

BELMONT



1 belmont raglan rd beaufort
front view house mar1985



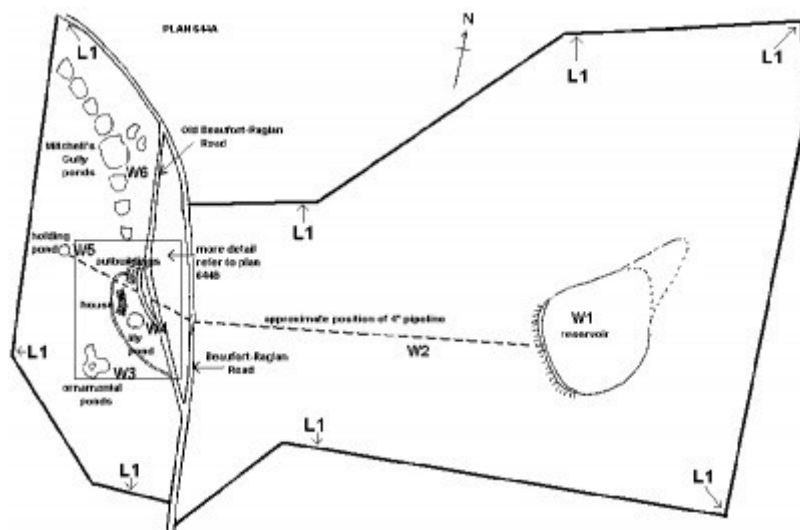
belmont raglan rd beaufort
rear view house mar1985



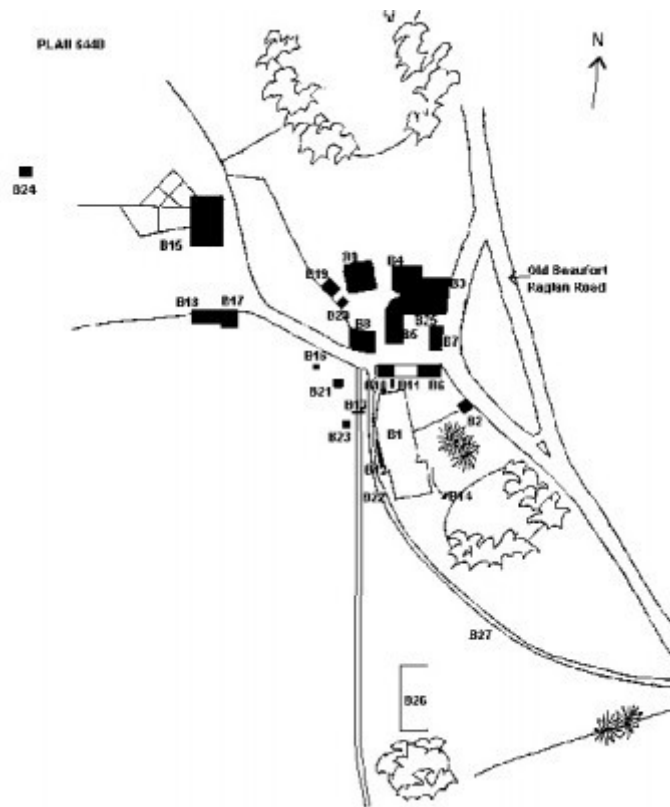
belmont raglan rd beaufort
stables mar1985



belmont raglan road beaufort
side view homestead
mar1985



belmont beaufort plan one whole property



belmont beaufort plan two buildings

Location

643 MAIN LEAD ROAD RAGLAN, PYRENEES SHIRE

Municipality

PYRENEES SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0644

Heritage Overlay Numbers

HO21

VHR Registration

October 1, 1986

Amendment to Registration

November 18, 1999

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - October 27, 1999

What is significant?

In about 1858, James Frazer Watkin, an English engineer occupied land on a Miner's Right near the Mount Cole to Mitchell's Gully water race at Raglan. J. F. Watkin had been involved in construction of the race commissioned by the Ballarat Goldmining Company, which was originally used to bring sluice water from Mount Cole to the head of Mitchell's Gully, which lies immediately north of, and below the present homestead. In 1861 the construction of the original section of Belmont was commenced and orchards and vineyards established. The house was extended over time culminating in the major addition of the 1886 wing and verandahs. Mr William Fustrom, a ship's carpenter, built these additions. The garden was laid out from the 1860s, originally covering five to six hectares but now reduced to 0.2 hectares. The lily pond was completed in 1864. The garden was opened to the public as a pleasure garden in the late 1860s and wine and fruit were sold to the public. The farm produce was also used to feed the contractors and many of the farm buildings such as the smoke house and kitchen were used to prepare food to be sent away in vans to feed the gangs at their work sites. In about 1877 Watkin constructed the Gully reservoir, which still provides water to the garden through a four inch main, and the ornamental lily pond were used as an overflow for watering the property. The ponds to the north of the homestead in Mitchell's Gully were JF Watkin's imaginative response to the destruction caused by mining. By filling the diggers' holes with water an attractive feature was created. Ornamental ponds are also situated to the south of the homestead. James Frazer Watkin died in 1896 and his sons Harriet and Louis carried out the contracting work and property management respectively until Louis' death in 1942. Louis and his son Max E Watkin purchased additional land until 1960 when the property had grown to 1600 acres (648 hectares). Fruit growing was gradually replaced by wool production with the farm concentrating on fine and superfine wool since about 1930. The present owner Mrs. Jocelyn Reid is the daughter of Max and Lorna Watkin.

How is it significant?

Belmont is of historical, architectural, aesthetic and technical significance to the State of Victoria

Why is it significant?

Belmont is of historical significance because of the completeness of its setting-house, interior decoration, significant contents, garden outbuildings and contents and is outstanding as a rare survivor of a small rural estate and its associated way of life. The extensive gardens, which were opened to the public as pleasure gardens in the 1860s, retain the characteristic garden elements including the ornamental lake, orchard, flower beds, vegetable gardens, garden buildings and substantial outbuildings including a pigsty, buggy shed and brick stables. The property is sited directly on the main water race to Beaufort and the ornamental ponds started life as mining dams, and these features provide a direct link with the gold mining era and the need for water as part of mining operations. The landscape of Belmont is of historical significance for its substantial evidence, both documented and on site, of garden, orchard and vineyard and associated outbuildings and architectural features such as the fernery. It contains a substantial number of old fruit varieties in remnant stands and the present garden layout is relatively unchanged from its modifications in 1887.

Belmont is of architectural and aesthetic significance as the external detailing of the homestead is unusual with various configurations of the rising sun motif being repeated in different parts of the building. Internally the building remains substantially unaltered and contains an intact nineteenth century decorative scheme and most of the original furnishings in the drawing room that was part of the 1886 addition. This is a rare surviving example of a complete decorative and furnishing scheme in a country property of this era. The cottage garden is intact, and the lych gate is a feature which is both rare for its good condition and unique architecture. Most of the

outbuildings and garden structures date to the late 1880s and are still intact. They are important as representatives of horticultural and agricultural practices. The landscape and associated buildings and water features of Belmont are of aesthetic significance as they contribute to and support the house, completing the setting of the property.

Belmont is of technical significance for the strong theme of water conservation and usage demonstrated by the reservoir, the water races, service pipes, ornamental ponds (formerly mining dams). The irrigation system established in 1877 and still in use today is of historical importance for its demonstration of early water supply techniques.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

General Conditions:

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.
2. Should it become apparent during further inspection or the carrying out of alterations 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 alteration shall cease and the Executive Director shall be notified as soon as possible.
3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.
4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.
5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

Building Interiors-In all rooms except for the drawing room

* Interior painting and wallpapering provided the preparation work does not remove evidence of the building's original paint or other decorative scheme.

- * Removal or installation of carpets and other flexible floor coverings such as vinyl.
- * Installation of curtain tracks, rods, blinds and other window dressings.
- * Installation of hooks, nails and other devices for the hanging of paintings, mirrors and other wall mounted objects.

Building Exterior

- * Repair and Maintenance of existing building fabric.
- * Repainting to the external colour scheme as set out in the Belmont Conservation Plan, Wendy Jacobs, April 1998.

Fire Protection

- * Installation of additional smoke detectors

Insulation

- * Installation of bulk insulation to the roof space.

Electrical

- * Re-wiring, provided new wiring is concealed.

Fencing

- * Reinstatement of known earlier fences to original design and in similar materials.
- * Erection and alteration of fencing relating to the operation of the property as a farm but evidence of any early fence layouts should not be obliterated.

Small outbuildings

- *Erection of small outbuildings.
- *Reconstruction of known earlier outbuildings based on physical and photographic evidence. ie. The fernery.

Landscape

- * Routine gardening and maintenance for the care of existing plants and planting themes.
 - * Repairs, conservation and maintenance to hard landscape elements including walls, roads, paths, drainage and irrigation.
 - * The process of gardening; mowing, hedge clipping, bedding displays, removal of dead plants, disease and weed control, emergency and safety works and landscaping and planting to retain the existing landscape character.
 - * Non-commercial signage, lighting, security and fire safety, provided no structural building works occur.
- Repainting in the same colour of previously painted surfaces or to colour scheme as set out in the conservation plan.
- * Management of trees in accordance with Australian Standard; Pruning of Amenity Trees AS 4373.
 - * Removal of elements not identified as being significant.
 - * Removal of plants listed as Noxious Weeds in the Catchment and Land Protection Act 1994.
 - * Removal of vegetation to maintain fire safety and to conserve significant buildings and structures.

Land east of the Beaufort-Raglan Road.

No permit required for agricultural use of the land, which does not affect the existing water supply system.

Construction dates	1860,
Heritage Act Categories	Registered place,
Other Names	BELMONT HOMESTEAD,
Hermes Number	95
Property Number	

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under section 46 that the Victorian Heritage Register is amended in that the Heritage Register Number 644 in the category described as a Heritage Place is now described as:

Belmont, Beaufort-Raglan Road, Beaufort, Pyrenees Shire Council.

EXTENT:

1. All the following Buildings marked on Diagram 644B held by the Executive Director:

B1 House
B2 Lych Gate
B3 Barn/Stable
B4 Smithy
B5 Dray shed/Men's Cabin
B6 School House/Nursery
B7 Bean Shed
B8 Buggy Shed
B9 Pigsty
B10 Lavatory No.1 & Gas Works Shed
B11 Lavatory No.2
B12 Trellis for vine
B13 Bridge over Water Race
B14 Lily Pond Bridge
B15 Woolshed and Yards
B16 Wine Press
B17 Fowl Pens
B18 Fowl House
B19 Killing House
B20 Smoke House
B21 Poison House
B22 Site of Fernery
B23 Pixie Cottage
B24 Site of Lookout Tower
B25 Horse-works
B26 Croquet lawn/Tennis Court
B27 Driveway

2. All the following Water Features marked on Diagram 644A held by the Executive Director:

W1 Reservoir
W2 Iron Pipeline, and associated pipes and watering system
W3 Ornamental Ponds
W4 Lily Pond
W5 Holding Pond
W6 Mitchell's Gully Ponds

3. All of the land marked L1 on Diagram 644A held by the Executive Director being:

- * Vol 9194 Fol 878 being the land in Plan of Consolidation No. 105870 and being Crown Allotments 3A, 3B, 3C, 3D and 4 Section B Parish of Beaufort County of Ripon.
- * Vol. 8367 Fol. 705 being Crown Allotment One Section B Parish of Beaufort.
- * Vol. 8367 Fol. 704 being Crown Allotment*two Section B Parish of Beaufort.
- * Vol. 1792 Fol. 298 being more or less being Allotment four of Section two in the Parish of Raglan County of Ripon.
- * Vol. 3421 Fol. 094 being more or less being Allotment five of Section two in the Parish of Raglan.
- * Vol. 857 Fol. 173 being Crown Allotments one and two Section A Parish of Beaufort County of Ripon.

- * Vol. 1086 Fol. 121 being more or less being Allotment three of Section A in the Parish of Beaufort County of Ripon.
- * Vol. 1757 Fol. 297 being Crown Allotments Four A and Four B Section A Parish of Beaufort County of Ripon.
- * Vol. 1254 Fol. 776 being more or less being Allotment one of Section two in the Parish of Raglan County of Ripon.
- * Vol. 2459 Fol. 755 being more or less being Allotment two of Section two in the Parish of Raglan County of Ripon.
- * Vol. 2461 Fol. 016 being more or less being Allotment three of Section two in the Parish of Raglan County of Ripon.
- * Vol. 2736 Fol. 133 being more or less being Allotment six of Section two in the Parish of Raglan County of Ripon.
- * Vol. 6219 Fol. 616 being more or less being Allotment seven of Section two in the Parish of Raglan County of Ripon.

Dated: 4 November 1999.

RAY TONKIN

Executive Director

[Victoria Government Gazette G 46 18 November 1999 pp.2454-2455]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>