ANDERSONS MILL COMPLEX


ANDERSONS MILL COMPLEX SOHE 2008


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1 andersons mill complex off alice street smeaton front view jul1987


box.jpg

bridge close up.jpg

bridge with barriers.jpg

Logo.jpg

Diagram 1521.JPG

DSC 6847

DSC 6845

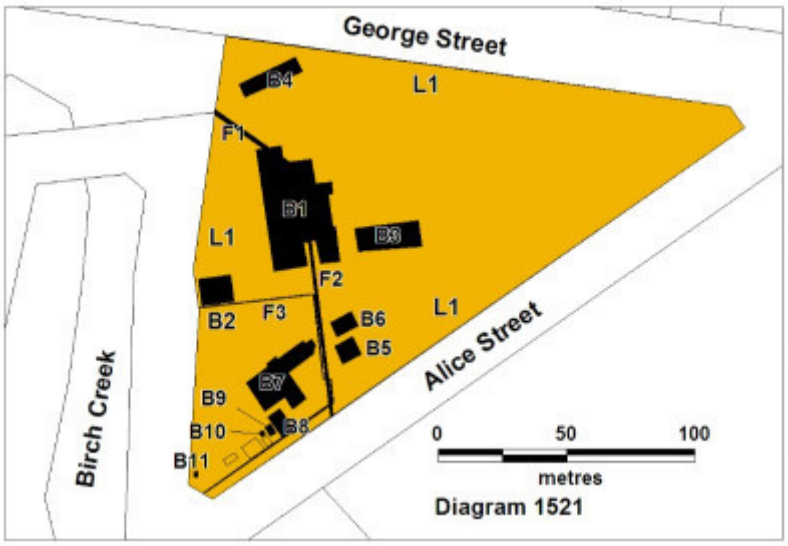
DSC 6852

DSC 6851

DSC 6855

DSC 6857

Whole site 2015.jpg



H1521 Andersons Mill Smeaton Plan

Location

9 ALICE STREET AND 3635 CRESWICK-NEWSTEAD ROAD SMEATON, HEPBURN SHIRE

Municipality

HEPBURN SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H1521

Heritage Overlay Numbers

HO598

VHR Registration

October 9, 1974

Amendment to Registration

February 11, 2016

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - May 21, 1999

What is Significant?

Anderson's Mill Complex, Smeaton, comprises a huge bluestone mill building, water wheel, 23 metre tall brick chimney, bluestone office, stables, granary, blacksmiths shop and residence. The complex was built for the Anderson brothers from 1861 onwards to service Creswick's prospering agricultural district. The ten bay bluestone mill building is four stories high with an attic storey in the gabled slate roof. The 28-foot (8.5 metre) diameter water wheel, built by Ballarat engineering firm Hunt and Opie, is fed by a mill race about 900 metres long which commences at a bluestone weir on Birch Creek.

The industrial elements of the mill complex are located in a highly intact landscape setting which includes the Anderson family home and its garden, Birch Creek and the bridge on the access road and areas of European vegetation, all set within the context of the creek valley and surrounding farm land. The first part of the timber residence was built in the early 1860s with further additions in the nineteenth century including a separate bluestone kitchen block. The residence has a typical Victorian era cottage garden including berry gardens and a timber front boundary fence and gate to the mill area.

The Anderson brothers migrated from Scotland in 1851, and were involved in goldmining at first before developing a thriving sawmilling business which serviced the gold mining industry. They were also involved into agriculture and land speculation. Their successes enabled them to make the large investment in the Mill. John Anderson had trained as a millwright in Scotland.

Numerous flour mills were built in the established agricultural districts of Victoria in the 1850s and 60s. As with many mills from this period, the Smeaton mill's initial prosperity was short-lived as Victoria's drier northern areas, which were better suited to wheat growing, were developed for agriculture under the Selection Acts from the mid-1870s. In the same period the technology of wheat milling changed from stone to roller mills, and consumers came to prefer the product from the roller mills. David Anderson, one of the second generation of millers, invested in new roller milling equipment in 1895 and also diversified into oat-milling. The mill continued to operate for another sixty years as a flour and oatmeal mill before it closed in the late 1950s. Members of the Anderson family lived continuously in the residence on the site up until 2008.

The Andersons Mill Complex, apart from the residence, was purchased by the State government in 1987 as a Bicentennial gift to the people of Victoria, and the land became a Historic Reserve which is now under the management of Parks Victoria.

How is it Significant

The Andersons Mill Complex is of historical, scientific (technical), and architectural significance to the State of Victoria.

Why is it significant?

The Andersons Mill Complex is of historical significance as highly intact and representative example of a rural industrial landscape associated with the early period of wheat growing activity in Victoria up until the mid-1870. Flour mills were an important component of the relatively self generating local economies which operated in the agricultural districts of Victoria in this period.

The Andersons Mill Complex is of historical significance as a product of the development in a goldfields economy, in which money made from gold mining and associated industries such as timber milling was invested locally in other industries such as flour milling. The scale and finish of the mill and office indicate the confidence of the Andersons in this endeavour.

The Andersons Mill Complex is of historical significance as a rural industrial complex which has been in continuous occupation and use by the same family since the 1860s. The buildings and structures are indicative of the transference of the Andersons' experience of building and industrial practices in Scotland. The different processes employed at the mill also demonstrate the capacity of the owners to adapt to changing circumstances

over close to one hundred years.

The bluestone main mill building of the Andersons Mill Complex is of architectural significance as a fine example of a large scale industrial structure displaying the simple unadorned materials, symmetrical arrangement and harmonious proportions of the Georgian style.

The Andersons Mill Complex is of scientific (technical) significance as a rare and highly intact water powered nineteenth century flour mill. The waterwheel and the water turbine provide outstanding opportunities to demonstrate how water power was used in the nineteenth century. The Andersons Mill Complex is of scientific (technical) significance for its capacity to demonstrate the technical aspects of the oat milling process.

The water wheel is of scientific (technical) significance as a product of the Victoria Foundry at Ballarat during its most active period. It clearly demonstrates the manufacturing capabilities and levels of craftsmanship attained by the foundry no more than five years after it was established. The wooden patterns from which the wheel's components were cast have survived and illustrate the way in which the wheel was manufactured.

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 endorsed by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by the Executive Director, Heritage Victoria 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.

Non Registered Fabric:

All works including demolition and internal modification to structures not included in the extent of registration are permit exempt. Additions to structures not included on the extent will require either the approval of the Executive Director or permit approval. Should these works require a permit is at the discretion of the Executive Director.

The construction of any new structures within the boundaries of this registration will require a permit.

Exterior of residence and associated buildings within residence garden area:

Minor repairs and maintenance which replaces like fabric with like.

Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.

Installation and repairing of damp proofing by either injection method or grout pocket method.

Installation or removal of external fixtures and fittings such as, hot water services and taps

Interior of residence and associated buildings within residence garden area:

Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of any original paint or other decorative scheme.

Installation, removal or replacement of carpets and/or flexible floor coverings.

Installation, removal or replacement of 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.

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 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 existing skirtings and architraves and that the central plant is concealed.

Installation, removal or replacement of electrical wiring.

Installation, removal or replacement of bulk insulation in the roof space.

Installation of plant within the roof space.

Installation of smoke detectors.

The process of gardening and maintenance, mowing, hedge clipping, bedding displays, removal of dead plants, disease and weed control, emergency and safety works to care for existing plants and planting themes.

Removal of vegetation that is not significant to maintain fire safety to protect monuments, paths, significant buildings and structures.

The replanting of plant species to conserve the landscape character and plant collections and themes.

Repairs, conservation and maintenance to hard landscape elements, buildings, structures, ornaments, roads and paths, drainage and irrigation system.

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

Installation, removal or replacement of garden watering and drainage systems.

Non-structural works that occur at a distance greater than 5 metres from the canopy edge of a significant tree, plant or hedge, (structural works may require a permit if still on the registered land).

Non-commercial signage, lighting, security fire safety and other safety requirements, provided no structural building occurs.

Plant labelling and interpretative signage.

Resurfacing of existing paths and driveways.

Maintenance of roads and paths and gutters to retain their existing layout.

The following public safety and security activities are permit exempt under section 66 of the Heritage Act 1995,

a) public safety and security activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits;

b) the erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features;

c) development including emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public.

Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional.

Signage and Site Interpretation :

The following Signage and Site Interpretation activities are permit exempt under section 66 of the Heritage Act 1995,

a) signage and site interpretation activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits;

b) 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 significant fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items;

c) signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place;

d) 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.

Note: Where possible, the signage and interpretation material should be consistent with other schemes developed on similar or associated sites. It may be necessary to consult with land managers and other stakeholders concerning existing schemes and strategies for signage and site interpretation.

Mineral Exploration :

The following Mineral Exploration activities are permit exempt under section 66 of the Heritage Act 1995,

a) mineral Exploration activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits;

b) preliminary non-intrusive exploration, including geological mapping, geophysical surveys, and geochemical sampling and access to shafts and adits;

c) advanced forms of exploration (drilling), including the location of drill pads and access tracks where this has been the subject of on-site negotiation and agreement with representatives of Heritage Victoria, DSE and Parks Victoria, and where all significant historic site features have been identified and protected as part of an approved work plan.

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.

Regular Site Maintenance :

The following site maintenance works are permit exempt under section 66 of the Heritage Act 1995,

a) regular site maintenance provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits;

b) the maintenance of an item to retain its conditions or operation without the removal of or damage to the existing fabric or the introduction of new materials;

c) cleaning including the removal of surface deposits, organic growths, or graffiti by the use of low pressure water and natural detergents and mild brushing and scrubbing; **d)** repairs, conservation and maintenance to plaques, memorials, roads and paths, fences and gates and drainage and irrigation.

e) the replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric.

Note: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning.

Note: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance. Repair must maximise protection and retention of fabric and include the conservation of existing details or elements.

Fire Suppression Duties :

The following fire suppression duties are permit exempt under section 66 of the Heritage Act 1995,

a) Fire suppression and fire fighting duties provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits;

b) Fire suppression activities such as fuel reduction burns, and fire control line construction, provided all significant historical and archaeological features are appropriately recognised and protected;

Note: Fire management authorities should be aware of the location, extent and significance of historical and archaeological places when developing fire suppression and fire fighting strategies. The importance of places listed in the Heritage Register must be considered when strategies for fire suppression and management are being developed.

Weed and Vermin Control :

The following weed and vermin control activities are permit exempt under section 66 of the Heritage Act 1995,

a) Weed and vermin control activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits;

Note: Particular care must be taken with weed and vermin control works where such activities may have a detrimental affect on the significant fabric of a place. Such works may include the removal of ivy, moss or lichen from an historic structure or feature, or the removal of burrows from a site that has archaeological values.

Painting

Painting will not require permit approval if the painting:

a) does not involve the disturbance or removal of earlier paint layers or other decorative schemes, where the extant painting or other decorative scheme has not been mentioned in the statement of significance or the extent of registration.

b) involves over-coating with an appropriate surface as an isolating layer to provide a means of protection for significant earlier layers or to provide a stable basis for repainting;

c) employs the same colour scheme and paint type as an earlier scheme if they are appropriate to the substrate and do not endanger the survival of earlier paint layers.

If the painting employs a different colour scheme and paint type from an earlier scheme a permit will not be required if

a) the Executive Director is satisfied that the proposed colour scheme, paint type, details of surface preparation and paint removal will not adversely affect the heritage significance of the item;

b) the person proposing to undertake the painting has received a notice advising that the Executive Director is satisfied.

Any proposal to undertake such work should be submitted to the Executive Director, detailing the proposed colour scheme, paint type, details of surface preparation and paint removal involved in the repainting, for approval

Theme

4. Transforming and managing the land 5. Building Victoria's industries and workforce

Construction dates	1861,
Heritage Act Categories	Registered place,
Other Names	FLOUR MILL, OATMEAL MILL AND WATER WHEEL, ANDERSON'S MILL COMPLEX,
Hermes Number	2366
Property Number	

History

Andersons Mill Complex for was built for the Anderson brothers from 1861 to service Creswick's prospering agricultural district. Its purpose was to process grain (wheat and oats) and process it into products such as flour. Grain mills were an important component of the self-generating local economies which operated in the agricultural districts of Victoria in this period. Andersons Mill was built to meet demands of the growing Victorian goldfields population.

The Anderson brothers migrated from Scotland in 1851 and William and David Anderson bought land in the first sales in the Smeaton district during 1856. Within six years Smeaton became a prosperous agricultural district. The Anderson family played a prominent role amongst the new settlers and their name occurs frequently on the

documentation of local committees and organisations as the new community developed.

In this early period the only mill in the area was Hepburns Mill on Bullarook Creek, owned by Captain John Hepburn the first settler in the area. After the death of Hepburn in 1860 the mill was operated by tenants who antagonised the local farmers by the low price they offered. The Anderson brothers bought the site on Birch Creek and announced their intention to design and build their own mill to produce oats and flour. The mill was built on a small island between Birch Creek and a small off shoot of the creek, set between two steep gorges. This enabled the construction of a hand cut water channel to be constructed across the alluvial flats of the island, diverting water from Birch Creek through the mill powering the large waterwheel, to rejoin the small unnamed creek near its junction with Birch Creek. The mill, the steep slopes of the gorge planted out with Monterey pines, Elm and Poplar trees, the fast flowing creek strewn with volcanic tuff, basalt boulders and alluvial flats form a cultural landscape that has been carefully fashioned by the Anderson brothers.

The Andersons built their flour mill at Smeaton mainly because the local farmers, themselves included, wanted to take their grain to a mill offering better service than Hepburn's Mill. Smeaton was close to the wheat fields and close to good markets. The main mill had to be large to accommodate the machinery and allow for storage. It had to be tall to harness gravity in passing the grain from one floor to another as it was cleaned. It had to be long when it was decided to process oats as well. The scale and finish of the mill and office indicate the confidence of the Andersons in their endeavour. John Anderson was part of the Joint Stock Mill Company which originally purchased the land for the mill, and it was probably John who found the site. His experience as a millwright in Scotland would have led him to choose a place on level ground, sufficiently low lying to get a good head of water from the nearby creek. The first part of the timber residence was built in the early 1860s with further additions in the nineteenth century including a separate bluestone kitchen block. The residence has a typical Victorian era cottage garden including berry gardens and a timber front boundary fence and gate to the mill area. Work on the flour mill began in 1861 and the oat mill was completed in 1862.

The waterwheel was manufactured at Hunt & Opie's Victoria Foundry in Ballarat. Measuring 8.5 metres in diameter it cost £1,168/16/11 and weighs 25 tonnes. It was the second largest and second most powerful to be built in Victoria before the 1880s. It was made in the same style as most British waterwheels of the mid nineteenth century, mainly developed by the British civil engineer, John Smeaton. The Victoria Foundry was among the first to be established in Ballarat in 1856. It flourished between 1858 and 1872 principally under the partnership of James Hunt and James Michael Opie. The principal business of the foundry was the manufacture of mining machinery; pumps, pump columns, pump gears, puddling machinery, winding gear and stamp batteries. The foundry is also reported to have made railway locomotives, waterwheels and stone breakers for railway contractors. It was an up-to-date, efficient company.

Flour mills were an important component of the relatively self generating local economies which operated in the established agricultural districts of Victoria in the 1850s and 60s, and numerous flour mills were built during this time. The Andersons had built the mill with money the family had made from supplying timber to the goldfields and towns, as well as agricultural activities and land speculation. They benefited from new technological developments on the goldfields when setting up the waterwheel and machinery for the mill. Ballarat was the main market but Smeaton produce was distributed throughout all the booming central goldfields towns. The first report of Anderson's Mill working appeared in the *Creswick Advertiser* on 29 April 1862. The reporter was impressed by what he saw:

The five storey building is full of flour and wheat and the whole although only recently completed presents already a very business like and busy appearance. The large waterwheel constructed at a cost of £1,500, works well.

In the years immediately after its opening Anderson's Mill became one of the major industrial and commercial enterprises of rural Victoria, all because of the high demand of the goldfields populations. Between 1865 and 1874, annual sales exceeded £30,000 per annum and healthy profits were made. From 1865 to 1874 annual sales of flour and oatmeal from the mill exceeded £30,000 per year.

But from the mid 1870s sales began to fall. In the late 1880s when John Anderson was interviewed by a journalist from Melbourne, he sadly commented that Andersons Mill had seen busier days. The reason he gave was farmers leaving the district or abandoning farming for mining. But although these changes had badly affected the mill they did not fully explain why the Andersons were financially ruined at that time. There was no simple answer to this. The growth of the goldfields towns had slowed down and even shrunk in some cases, which meant smaller markets. The opening of railway lines to the new wheat growing areas helped city millers. Another reason was that as Victoria's drier northern areas, which were better suited to wheat growing, were developed for

agriculture under the Selection Acts from the mid-1870s, the 'wheat belt' shifted north. In the same period the technology of wheat milling changed from stone to roller mills, and consumers came to prefer the product from the roller mills.

Andersons continued to operate and improve their milling business in the late nineteenth and early twentieth centuries. Around 1889 they built a new bluestone and timber bridge over Birch Creek to provide access to the flourmill, replacing an earlier bridge. When David Anderson, one of the second generation of millers, took over in 1895 he gave the mill a new lease of life by borrowing money and installing new roller milling equipment better suited to grind the type of wheat being produced in Victoria. By the 1920s and 30s oat products were the main produce of the mill. The waterwheel was the primary source of power for the mill until it was connected to mains electricity in 1947.The mill continued to operate as a flour and oatmeal mill before it closed in the late 1950s.

Members of the Anderson family lived continuously in the residence on the site up until 2008. The Andersons Mill Complex, apart from the residence, was purchased by the State government in 1987 as a Bicentennial gift to the people of Victoria, and the land became a Historic Reserve which is now under the management of Parks Victoria. Since 1995 the annual Andersons Mill Festival has been held in this place. Each April this festival provides the community with a social occasion to experience local food, wine, music and other activities in the picturesque setting of the Mill.

REFERENCES

Don Chambers, *Wooden Bridges: Victoria's Timber Bridges,* Hyland House for the National Trust of Australia (Victoria), Melbourne, 2006.

Parks Victoria, *Andersons Mill, Smeaton: Celebrating 150 years 1862-2012*

Photos and correspondence from Ms Amanda Jean.

Existing registration documentation, Victorian Heritage Database.

Plaque Citation

Date Started 1861; Date Finished ; Storeys 4; Desc MILL; Walls BLUESTONE; Roof SLATE

Anderson's Mill

The huge bluestone mill building, water wheel, bluestone office, chimney and various other associated structures were built for the Anderson brothers from 1861 onwards to service Creswick's prospering agricultural district.

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended by modifying the following places in the Heritage Register:

Number: H1521
Category: Heritage Place
Place: Andersons Mill Complex
9 Alice Street and 3625 Creswick-Newstead Road
Smeaton
Hepburn Shire

All of the place shown hatched on Diagram 1521 encompassing all of Lots 1-4 on Title Plan 741386, all of Crown Allotments 7A and 7B, Section 3, Township and Parish of Smeaton and part of the Road Reserve for Alice Street and the timber patterns for cast components of waterwheel.

Dated 11 February 2016

TIM SMITH
Executive Director

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/