

HEPBURN MINERAL SPRINGS RESERVE



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H2098 Hepburn Mineral Springs Reserve_bathhouse_Nov.05



H2098 Hepburn Mineral springs reserve _Pavillion_Nov.05



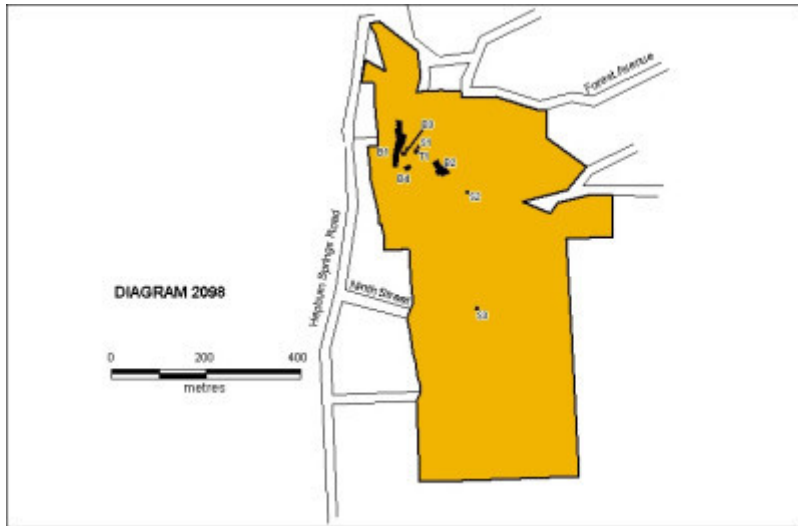
H2098 Hepburn Mineral Springs reserve_soda_springs_Nov.05



H2098 Hepburn Mineral springs reserve_locarno_spring_Nov.05



H2098 Hepburn Mineral Springs reserve_sequoiadendron_Nov.05



Hepburn Mineral Springs Reserve plan

Location

MINERAL SPRINGS RESERVE ROAD HEPBURN SPRINGS, HEPBURN SHIRE

Municipality

HEPBURN SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H2098

Heritage Overlay Numbers

HO975

VHR Registration

April 27, 2006

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - April 27, 2006

What is significant?

The Hepburn Mineral Springs Reserve is approximately 30 hectares of public land adjacent to Hepburn Springs township that includes the Hepburn Mineral Springs bathhouse. The reserve, which contains a series of mineral springs that have been in continuous public use for drinking and bathing since the mid-19th century, are the best known of the large concentration of more than 100 mineral springs in Victoria's Central Highlands first systematically inventoried by the Geological Survey of Victoria in 1910 under Director of E.J. Dunn (1904 - 1912). A reserve of 0.5 hectares was first created on the site in 1868 to protect the springs from surrounding gold mining activities. The extent of the reserve was increased to its present size in the early 20th century as a result of local pressure for protection of the mineral springs local pressure and on the recommendation of Dunn that a network of Mineral Springs Reserves of standard size be established throughout Victoria.

Although the local community, in particular the Swiss-Italian migrants, had regularly used the springs since at least the 1860s, it was the construction of the rail line to nearby Daylesford in 1880 that markedly increased the accessibility of the springs to tourists who came in increasing numbers to 'take the waters'. By the 1890s a bath house had been established at the springs offering a range of hydrotherapies, reflecting the popularity of health tourism in the late 19th and early 20th centuries. The popularity of the Springs continued through the first decades of the 20th century and into the inter-war years, but declined rapidly after the Second World War. In the 1980s resurgence in the popularity of the Hepburn Mineral Springs led to substantial renovation of the spa bath house. The Reserve continues to be a major Victorian tourist destination.

The topography of the Reserve is dominated by a gully, through which Spring Creek runs and along which the Reserves' three main springs, the Soda, Locarno and Sulphur springs are located. The springs have been modified over time, with infrastructure in place from the early 20th century to permit water to be collected by efficient and sanitary means for use in the bath house and for drinking. The Locarno Spring, identified in 1914 and named in honour of the home of a prominent Swiss-Italian community member, is permanently set aside for public use. Members of the local Swiss community were also responsible for construction of the swimming pool on Spring Creek in the south of the reserve in the late 1920s (H1865).

The landscape, once reflecting mining activities, is now a picturesque combination of regrowth native vegetation and exotic trees on the higher land while along the creek are cultivated parklands of lawn, exotic deciduous trees and conifers and ornamental plantings and paving, much of which is Castlemaine slate. Many of the exotic trees were planted by local communities in an effort to beautify the reserve, provide shade in summer and create a landscape reminiscent of European spa centres. The main lawn area or Picnic Park, is dominated by a single Sierra Redwood (*Sequoiadendron giganteum*) specimen planted in 1901 to commemorate Federation.

Within the garden landscape along the creek are a number of buildings associated with the recreational use of the mineral springs since late 19th century including the only extant 19th century mineral springs bathhouse in Victoria. This brick building was erected in 1895 and extended in the 1920s with the addition of further baths and waiting room (1922) followed by a boiler house. This structure continued in use until the late 1980s when major renovations and additions were undertaken creating the Hepburn Springs bathhouse complex in which external fabric of the original bath house and 1920s extension was retained along with a brick chimney from the boiler house. To the south of the bath house a timber pavilion was erected in 1897 to provide shelter for visitors. This was replaced in 1908 by the extant Edwardian red brick hexagonal pavilion in which community dances and other social functions were held in the inter-war period and which continues to serve as a shelter for visitors. An adjoining kiosk, also in red brick was added on the north side of the pavilion in 1939.

There are a number of other buildings in the Reserve including the caretakers cottage, a single storey weatherboard cottage probably dating to the early 20th century, and the Sound Shell, a small concrete block structure in the Picnic Park erected in 1971 by the Hepburn Springs Progress Association to provide an open air performance space.

How is it significant?

The Hepburn Mineral Springs Reserve is of historic, social, aesthetic and scientific significance to the State of Victoria

Why is it Significant?

Hepburn Mineral Springs Reserve is of historical significance as an intact and authentic expression of 19th and early 20th century nature and health tourism in Victoria, made popular through the development of the country rail

network and also reflected in the construction of the Mount Buffalo Chalet in 1910 (H0901) and development of the Buchan Caves Reserve in the first decades of the 20th century (H1978). The rapid rise in the popularity of the Hepburn Springs Mineral Reserve in the late 19th century was specifically related to the then popular belief in the recuperative and invigorating powers of 'taking the waters'.

The Hepburn Mineral Springs Reserve is of historic significance as the best known and most popular of Victoria's mineral springs, in continuous use since at least the 1870s. Hepburn Springs is the only mineral spa development with a surviving 19th century bath house.

Hepburn Mineral Springs Reserve is of scientific significance for the geological feature of the mineral springs themselves, each of which has a unique chemical composition, and for the Reserve's association with the establishment of the network of Mineral Reserves in Victoria in the early 20th century through the Geological Survey of Victoria and its Director E. J. Dunn (1904 - 1912).

The Hepburn Mineral Springs Reserve is of aesthetic significance as a constructed picturesque and evocative cultural landscape combining exotic, European, plantings with indigenous vegetation, exhibiting a high degree of authenticity especially in the largely intact pavilion and surviving fabric of the 19th century bath house set amid the garden landscape.

Hepburn Springs Mineral Reserve is of social significance to the people of Victoria as a highly popular place of recreation and source of mineral water for public use.

Hepburn Springs Mineral Reserve is of social significance for its association with European migrant communities in Victoria, in particular the Swiss-Italian community who recognised the therapeutic value of the springs in the 19th century, who continue to have a strong attachment to the place and who contribute to the conservation of the springs through community action.

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. General Conditions: 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. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component. General Conditions: 3. If there is a conservation policy and plan all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan. General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable. Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Buildings Exteriors:

- . Minor repairs and maintenance.
- . Painting of previously painted walls, posts, and roofing.
- . Treatments to stabilise and protect timber, metal and masonry structures.
- . Removal of extraneous items such as external lighting, air conditioners, ducting, flues, wiring, antennae, aerials, fly screens etc. and making good.

Building interiors:

Internal works to un-registered buildings are exempt from permit requirements.

Other Structures:

- . Minor repairs and maintenance.
- . Painting of previously painted walls, posts, and roofing in the same colour.
- . Treatments to stabilise and protect timber, masonry and iron structures.

Landscape:

Management and maintenance of the landscape, including shrubberies, borders and turf.

Management and maintenance of trees including formative and remedial pruning, removal of deadwood, pest and disease control, cabling (and similar supportive works), and planting and removal.

The process of gardening, mowing, hedge clipping, bedding displays, removal of dead plants, disease and weed control, emergency and safety works.

The replanting of plant species to conserve the landscape character.

Management of trees in accordance with Australian Standard; Pruning of Amenity Trees AS 4373.

Vegetation protection and management of the possum population.

Removal of plants listed as noxious weeds in the Catchment and Land Protection Act 1994.

Repairs, conservation and maintenance to structures and hard landscape elements, sculpture, fountains, monuments, steps, asphalt and gravel paths and roadways, stone and concrete edging, fences, lamps and gates.

Installation, removal or replacement of garden watering and drainage systems beyond the canopy edge of listed trees.

Emergency or safety works to plants, structures, paths, drainage, services or other components.

Installation, placement, modification and removal of components of directional, interpretive, public safety or informational signs, plant labels or other general signs.

Construction, installation or maintenance of services such as water, electricity, lighting, communications cabling, sewer and drainage systems, excluding an area of 5 metres beyond the canopy edge of the registered *Sequoiadendron giganteum*.

Construction dates 1895, 1909, 1939, 1971, 1900,

Heritage Act Categories Registered place,

Other Names Hepburn springs reserve,

Hermes Number 1993

Property Number

Plaque Citation

Created in 1868 to protect it from gold mining activity, this reserve is the best known and most intact of Victoria's early spa developments and is the only one with a surviving nineteenth century bath house.

Extent of Registration

1. All the buildings marked as follows on Diagram 2098 held by the Executive Director
B1 Bathhouse consisting of the original bathhouse (1895), brick extension (1922) and brick chimney (1936)
B2 Pavilion and Kiosk (1907, 1939)
B3 Sound Shell (1971)
B4 Caretaker's Cottage (early 20th Century)
2. All of the structures marked as follows on Diagram 2098 held by the Executive Director
S1 Soda Spring
S2 Locarno Spring
S3 Sulphur Spring
3. The tree marked as follows on Diagram 2098 held by the Executive Director
T1 *Sequoiadendron giganteum*
4. All the land marked L1 on Diagram 2098 held by the Executive Director including Hepburn Springs Mineral Reserve Crown Land Parcel P109606, Mineral Springs and Public Park Reserve Crown Land Parcel P109666 and Hepburn Springs Spa Complex Parcel 31D24

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/>