

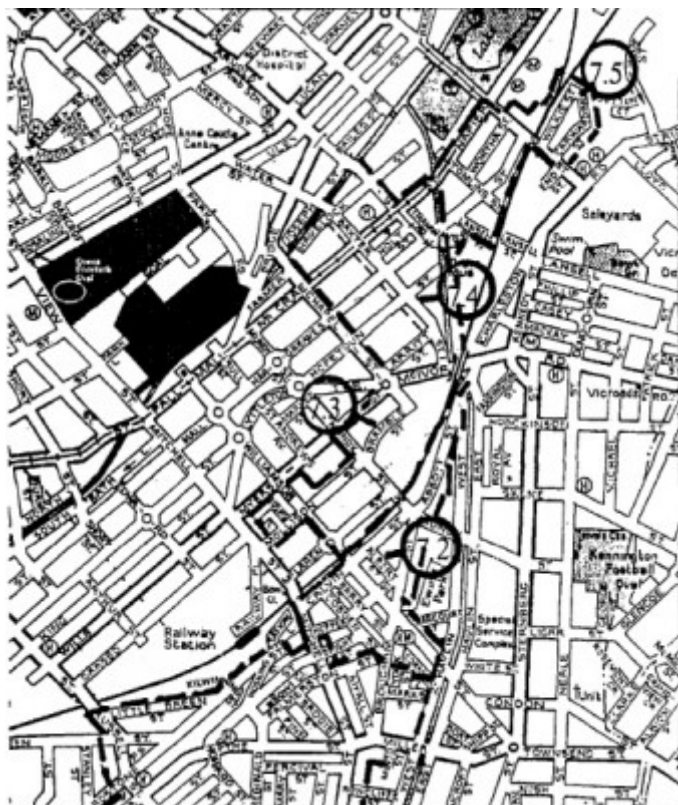
TOMLINS STREET PRECINCT



247 Napier Street



Nolan Street



Tomlins Street Precinct part of Former Precinct 7

Location

233-251 & 240-262 NAPIER STREET, 6-22 & 11A-21 NOLAN STREET, 2-12 & 3-19 WORTH STREET, AND 1A, 1-9 & 2-10 TOMLINS STREET, BENDIGO, GREATER BENDIGO CITY

Municipality

GREATER BENDIGO CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO14

Heritage Listing

Greater Bendigo City

Statement of Significance

Last updated on - September 6, 2023

What is significant?

The Tomlins Street Precinct bounded by Napier Street, Back Creek, the Murray Valley Railway Line, Nolan Street and a railway spur to the former cattle market in Charleston Road, is significant. The precinct comprises housing largely developed around railway workshops and industrial activity between 1920 and 1938, but also incorporating some earlier Edwardian residential development along Napier Street.

Individually significant places include those recommended for individual HOs as a result of Amendment C201.

- . 249 Napier Street (proposed HO869)
- . 251-253 Napier Street (proposed HO870)

Contributory places include:

- . 233 Napier Street
- . 239 Napier Street
- . 241 Napier Street
- . 247 Napier Street

How is it significant?

The Tomlins Street precinct is of local historic, aesthetic and social significance to the City of Greater Bendigo.

Why is it significant?

The Tomlins Street precinct provides a tangible link between housing development and the growth of industry in the early years of the twentieth century. The area is noted for its representation of workers' housing as a result of the expansion of the establishment and subsequent development of Tomlins Simmie & Co. flourmill, the railway workshops as well as the nearby former cattle market. The development of the railway branches to Inglewood (1876) and Heathcote (1888) and the spur line to the former Sandhurst cattle market define the spatial area of the precinct and the irregular land parcels left over from these activities. (Criterion A)

The development of the area for residential activity is significant for its association with a parallel development in industries between 1920 and 1938. The area retains housing related to the key periods of development including Carwardine, Nolan and Wilkie Streets which in 1920 comprised Edwardian and Inter-war housing, while Charleston, Hargreaves and McCrae streets combined private residences and predominantly commercial and industrial activities. Tomlins Street is significant for its visual focus on the former Tomlins, Simmie & Co. Flour Mill at Charleston Road. The area is significant as an example of worker housing, particularly of the Inter-war period. Napier and Wilkie Streets retain some fine examples of Edwardian residences. (Criterion E)

The precinct is significant for its establishment and continuation of housing and social groups, including several hotels and sporting clubs that utilised the facilities of Lake Weeroona reserve. (Criterion G)

Heritage Study/Consultant	Greater Bendigo - Eaglehawk & Bendigo Heritage Study, Graeme Butler & Associates, 1993; Greater Bendigo - White Hills & East Bendigo Heritage Study 2016, Context P/L, 2015;
Construction dates	1880,
Other Names	Part of the Former Precinct 7.05: Bendigo East Twentieth Century Residential,
Hermes Number	161932
Property Number	

Physical Description 1

Contributory Streets

Camardine, Edwardian, 1920-30, timber

Hargreaves, Edwardian, 1920-30, timber

Nolan, Edwardian, 1920-30, timber

Wilkie, Edwardian, Victorian, timber

Physical Description 2

Revised description (Context 2015):

The Tomlins Street Precinct is bounded by McCrae, Nolan and the railway line, together with an area north of Nolan Street taking in Cawardine and Wilkie Streets. There are a number of new developments in Wortha Street that do not contribute to the area. The area is defined by the railway line that branches to Inglewood (now disused) and to Echuca, together with spur lines to the former Sandhurst cattle market and to Heathcote. The railway lines slice through the middle of the area at Nolan Street. The area has industrial development bordering it to the immediate south east with large sheds accommodating railway workshop activities, Tomlins, Simmie & Co. Flour Mill, (later Tomlins Flour Mill), along with other industries. Earlier residences at 8-14 Wilkie Street are excellent examples of Edwardian architecture.

The houses in Tomlins, Wilkie and Cawardine Streets are a mixture of Edwardian, Inter-war and Post-war buildings, with the dominant view along Tomlins Street being that of the Flour Mill. On Napier Street, contributory houses are Edwardian in character with an incomplete avenue of elms on both sides of the street. Immediately to the north of Napier Street (the extension of McCrae Street) was a large area of recreation reserve bisected by Back Creek and now accommodating the Bendigo Tennis Centre. The precinct is characterised by residential development that peaked between 1920 and 1938 corresponding with the development of industries. Many of the remaining residential buildings are associated with this time.

It is proposed to add to this precinct a row of houses between Bayne Street and Nolan Street on the west side of Napier Street, as they are stylistically similar to those elsewhere and form a natural extension of this area up to the boundary with Nolan Street and Lake Weeroona.

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/>