

# STRATHTULLOH



STRATHTULLOH SOHE  
2008



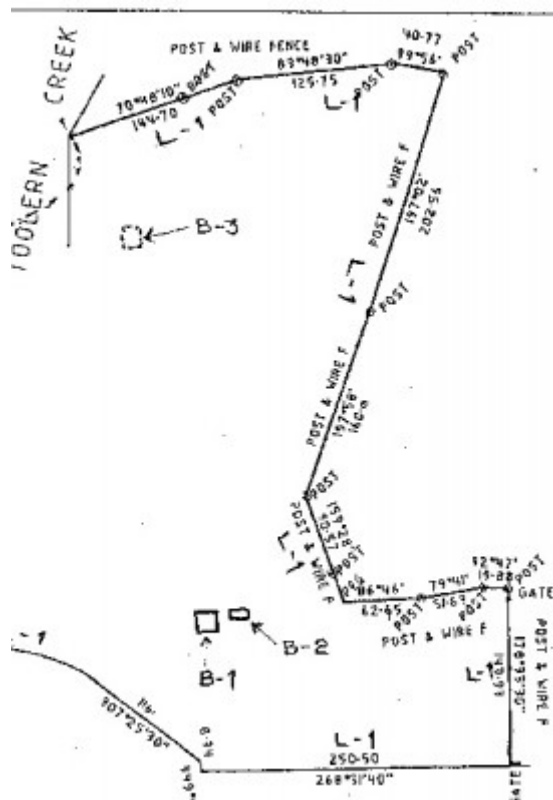
1 strathtulloh homestead  
melton south front view of  
homestead



strathtulloh plan 2000



## Survey Plan



## Survey Plan

## Location

1402-1600 GREIGS ROAD AND 439-735 FERRIS ROAD STRATHTULLOH, MELTON CITY

## **Municipality**

MELTON CITY

## **Level of significance**

Registered

## **Victorian Heritage Register (VHR) Number**

H0317

## **Heritage Overlay Numbers**

HO3

## **VHR Registration**

October 9, 1974

## **Amendment to Registration**

May 11, 2000

## **Heritage Listing**

Victorian Heritage Register

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## **Statement of Significance**

Last updated on -

What is significant?

The Strathtulloh property was established in 1840 by Charles James Garrard with the detached kitchen building built of local stone being the earliest remaining structure. The random coursed bluestone house with dormers and cellar was built later, possibly about 1869.

How is it significant?

Strathtulloh is of architectural, historical and archaeological significance to Victoria

Why is it significant?

Strathtulloh is historically important for its associations with John Batman's Port Phillip Association being part of that party's initial land selection made in 1835. It also has a brief early association with the Henty brothers, Charles and Stephen, who were members of one of the first families to settle in Victoria, experienced in farming and trading, and occupations of prime importance to the new colony.

The Strathtulloh house is architecturally significant as a particularly intact example of an early homestead dwelling, built in the Colonial style of architecture which was prevalent amongst homesteads throughout Victoria. The crude use of local stone and pit sawn timber for the erection of both the kitchen and main house at Strathtulloh demonstrates the typical resourceful construction technique of early dwellings.

The ruins by the Toolern Creek are archaeologically important for their considerable age, possibly dating from before 1840.

## 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 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.

#### Exterior

- \* Minor repairs and maintenance which replace like with like.
- \* Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.
- \* Installation or repair of damp-proofing by either injection method or grouted pocket method.
- \* Repair or replacement of fences and gates.
- \* Erection of small, plain (not "period") outbuildings including sheds, aviaries, kennels, poultry sheds and the like provided that they are not no new outbuilding is larger than 10 square metres in floor area or 2.4 metres in height.
- \* Regular garden maintenance.

- \* Installation, removal or replacement of garden watering systems.
- \* Laying or repair of gravel/toppings to the driveways and internal roads.
- \* Installation, repair, removal or replacement of pergolas and other garden structures.

#### Interior

- \* Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.
- \* Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings and decorative strapping.
- \* Installation, removal or replacement of carpets and/or flexible floor coverings.
- \* Installation, removal or replacement of curtain track, rods, blinds and other window dressings.
- \* Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted artworks.
- \* Refurbishment of bathrooms, toilets and or en suites including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- \* Installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.
- \* Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.
- \* Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed.
- \* Installation, removal or replacement of bulk insulation in the roof space.
- \* Installation, removal or replacement of smoke detectors.

Construction dates 1840,

Heritage Act Categories Registered place, Registered archaeological place,

Hermes Number 6050

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 317 in the category described as a Heritage Place and Archaeological Place is now described as:

Strathtulloh,  
Greigs Road, Melton South,  
Melton Shire Council.

#### EXTENT:

1. All the buildings known as Strathtulloh including the main house and attached buildings B1, kitchen B2 and bluestone ruins B3, marked on Diagram 317 held by the Executive Director.
2. All the land marked L1 on Diagram 317 held by the Executive Director being part of land described in Certificate of Title Volume 10492 Folio 181; and all the land marked L2 on Diagram 317 held by the Executive Director being part of land described in Certificate of Title Volume 10492 Folio 182.

Dated: 4 May 2000

RAY TONKIN  
Executive Director

[Victoria Government Gazette G 19 11 May 2000 p.932]

*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/>*