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# WAIT 'TIL I'M READY HOTEL (FORMER)



Wait 'til I'm Here Hotel  
(former)

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## Location

147 KANGAROO GULLY ROAD, KANGAROO FLAT, GREATER BENDIGO CITY

## Municipality

GREATER BENDIGO CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO935

## Heritage Listing

Greater Bendigo City

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## Statement of Significance

Last updated on - October 11, 2023

### What is significant?

The former Wait 'til I'm Ready Hotel and associated outbuildings and ruins at 147 Kangaroo Gully Road, Kangaroo Flat, are significant.

### How is it significant?

The former Wait 'til I'm Ready Hotel, Kangaroo Gully Road, Kangaroo Gully is of local historical, rarity and aesthetic significance to the City of Greater Bendigo.

### **Why is it significant?**

The former Wait 'til I'm Ready Hotel is of historical significance. Initially established by miner William Williams as a store prior to 1857, the property became the Wait 'til I'm Ready Hotel in 1872, having been granted a licence to sell alcohol the year before. The store and later hotel were central to public life in the Kangaroo Gully settlement, serving as an office when government officials visited, a place for public information and a venue for inquests, even before it was a hotel. The fortunes of the hotel mirrored those of the Kangaroo Gully settlement. As activity on the diggings slowed, and passing traffic moving between the diggings dwindled, the hotel business was no longer viable. By 1886, rate books describe the property as 'house and garden'. (Criterion A)

The former Wait 'til I'm Ready Hotel is one of a few remaining buildings from the Kangaroo Gully settlement, the site of one of the earliest rushes on the Bendigo goldfield. At one time the locality had a number of stores, blacksmiths, at least two other hotels and a number of houses. (Criteria B)

It is also significant for its ability to demonstrate a vernacular architecture with gabled and parapeted gable roofs typical of the gold rush period in Bendigo. The former hotel developed in several stages, first as a house and store, then as a hotel, with associated outbuildings. The simple red brick main building is constructed on local stone foundations, and remnant rubble stone can be seen in the outbuildings, including a former stable, and ruinous walls relating to a formerly adjoining blacksmith. The property demonstrates the continued use of simple forms in vernacular building over a period of several decades. (Criteria E)

Heritage Study/Consultant    Citation for 147 Kangaroo Gully Road, Kangaroo Flat, Minerva Heritage, 2017;

Construction dates            1855,

Hermes Number                39669

Property Number

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*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/>*