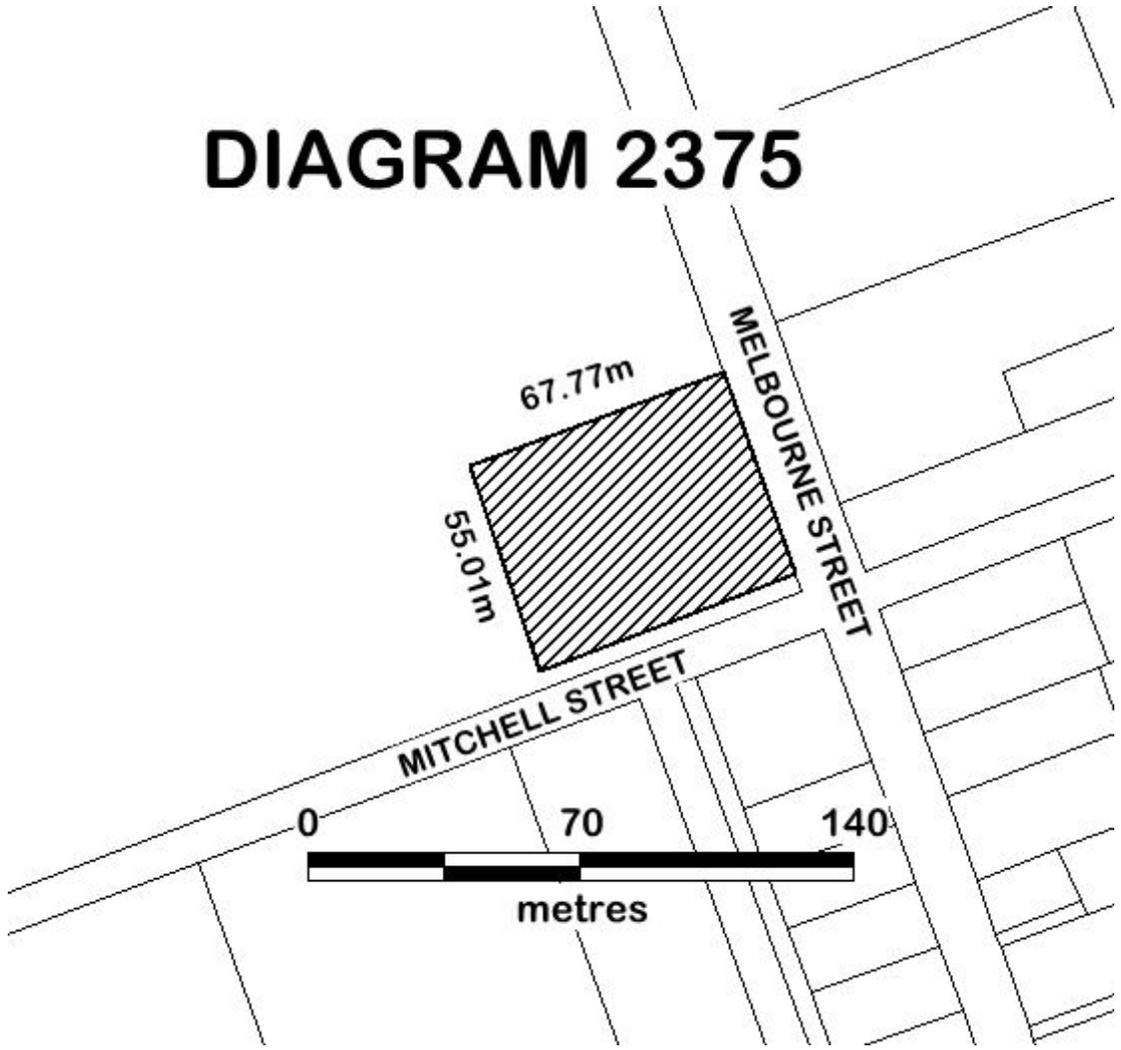


OVERVIEW OF SPLIT RECOMMENDATION



EXTENT OF REGISTRATION

All of the place shown hatched on Diagram 2375 encompassing part of Lot 1 on Title Plan 512192.



The extent of registration of the Kilmore Brewery Site in the Victorian Heritage Register affects the whole place shown on Diagram 2375.

RATIONALE FOR SPLIT RECOMMENDATION

The nominated area

The area nominated for inclusion in the Victorian Heritage Register is extent is based on the current Victorian Heritage Inventory (VHI) mapping of the Kilmore Brewery Complex Site. This is denoted below with a green line. It was drawn up in 2011 and represents an arbitrary boundary because the exact location and extent of the brewery site was not known at this time.

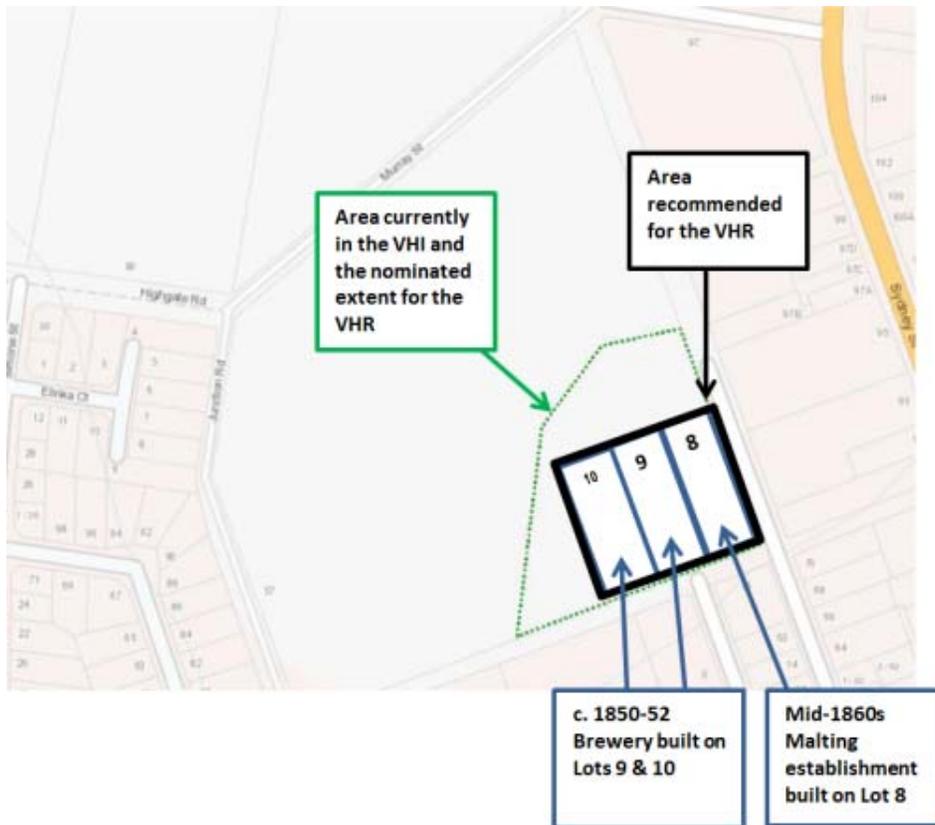
Kilmore Brewery Site (Include)

Since 2011 two archaeological investigations have been undertaken (2011 and 2015). These have confirmed that the significant archaeological fabric related to the Kilmore Brewery is limited to the three lots on which brewery buildings were constructed in the 1850s (Lots 9 and 10) and c.1865 (Lot 8).

Land adjacent to the Kilmore Brewery Site (Not include)

The 2011 and 2015 archaeological investigations reveal that the north and west areas are unlikely to contain historical archaeological material related to the brewery.

Note: It is proposed that if the Kilmore Brewery Site is included in the VHR, the current VHI listing in its entirety will be removed. It is the view of the Executive Director that it is unlikely that any historical archaeological features and deposits related to the Kilmore Brewery survive outside the proposed VHR extent.



Schematic Diagram of the VHI Extent, VHR Nominated Extent, VHR Recommended Extent and historical land parcels (not to scale)

KILMORE BREWERY SITE

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

WHAT IS SIGNIFICANT?

The Kilmore Brewery Site including all archaeological features, deposits and artefacts.

History Summary

The Kilmore Brewery was one of the first breweries to be established outside Melbourne. Operating until 1903 on a relatively small scale, it supplied ale, and at one time porter, to hotels in Kilmore and nearby areas. In 1850, Stephen Neilson purchased Lots 9 and 10 on Mitchell Street Kilmore. By 1852 he had constructed a brew house, malt house, a kiln with iron floor, 4.3 metre cellar in the rock and a 32 metre well situated within one acre of land. The place was further developed c.1865 when a new owner, Fynn & Co. leased adjoining land east of the brewery (Lot 8). He built a malting establishment including a roasting kiln, malt-house and a large bin for soaking malt. After the death of Fynn in June 1881, the brewery was sold to a Melbourne syndicate, the malting establishment was sold to a local man, Thomas Hunt, and the north paddock was sold for farm land. The 1890s saw a downturn in the brewing industry and in March 1902 the Kilmore Brewery was affected by an 'earthquake' which wrecked the cooling house leaving only its chimney standing. Brewing continued until the end of 1903 when the part of the site was levelled and plans drawn up for a new building which was never constructed. By 1932 there is evidence that the 1850s buildings were no longer standing, but that some of the 1860s elements were still visible. Sometime after this date, all the holes and depressions at the site were filled with soil so that the land could be used for farming.

Description Summary

The Kilmore Brewery is an open area of land largely cleared of trees which slopes up and away from Melbourne Street to become a rise known as Brewery Hill. Archaeological investigations have revealed subsurface features, deposits and artefacts related to the brewery.

This site is part of the traditional land of the Taungurung Aboriginal Clans Corporation.

HOW IS IT SIGNIFICANT?

The Kilmore Brewery Site is of archaeological significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion C

Potential to yield information that will contribute to an understanding of Victoria's cultural history.

WHY IS IT SIGNIFICANT?

The Kilmore Brewery Site is significant at the State level for the following reasons:

The Kilmore Brewery operated from the early 1850s and was one of the earliest breweries outside Melbourne. The site contains archaeological evidence of historical interest, some of which is not currently visible or disturbed, that has a high likelihood of yielding information through further detailed investigation. This site can provide insight into the practices of early brewing and malting industries and their workforces in early colonial Victoria. [Criterion C]

RECOMMENDATION REASONS

REASONS FOR RECOMMENDING INCLUSION IN THE VICTORIAN HERITAGE REGISTER [s.34A(2)]

Following is the Executive Director's assessment of the place against the tests set out in *The Victorian Heritage Register Criteria and Thresholds Guidelines (2014)*.

CRITERION C

Potential to yield information that will contribute to an understanding of Victoria's cultural history.

STEP 1: A BASIC TEST FOR SATISFYING CRITERION C

The:

- visible physical fabric; &/or
- documentary evidence; &/or
 - oral history,

relating to the place/object indicates a likelihood that the place/object contains *PHYSICAL EVIDENCE* of *historical interest* that is *NOT CURRENTLY VISIBLE OR UNDERSTOOD*.

Plus

From what we know of the place/object, the physical evidence is likely to be of an *INTEGRITY* and/or *CONDITION* that it *COULD YIELD INFORMATION* through detailed investigation.

Executive Director's Response

The site contains archaeological evidence of historical interest, some of which is not currently visible or understood. Two phases of archaeological testing (2011 and 2015) has revealed comprehensive archaeological evidence, features, deposits and artefacts which demonstrate a brewery complex which produced ales and porters. The archaeological deposits are likely to be of a high integrity and could yield information through detailed investigation. The Kilmore Brewery Site was not substantially altered for the manufacturing of lager beer (a process introduced in the 1880s) and has been left largely undisturbed below ground level since c.1903. The Kilmore Brewery operated from the early 1850s and was one of the earliest breweries outside Melbourne. This site is likely to provide insight into the practices of early brewing and malting industries and their workforces in early colonial Victoria. Breweries currently in the Victorian Heritage Register such as the Carlton Brewery (1864), Victoria Brewery (1884) and Yorkshire Brewery (1858) are on a larger scale and from a later era and demonstrate more mechanised multi-storey tower breweries, which represent the next major stage in brewing technology.

Criterion C is likely to be satisfied.

STEP 2: A BASIC TEST FOR DETERMINING STATE LEVEL SIGNIFICANCE FOR CRITERION C

The knowledge that might be obtained through investigation is likely to *MEANINGFULLY CONTRIBUTE* to an understanding of Victoria's cultural history.

Plus

The information likely to be yielded from the place/object is *not* already *well documented* or *readily available* from other sources.

Executive Director's Response

The knowledge that has already been obtained, and might be obtained in the future, through archaeological investigation is likely to meaningfully contribute to an understanding of Victoria's cultural history of brewing and malting industries. It has and will provide greater insight into brewing and malting from the mid-1850s

to c.1903. This information is not already readily available from other sources because the Kilmore Brewery Site is one of only a few archaeological regional brewery sites in Victoria and is highly intact. Two stages of archaeological testing have shown the site to contain comprehensive physical evidence and possesses the potential through further excavation of undisturbed deposits to reveal additional fabric documenting the development of the site.

Criterion C is likely to be satisfied at the State level.

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 the Kilmore Brewery Site in the Victorian Heritage Register affects the whole place shown on Diagram 2375 including the land and all historical archaeological features, deposits and artefacts. 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.

Conservation management plans

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 works are proposed which have the potential to disturb or have an impact on Aboriginal cultural heritage it is necessary to contact Aboriginal Victoria to ascertain any requirements under the *Aboriginal Heritage Act 2006*.
- 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 the archaeological significance of the place and, subject to the exemptions stated in this document, requires a permit.

Cultural heritage significance***Overview of significance***

The Kilmore Brewery Site, built in the early 1850s, is significant as a technological reference point, a pioneer of a regional industry that blossomed during the 1860s with some 80 breweries operating in 34 towns. Operating on a relatively small scale until 1903, the Kilmore Brewery supplied ale, and at one time porter, to hostleries in Kilmore, as well as ones to the north and south of the town. The archaeological significance of the Kilmore Brewery Site has been demonstrated by two stages of archaeological testing that has shown the site to contain comprehensive archaeological remains and to possess additional research potential because it will contain further historical features, deposits and artefacts relating to the construction, development, use and abandonment of the site.

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

- Landscape maintenance works provided the activities do not involve the removal or destruction of any sub-surface archaeological artefacts or deposits.

Fire Suppression Duties

- Fire suppression and fire-fighting duties provided the works do not involve the removal or destruction of any sub-surface archaeological artefacts or deposits.

Weed and Vermin Control

- Weed and vermin control activities provided the works do not involve the removal or destruction of any significant sub-surface archaeological artefacts or deposits.
- Removal of plants listed as noxious weeds in the *Catchment and Land Protection Act 1994*.

Public Safety and Security

- Public safety and security activities provided the works do not involve the removal or destruction of any sub-surface archaeological artefacts or deposits;

Signage and Site Interpretation

- The erection of non-illuminated signage for the purpose of ensuring public safety or to assist in the interpretation of the heritage significance of the place or object and which will not adversely affect fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items.
- Signage and site interpretation products must be located and be of a suitable size so as not to obscure appreciation of the place.
- Signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place.

Note: The development of signage and site interpretation products must be consistent in the use of format, text, logos, themes and other display materials.

RELEVANT INFORMATION

LOCAL GOVERNMENT AUTHORITY

Mitchell Shire Council

HERITAGE LISTING INFORMATION

- **Heritage Overlay:** No
- **Victorian Aboriginal Heritage Register:** No
- **Other listing:** Heritage Inventory: Kilmore Brewery Complex, H7823-0080

Comments

The Kilmore Brewery Site has had two stages of archaeological investigation. The first by Biosis in 2011 and the second by Tardis in 2015. After the 2015 excavation, the exposed features were covered by Geotextile fabric and buried.

HISTORY

Background - brewing technologies

Brewing involves treating the grain through soaking, heating, drying and milling to convert the starch released from the grain into sugars that can be fermented/converted into alcohol. This process involves three basic steps:

1. Malting or soaking the grain (called steeping), allowing it to germinate, then drying it in a kiln, and end the process by milling the grain
2. Mashing which involves soaking/agitating the milled grain in hot water in a mash tun and the resultant liquid produced is called wort
3. Fermenting of the wort with hops, sugars and yeast over a period of days or weeks to produce alcoholic beer.

Brewing in Victoria

The origins of a local brewing industry in Victoria can be traced back to 1838, when Thomas Capel, was credited as the first brewer in Melbourne, and sold 'Capel's beer entire' from the Britannia Brewery, near the Queens Wharf. Later that same year, John Moss, a publican, began to manufacture ale at the rear of his hotel, the Ship Inn, in Flinders Lane. By the time that Charles Joseph La Trobe arrived in Melbourne in 1839 to serve as Superintendent, a third brewery had been established. In 1841 there was still only three breweries all operating at 'full blast'. The first Mayor of Melbourne, Henry Condell, was a brewer by trade, and he operated from premises in Little Bourke Street until they were destroyed in a spectacular fire in 1845.

By 1850, there were seven breweries in Melbourne and another seven in regional Victoria. Early Australian beer was exclusively ale which was top-fermented and quick-maturing, and made without hops, as the cultivation and importation of hops was difficult. Early brewers experienced difficulties as the greatest demand was in hot weather when it was virtually impossible to make good beer. Traditional English brewing techniques had to be adapted to suit the warmer climate and the lack of efficient refrigeration. The quality of the final product varied considerably and local beer deteriorated rapidly. The lack of suitable cool storage facilities, and the inherent difficulties of road transport, meant that the beer could not be transported great distances without considerable spoilage.

At this time ale and porter was stored and carted in 'hogsheads'. A hogshead was a large wooden barrel, made of staves, that held 54 gallons of ale. Some of the smallest breweries only produced around twenty

hogsheads per week. A beer stored in hogshead did not travel well. If the carting distance was more than fifty miles, the beer often went sour. This meant that a town brewery tended to cater for a local market. In this context it was important for beer to be brewed locally in regional centres.

During the 1850s and 1860s the number of regional breweries increased exponentially in Victoria. Brewing became an important industry in rural centres that blossomed during the 1860s with some 80 breweries operating in 34 towns. This regional brewery boom was also fuelled by population growth due to the gold rushes. By 1871, there were 125 breweries across Victoria, of which a staggering 80 per cent were located outside of Melbourne. In the late nineteenth century, regional Victoria was estimated to have the highest concentration of breweries in any area of regional Australia.

The establishment of the Kilmore Brewery

The Kilmore Brewery was established by 1852 in Victoria's earliest inland town. In 1850, Stephen Neilson purchased lots 9 and 10 on Mitchell Street and by late December 1852 he had built a substantial brewery on this land. The *Argus* reported that the brewery was of 'a somewhat extensive scale' and consisted of a brew house, malt house, a kiln with iron floor, 4.3 metre cellar in the rock situated within one acre of land. It was the intention of Neilson to brew both ale and porter. The brewery's water supply came from a well that had been sunk to the depth of 32 metres (100 feet). The brewery was sold in 1852, and an advertisement on 10 December in the *Argus* read:

The Kilmore Brewery, with one acre of land; Stubbs & Sons are by Mr Neilson, the proprietor, to sell by public auction – the Kilmore Brewery is complete. Brew house, malt house, a kiln with iron floor, cellar in the rock, 14 feet deep, well of excellent water, 100 feet deep, with casks, coppers, coppers, a quantity of barley, and everything complete, and an acre of land in the bargain.

A later abstract of Sales by Auction in the *Argus* notes that the Kilmore Brewery had 'one acre of land, fire-proof safes, window-glass, oaten hay, [and] clothes'. Between 1853 and 1865 the Kilmore Brewery had a number of owners – Neilson registered a lease to William Smith in February 1853, who then sublet the brewery to William Risk in November 1853. In August 1855 Howard John Alt purchased the brewery but in early 1858, John Alt died and on March 1858 the property was leased to a David Moffatt to be held in trust for Alt's eight year-old son. In December 1864 the lease was transferred to James Tierney and his brother-in-law John Fynn who traded as Fynn and Company.

Development of the Kilmore Brewery

John Fynn became the mayor of Kilmore in 1865 and after two years of success at the brewery, purchased or leased an adjoining piece of land (to the east, lot 8) upon which they erected 'very neat and commodious buildings consisting of a kiln, malt-house and a large bin for soaking or steeping malt'. The new buildings were described as having 'a splendid cement-made floor, which cost nearly £50 to complete ... The kiln too, is a beautiful piece of work, and malts about 40 bushels at a time'. In 1881 John Fynn died the brewery was sold as part of his estate to a purchaser, Mr Brady. It would appear that between the 1860s and 1881 Fynn & Co. did not substantially expand the area of the brewing operations beyond an acre. The paddock at the rear of the brewery was purchased as farm land in 1881. Four years later, this land was advertised for lease for grazing as 'the splendid paddock adjoining Kilmore Brewery'.

During the mid to late-nineteenth century regional breweries came and went due to competition, lack of sufficient venture capital to update buildings, or the requirement for new brewing equipment, as more sophisticated manufacturing process became available. In 1888, the *Kilmore Free Press* informed its readers that the Kilmore Brewery had been sold to a Melbourne syndicate. In 1891 the business was apparently still doing well. The *Argus* reported:

... the Kilmore brewery appears to be making excellent headway against the best Metropolitan establishments. Not only is it found in several of the leading Melbourne hotels, but experts pronounce it equal in colour, taste

and body to any beer produced in the colony... the cellars [at the brewery] are cut clean out of the solid rock, so that any required temperature can be obtained even during the hottest weather.

In 1894 the Kilmore Brewery was described as:

... a collection of quaint buildings on the hillside to the west of Sydney Street. Its moss grown shingled roof shows its age. The principal cellar is cut out of the face of the hill, reminding me of wine cellars in France ... The manager, Mr W.H. Dyer Lives near the brewery, in a house surrounded by a white plastered wall, over which rose bushes are clustered.

Changes in the brewing industry

The Kilmore Brewery thrived for several decades from the 1850s and was described in the mid-1890s as 'like a villa in the suburbs of some French county town'. Its success, however, gradually became vulnerable to a number of factors affecting regional breweries. The dramatic expansion of Victoria's railway network in the 1870s and 80s enabled the large metropolitan breweries to send their products into regional Victoria. Faced with this competition, and the move into lager manufacture, many regional breweries were no longer economical. By 1890 less than half of the registered regional breweries from the 1870s were still operating. At this time the future of beer drinking also became tied to the manufacture of lager which brought with it the need and expense of bottling and refrigeration.

The economic downturn of the 1890s depression and the new Commonwealth *Beer and Excise Act 1901* also hastened the decline of regional breweries. This Act regulated the making and selling of beer and its provisions, regarded by many as draconian, meant that the brewing industry has to restructure and consolidate to survive. Large breweries bought out smaller ones, and ownership became concentrated into fewer businesses in Melbourne and larger regional centres like Bendigo and Ballarat. In Melbourne, five breweries merged in 1907 to form the giant Carlton and United Breweries, and in Sydney only two breweries remained: Tooths and Tooheys.

The demise of the Kilmore Brewery

The Kilmore Brewery was affected by these changes, and in addition, an essential building was destroyed by a natural disaster in 1902. Two news articles describe the destruction of the brewery's cooling house by 'slight earthquake' or a 'hurricane' leaving only 'the chimney standing' ... [with] ... sheets of iron blown a considerable distance'. A new building was proposed and there is evidence that some land was levelled for its construction. But there was a dispute over payment in respect to the drawing up of the plans for a new building, and construction did not proceed. After the brewery ceased operation, the land was repurposed for agriculture. In 1938 the place was described thus: 'The buildings of the old time have gone and where all was bustle and activity silence remains. A few of the later buildings are standing.'

VICTORIAN HISTORICAL THEMES

05 Building Victoria's industries and workforce

5.2 Developing a manufacturing capacity

PHYSICAL DESCRIPTION

The Kilmore Brewery Site is an open area of land largely cleared of trees which slopes up and away from Melbourne Street to become a rise known as Brewery Hill. Archaeological investigations have revealed subsurface features, deposits and artefacts related to the brewery.

ARCHAEOLOGY

The Kilmore Brewery Site contains archaeological evidence that can provide insight into the practices of early brewing and malting industries and their workforces in early colonial Victoria. Known subsurface features, deposits and artefacts include:

- The locations and foundations of:
 - Cellar
 - Office/residence
 - Malt kiln
 - Stable and wagon house
- Associated infrastructure (drainage line, cobbled roadway, embankments)
- Refuse deposits (containing bottle glass, ceramics etc).

There is also a high likelihood that the site contains archaeological evidence which is not currently known or visible that has a high likelihood of yielding information through further detailed investigation.

INTEGRITY/INTACTNESS

Archaeological investigations in 2011 and 2015 have demonstrated that extensive significant deposits and features survive below ground and that they have been unaffected since the early twentieth century.

CONDITION

Archaeological investigations in 2011 and 2015 indicate that the known subsurface features, deposits and artefacts are in a condition that will reveal information that will meaningfully contribute to an understanding of Victoria's cultural history.

COMPARISONS

There are three breweries currently included in the Victorian Heritage Register. All are in Melbourne and represent the history of brewing from the mid-1860s into the twentieth century. By this time, breweries were producing and bottling lager in multi-storey tower facilities with highly mechanised technologies. These three breweries are significant for the following reasons.

Breweries in the VHR

Former Victoria Brewery, East Melbourne (VHR 0624)

Built between 1884 and the 1940s, the former Victoria Brewery is of technical significance for its role in the development of Australian brewing. It is the longest-surviving brewery site in the State; and of architectural significance for its distinctive and comprehensive castellated style.

Former Yorkshire Brewery, Melbourne (VHR H0807)

Developed from 1876, the former Yorkshire Brewery survives as a substantially intact large mid-Victorian brewing complex consisting of a brewing tower, brewery cellars and former stable. It is expressive of the nineteenth century brewing process and a symbol of industrial activity.

Former Carlton United Brewery, Melbourne (VHR H0024)

The remaining buildings of the former Carlton & United Brewery are of historical significance as remnants of an early brewing industry that developed during the latter half of the 19th century and the 20th century as the principal centre of brewing in Victoria; and of architectural significance as the evolution of the company is expressed in the Bouverie Street buildings, which contain remnants of the earliest brewery and reflect the site's expansion under the direction of Edward Latham.



Excavation in 2008 of part of the Former Carlton United Brewery, Melbourne (VHR H0024)

These three VHR breweries represent a later phase of brewing involving multi-storey tower buildings and more mechanised technologies. The Former Carlton United Brewery, Melbourne has been archaeologically investigated and yielded information about the late-nineteenth century/early twentieth century era of brewing and the workings of a large metropolitan brewery.

Surviving regional breweries

A relatively low number of regional breweries from the mid-1800s survive in Victoria. This is due to the decline in the brewing industry in regional areas from the 1870s (see history section) which saw many breweries from earlier decades cease operation by the early twentieth century. Urban development pressures meant that they were often demolished and built over, or modified and reused for other purposes. For example, at Bendigo (which had the most pre-1870s breweries) scant material evidence now survives and dates mainly from the later lager brewing period.

Breweries that survive in building form (not in the VHR)

In addition to the three Melbourne breweries in the VHR, there are a handful of brewery buildings across regional Victoria that survive. None are included in the VHR. Some are included in Heritage Overlays and some are not.

Volum Brewery, Geelong (HO1638)

John Cumming's Brewery (later Volum Brewery) was constructed in 1851. There is some evidence that it is the oldest brewery in Australia still operating on the same site. It consists of only two and a half walls of the original shell. All the malting equipment has been removed.

Murray Brewery (Billson's Brewery) No HO.

The Murray Brewery was built in 1865 during the gold rush at Beechworth. The site was chosen because of a natural spring. During the 1920s the business changed to cordial manufacturing.



Breweries that survive as archaeological sites (not in the VHR)

The **Kilmore Brewery Site** is currently the only known example of a mid to late nineteenth century regional brewery where extensive archaeological pre-1870s fabric has been revealed and there is potential for significant more research information. Kilmore is an important 'time capsule' which contains fabric from the 1850s/1860s to 1903 of a high level of archaeological intactness and integrity. This is not evident at other comparable sites. These include:

Albion Brewery, Eaglehawk (1853)

There may be some ruins located in the backyard of a private house. It is not known whether this site retains any potentially significant archaeological fabric. It was a minor brewery and is not of a comparable scale to Kilmore. It has never been archaeologically investigated.

Former Norfolk Brewery, Bendigo (1856)

A building that recently has been converted into a medical centre. Low level archaeological investigations have been conducted and the site is considered to have low archaeological values.

Symington's Brewery, Merrimu (1858)

The vast majority of this site has been disturbed by the construction of a road house.

Bartley's Brewery, Chiltern (1861)

Surface features are visible but the site has not been subject to archaeological investigation. The site has been extensively damaged by gold fossickers and collectors.

St Arnaud Brewery (1864)

Surface features are visible but the site has not been subject to archaeological investigation. The site has been extensively damaged by gold fossickers and collectors.

KEY REFERENCES USED TO PREPARE ASSESSMENT

Kilmore Brewery Complex (H7822-0080), Archaeological Excavation, Biosis Research Pty Ltd (2011)

The Breweries of Australia: A History, Keith M Deutscher (1999)

Brewing in Bendigo, Brian Rhule and Mike Butcher, in Bendigo at Work: An Industrial History, ed by Mike Butcher (2005)

Online newspapers including the *Argus*, *Kilmore Free Press* and *Bendigo Advertiser*

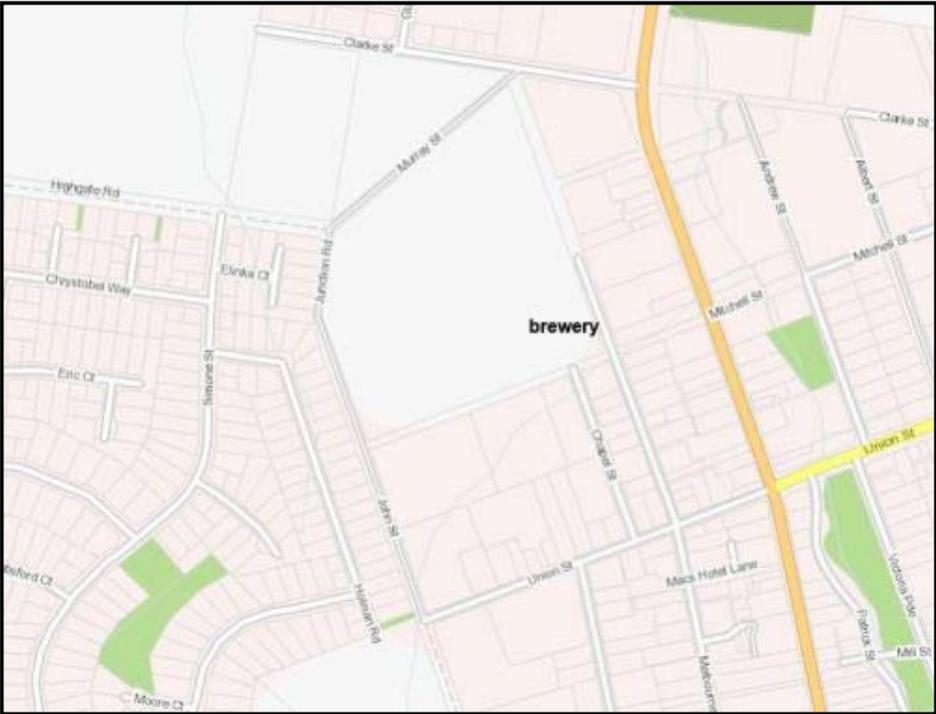
State Library of Victoria – Online images

CMP Former Yorkshire Brewery, 1-21 Robert Street Collingwood Conservation Management Plan, Produced for SMA Projects March 2011 Lovell Chen

PROPOSED TEXT FOR THE BLUE HERITAGE PLAQUE

The Kilmore Brewery was one of the earliest breweries outside Melbourne. It operated from the early 1850s and until 1903. This site contains archaeological evidence of the brewing and malting industries and their workforces in early colonial Victoria.

ADDITIONAL IMAGES



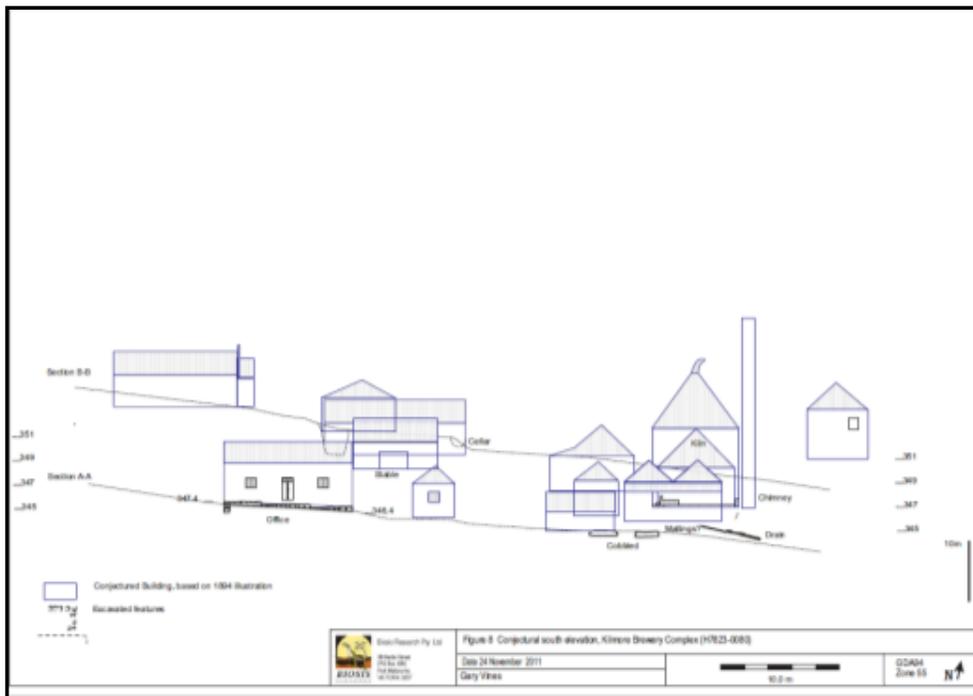
Map



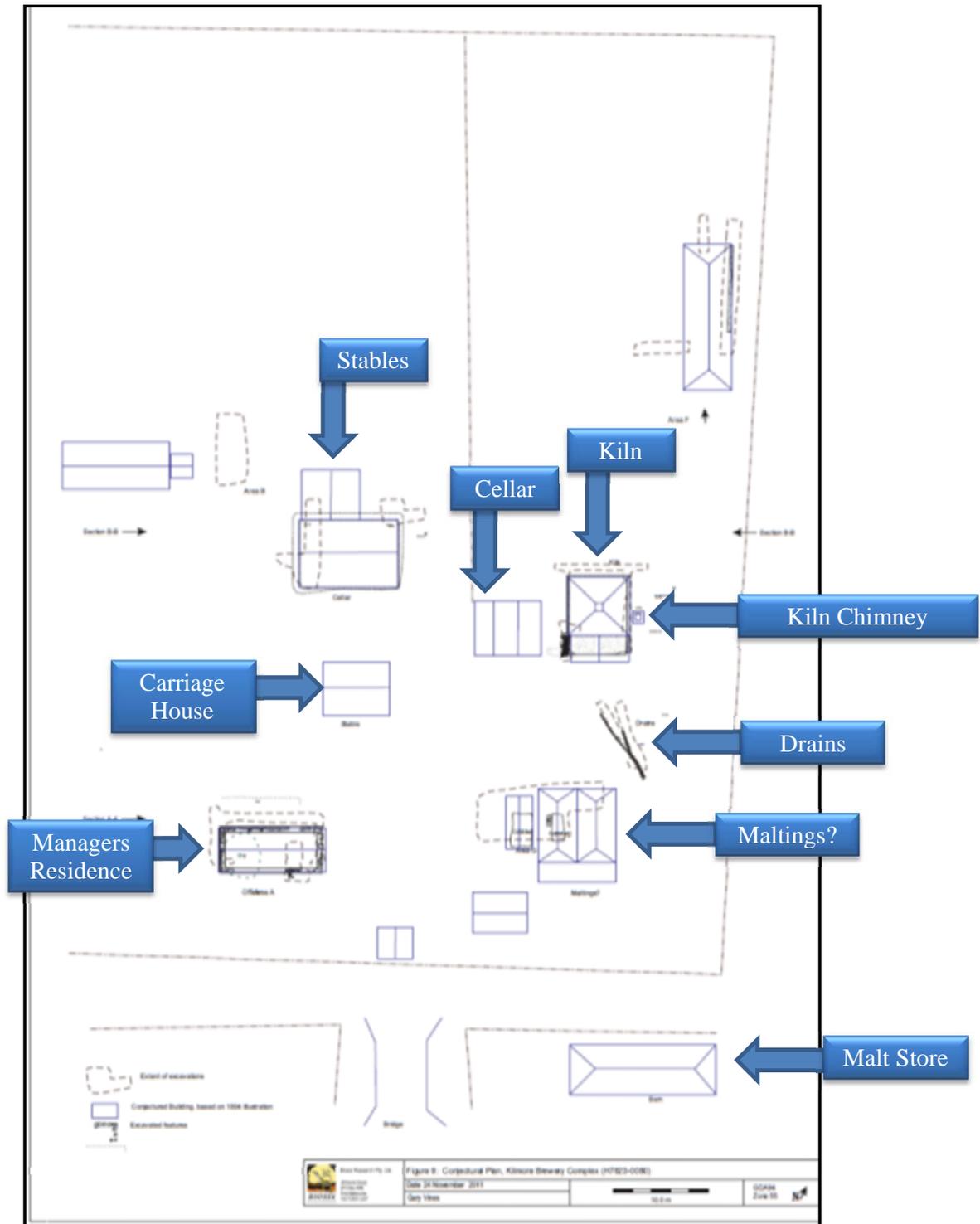
Annotated aerial photograph of the area.



1894 Sketch, State Library of Victoria



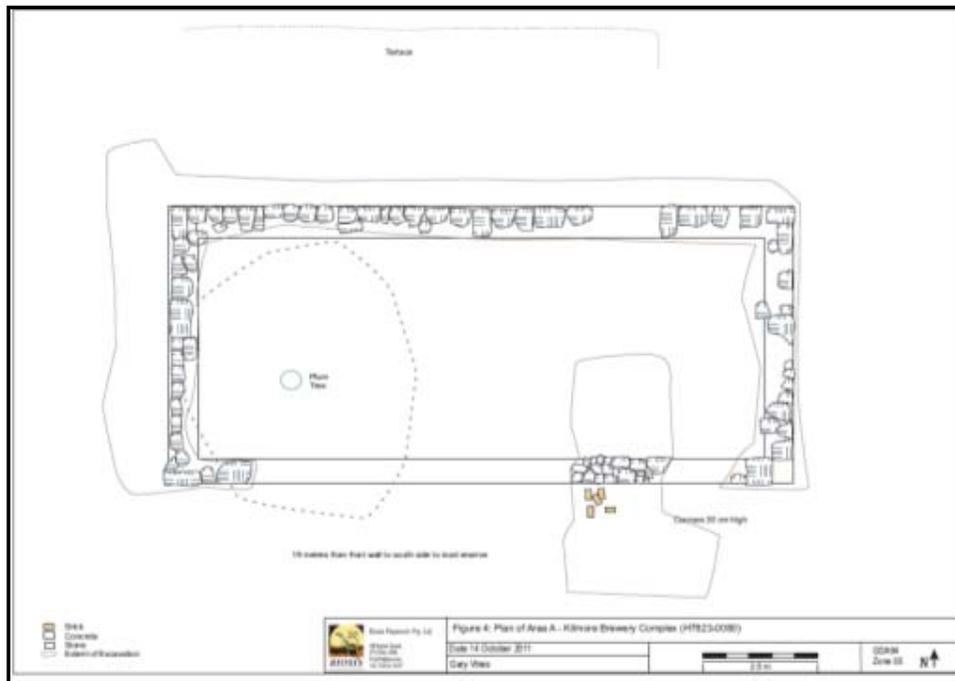
First archaeological excavation (2011).
Conceptual elevation drawing based on 1894 sketch.



Areas dug/conceptual site plan, 2011 excavation based on 1894 sketch.



Aerial photo showing areas exposed during 2011 excavation.



Plan of the Managers Office area (2011)



2015 Excavation of the Managers Office.



2015 Excavation of the Managers Office.



2015 Excavation of the Cellar.



2015 Excavation of the Cellar.



2015 Excavation of the Kiln.



2015 Excavation of the Kiln.

Yesterday Mr J. E. Dowling held an auction sale in the estate of Mr John Fynn. The brewery, standing upon about an acre of land, was knocked down to Mr J. Brady, and the paddock at the rear was purchased by Mr Geoghagan at £12 12s per acre. Mr J. Crough purchased the farm known as Mooney's at £7 1s per acre, the residence falling to Mr T. M'Kav at £180.

FOR SALE,
The **Kilmore Brewery**, with One Acre of Land

STUBBS & SON are instructed by Mr Neilson, the proprietor, to sell by public auction, at their Rooms, on

SATURDAY, 26th INST,
At Twelve o'clock precisely,

The Kilmore Brewery.

The **Brewery** is complete. Brew house, malt house, kiln with iron floor, cellar in the rock, 14 feet deep, well of excellent water 100 feet deep, with casks, coolers, coppers, a quantity of barley, and everything complete, and an acre of land in the bargain.

Title—Perfect, in the hands of Messrs Miller and Stephen, Solicitors, Swanston-street.

Terms—25 per cent cash deposit, and the residue on the completion of the title deeds.

Auction Notices

Argus, 10/12/1852

Kilmore Free Press, 25/8/1881

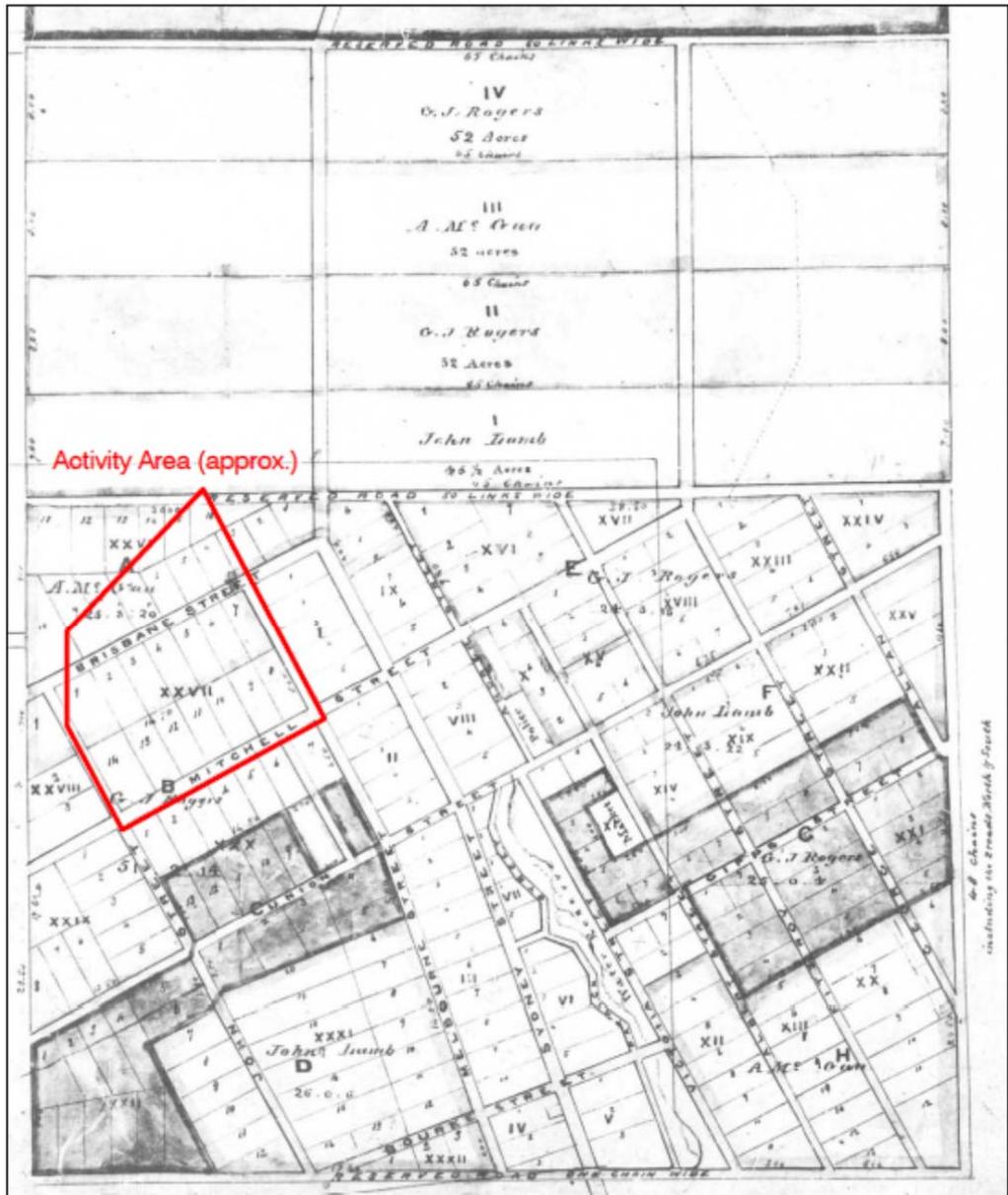


Figure 7 P/A K 41 'Private Town of Kilmore' (State Library of Victoria – Maps Collection)

Historical map of land subdivisions and roads.



Plate 1. Location of Kilmore Brewery Complex (H7822-0080) (facing west)



2015 aerial showing location and extent of Kilmore Brewery Site and surrounding farming land