
REEDY CREEK HOMESTEAD



REEDY CREEK
HOMESTEAD SOHE 2008



1 reedy creek homestead
reedy creek front view

Location

200 REEDY CREEK ROAD BROADFORD, MITCHELL SHIRE

Municipality

MITCHELL SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0273

Heritage Overlay Numbers

HO130

VHR Registration

October 9, 1974

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 4, 1999

Alexander McKenzie took up the Reedy Creek run in 1841 and his family owned the property until the 1920s. The present single storey timber homestead comprises three wings erected around a single courtyard. The earliest part, the south wing, dates from the late 1850s. The principal west wing faces the garden and comprises three large elaborately decorated rooms. This wing and the north wing probably date from the 1880's. It appears that some of the decoration was added in the 1890's.

This is the best surviving homestead in the area and is typical of nineteenth century homestead design. The grand and pretentious use of stencilling and other decorative techniques is of great importance, and illustrate superbly the late Victorian passion of building up a decorative scheme by laying pattern upon pattern and colour upon colour the excessively deep cornices, large fireplace and fitted drawing room carpet are also of great significance. The older south wing with its original kitchen and more primitive construction is notable. The cast iron veranda substituted an original timber verandah with decorative timber valance. There have been some alterations to the bay windows.

The homestead is in poor condition, and requires stabilizing. There are cracks on the interior. The roof needs renewal. Chimney needs underpinning.

[Source: Register of the National Estate Citation]

A weatherboard homestead and outbuildings of no great exterior pretension, but incorporating very fine and elaborate modelled, stencilled, painted addressed leather interior decoration much of it in the roman manner.

[Source: National Trust Citation]

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: 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 must 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.

Construction dates 1850,
Heritage Act Categories Registered place,
Hermes Number 969
Property Number

History

Associated People:

Extent of Registration

*Shire of Broadford. No. 273. Reedy Creek Homestead, Reedy Creek Road, Reedy Creek.
[Victoria Government Gazette No 100 Wednesday, October 9 1974 p.3649]*

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/>