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# ROSEDALE HOTEL



ROSEDALE HOTEL SOHE  
2008



1 rosedale hotel lyons street  
rosedale rear view of hotel  
feb1982

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## Location

29-31 LYONS STREET ROSEDALE, WELLINGTON SHIRE

## Municipality

WELLINGTON SHIRE

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0645

## Heritage Overlay Numbers

HO60

## VHR Registration

December 17, 1986

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - July 28, 1999

The Rosedale Hotel complex comprises a two-storey brick hotel (originally constructed as a single storey building in 1858 and altered in 1927), brick stables of 1858 and a two storey kitchen and staff quarters (at one stage used as a courthouse) constructed in 1863. The complex has historical significance as an important early Gippsland hotel complex and as a centre of social activity in Rosedale from the 1850s and early 1960s when it was a town in the region at the junction of the Melbourne and Port Albert roads. It is also significant for its associations with pioneer Gippsland settlers Paul Cansick, John Trood and the builder, William Allen. The buildings are of architectural significance because of their unusual arrangement on the site forming a courtyard facing the street, rather than the more usual courtyard at the rear. This is a factor in the significant townscape contribution that the complex makes to Rosedale. The brick detailing apparent in the kitchen/staff quarters building (originally present in all three buildings) is also of significance and indicative of the work of Allen.

## 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](#).

Construction dates	1858,
Heritage Act Categories	Registered place,
Hermes Number	996
Property Number	

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## History

Associated People: Assoc.People PAUL CANSICK, JOHN TROOD, WILLIAM ALLEN  
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## **Extent of Registration**

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 645, Rosedale Hotel, Lyons Street, Rosedale (to the extent of all the buildings and land contained in Title Volume 8946 Folio 568).

[*Victoria Government Gazette* No. 104 17 December 1986 p. 4714]

*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/>*