

1.0 Introduction

The Shepparton South East Growth Corridor is located within the City of Greater Shepparton Council area and is approximately 195km north-east of Melbourne. The aim of this project is to facilitate the growth of the Shepparton South East Growth Corridor as one of four key residential growth corridors in the Shepparton-Mooroopna urban area.

A report was commissioned by Hansen Partnership Pty Ltd on behalf of the Greater Shepparton City Council to review the Aboriginal and historic cultural heritage of the area and the potential impact the proposed activity may have on known and potential cultural heritage values. This was undertaken by Tardis Enterprises Pty Ltd (August 2009) and this report¹ provides preliminary management recommendations regarding the mitigation of possible impact to heritage values and obligations under the *Aboriginal Heritage Act 2006* and *The Heritage Act 2017*. The historic sites only, are addressed in this report.

The Tardis report noted that the earliest historic sites are those associated with the early squatting runs. The early pastoral occupation (1840s onwards) of this area is assessed as containing potential historical sites. However, this potential is considered to be low for the activity area and related to minor features associated with pastoral activities. This is largely because none of the squatting runs located within the activity area were granted a Pre-Emptive Right. This right allowed squatters to make permanent improvements. On this basis the potential for places, features and/or items associated with this early period is considered to be low for the activity area.

The first recorded historical site, (H 7925-0025)², as noted in the Tardis report, is situated within the activity area. This site comprises a cultural landscape known as the Orrvale Lemnos Closer Settlement Scheme (Shepparton Estate No 2), and is identified as a group of 22 (1920s) closer settlement houses along Doyles Road, Shepparton. These buildings as defined in the citation, contribute to a cultural landscape, as they form a pattern of development associated with a historical theme for the area, and that is irrigation farming.

¹ Tardis Enterprises: *Shepparton south east growth corridor framework plan background reports, working paper 4, cultural heritage* (August 2009)

² Tardis Enterprises: *Shepparton south east growth corridor framework plan background reports, working paper 4, cultural heritage* (August 2009), p 42.

Another potential historical feature was identified within the activity area and these are the irrigation channels. There are at least three of these channels following the orientation of McPhees Road, Channel Road and Poplar Avenue. As noted in the Tardis report these irrigation channels form a strong structural feature and could potentially provide cultural landscape features that could be re-utilised as part of re-development.

Methodology

Council has reviewed the background report prepared by Tardis Pty Ltd and undertaken site visits across the Shepparton South East Precinct in mid to late 2022. The site visits identified a number of places of potential cultural heritage significance and this includes places on Doyles Road, Shepparton as noted in the Tardis analysis. However, the condition of many places on Doyles Road was such that the surviving fabric did not retain sufficient integrity to demonstrate the cultural values. It would also appear that some have been demolished since the report was commissioned. Additional analysis of the activity area and further historical research identified eight places that demonstrated a number of cultural values. All of the places and/or items that were identified by Council are assessed as being of Individual cultural heritage significance and the assessment followed the Planning Practice Note 01 (PP01) policy requirements.

The eight places were assessed against the standard criteria as set out in Planning Practice Note 01 Applying the Heritage Overlay (August 2018) as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

A comparative analysis was applied and this has substantiated the significance of each place. This included drawing on similar places in the study area, Shepparton, the region and the State of Victoria.

Based on the above analysis, the eight places are assessed as satisfying the thresholds for Individual Significance and therefore the requirements for protection through the Heritage Overlay.

The Tardis analysis recommended that the irrigation channels are potentially of cultural heritage significance as they were identified as contributing to a cultural landscape. This was reviewed in terms of: the location of the channels; how well the technical significance of the channels is represented in the extant landscape and their historical significance. The channels were assessed as per the policy requirements of PP01 as not being the best representative examples in the overall Shepparton east area, and did not satisfy a comparative analysis. As isolated items, without a context, particularly in terms of agriculture enterprises, the channels did not provide at an appropriate threshold, representative historic cultural heritage values.

The history (East of Shepparton Historical Review, 2023) provides evidence of the historical significance of all of the eight places. It identifies how the Closer Settlement policies saw the establishment of a number of settlement blocks in Victoria. In Shepparton, it was the establishment of the Shepparton Estate No 2. This Estate was established in 1912 in response to the settlement policies and is known locally as Settlement 2 and is also recognised as Orrvale and Shepparton East. Successful settlers who obtained land through the Closer and Soldier Settlement Acts were generally those with family members and extended family with whom to pool effort, enlarge the area of land held, and could diversify into side activities to counteract the variability of the fruit seasons. Success was

also supported by the development of intensive irrigated agriculture and this is especially pertinent with regard to the orchard industry.

For example, 26 and 32 Feiglin Road and 630 Doyles Road through their history and representative architecture are places that developed in response to the Shepparton Estate No. 2. These places contribute to an understanding of the intensification of settlement through the settlement policies and through improving agricultural practices.

The places at 27 Feiglin Road and 130 Poplar Avenue, have specific historical and aesthetic cultural values. These places are representative of a religious community settlement pattern that occurred from 1913. A number of Jewish settlers established a community that included a synagogue, mikveh and a number of individual houses. The first group, eight families, arrived on 14 April 1913 during the second year of the development of the Shepparton Estate 2. The geographical nucleus of this community was the area bounded by Poplar Avenue, Archer Street, Channel Road and Doyle's Road (originally Doyle's Lane). All but the Gorr and Rosenbaum families were within this area, with the latter immediately to the east of Doyle's Road; other later arrivals were more dispersed. This community of Orthodox Jews stood out as distinct from the other settlers in Shepparton Estate 2 (Settlement No 2), their beliefs and daily religious practices setting them apart.

The eight places of local heritage significance within the Shepparton South East Precinct include:

1. 630 Doyles Road, Shepparton (north-eastern of the two houses on the land);
2. 26 Feiglin Road, Shepparton (house to the north of the existing packing / cool store);
3. 27 Feiglin Road, Shepparton (group of three houses);
4. 32 Feiglin Road, Shepparton;
5. 130 Poplar Avenue, Shepparton; and
6. 190 Poplar Avenue, Shepparton (memorial plaque).

Draft Ordinance – for the application of the Heritage Overlay

PS map ref	Heritage Place	External paint controls apply?	Internal alterations controls apply?	Tree controls apply?	Solar energy systems controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO442	House 630 Doyles Road, Shepparton Incorporated Plan: Greater Shepparton Heritage Incorporated Plan April 2020	Yes	No	No	Yes	No	No	Yes	No
HO443	House 26 Feiglin Road, Shepparton	Yes	No	No	Yes	No	No	Yes	No

Shepparton South East Precinct

East of Shepparton Historical Heritage Study

	Incorporated Plan: Greater Shepparton Heritage Incorporated Plan April 2020								
HO444	<p><i>Group of three Houses</i></p> <p>27 Feiglin Road, Shepparton</p> <p>Incorporated Plan: Greater Shepparton Heritage Incorporated Plan April 2020</p>	Yes	No	No	Yes	Yes –the extant and remnant structures associated with the male and female toilet blocks, and the outdoor mivkah (traditional cultural cleansing bath)	No	Yes	No
HO445	<p><i>House</i></p> <p>32 Feiglin Road, Shepparton</p>	Yes	No	No	Yes	No	No	Yes	No

Shepparton South East Precinct

East of Shepparton Historical Heritage Study

	Incorporated Plan: Greater Shepparton Heritage Incorporated Plan April 2020								
HO446	<i>House</i> 130 Poplar Avenue, Shepparton Incorporated Plan: Greater Shepparton Heritage Incorporated Plan April 2020	Yes	No	No	Yes	No	No	Yes	No
HO447	<i>Memorial Plaque</i> 190 Poplar Avenue, Shepparton Incorporated Plan: Greater	Yes	No	No	Yes	No	No	Yes	No

Shepparton South East Precinct

East of Shepparton Historical Heritage Study

	Shepparton Heritage Incorporated Plan April 2020								
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Changes to the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme

SHEPPARTON PLANNING SCHEME

Statement of Significance

Heritage Place:	630 Doyles Road, Shepparton (House) House	PS ref no:	HO442
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What is significant?

630 Doyles Road, Shepparton.

How is it significant?

630 Doyles Road is of local historical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

Closer settlement policies saw the establishment of a number of settlement blocks in Victoria. The Shepparton Estate No 2 was established in 1912 in response to these settlement policies. It was known locally as Settlement 2, and today the area is recognised as Orrvale and Shepparton East. Successful settlers who obtained land through the Closer and Soldier Settlement Acts were generally those with family members and extended family with whom to pool effort, enlarge the area of land held, and could diversify into side activities to counteract the variability of the fruit seasons. Success was also supported by the development of intensive irrigated agriculture and this is especially pertinent with regard to the orchard industry.

630 Doyles Road is of historical significance as it demonstrates the impact of the Closer Settlement Policies through the character of the new settlements and the type of development that occurred. (Criterion A)

630 Doyles Road is of aesthetic significance for its representative architecture for the period and type. (Criterion D)

Primary source

East of Shepparton Historical Heritage Study (Greater Shepparton City Council, 2023)

This document is an incorporated document in the Shepparton Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

SHEPPARTON PLANNING SCHEME

Statement of Significance

Heritage Place:	26 Feiglin Road, Shepparton (House) House	PS ref no:	HO443
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What is significant?

26 Feiglin Road, Shepparton is significant.
The architectural features that are associated with the period and style of the house contribute to its significance.
This includes the garden setting to the front of the house and the side settings and rear yard area.

How is it significant?

26 Feiglin Road is of local historical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

Closer settlement policies saw the establishment of a number of settlement blocks in Victoria. The Shepparton Estate No 2 was established in 1912 in response to these settlement policies. It was known locally as Settlement 2, and today the area is recognised as Orrvale and Shepparton East. Successful settlers who obtained land through the Closer and Soldier Settlement Acts were generally those with family members and extended family with whom to pool effort, enlarge the area of land held, and could diversify into side activities to counteract the variability of the fruit seasons. Success was also supported by the development of intensive irrigated agriculture and this is especially pertinent with regard to the orchard industry.

26 Feiglin Road Shepparton is of historical significance as it is representative of the changes to the settlement pattern of Shepparton East in association with the Closer Settlement policies. It is associated with the the Shepparton Estate 2 which was established in 1912. The original settler was David Dargenio Boschetti and he was allocated this block c1912 and after paying it off, he received his Crown Grant on 10 February 1943.

26 Feiglin Road Shepparton East was built by David Dargenio Boschetti for his daughter and this place contributes to an understanding of the intensification of settlement through improving agricultural practices. (Criterion A)

26 Feiglin Road, Shepparton is of aesthetic significance for its representative architecture. It demonstrates many of the characteristics associated with the Bungalow style for the period and region. (Criterion D)

Primary source

East of Shepparton Historical Heritage Study (Greater Shepparton City Council, 2023)

This document is an incorporated document in the Shepparton Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

SHEPPARTON PLANNING SCHEME

Statement of Significance

Heritage Place:	27 Feiglin Road, Shepparton (House) House	PS ref no:	HO444
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What is significant?

The three houses at 27 Feiglin Road, Shepparton are significant.

This includes 27A, 27B and 27C Feiglin Road, all of which contribute to the complex of places known as 27 Feiglin Road, Shepparton.

27A is of significance for its association with Moshe Feiglin, the patriarch of the Jewish community at Orrvale (Shepparton).

27A Feiglin Road is of significance as it demonstrates one of the houses (design 3) as found in Bulletin 2 *How to obtain Homes in the Irrigated Areas*. This Bulletin was part of the promotional material used by the government, to attract settlers to closer settlement areas.

27B Feiglin Road is of significance for its association with Moshe Feiglin the patriarch of the Jewish community at Orrvale (Shepparton). Features such as the side entry for staff and the timber glazing bars in the Star of David configuration to the entrance doors are significant to this place.

27C Feiglin Road is of significance for its association with Moshe Feiglin the patriarch of the Jewish community at Orrvale (Shepparton). The same overall form, style and architectural features as found at this place are also found at 27B Feiglin Road, and 130 Channel Road and this is significant as this aesthetic is strongly associated with the Shepparton Jewish community.

The representative architectural features associated with the period and style of the houses contribute to its significance.

This includes the setting to the front of the houses, the side settings and rear yard area.

The houses 27A, 27B, 27C and 130 Poplar Avenue as a group of places are significant.

How is it significant?

27 Feiglin Road, Shepparton East is of local historical, social, cultural, spiritual and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

The community of Jewish settlers who became established in Settlement No 2 from 1913 established a community that included a synagogue, mikveh and a number of individual houses. The first group, eight families, arrived on 14 April 1913 during the second year of the development of the Shepparton Estate 2. The geographical nucleus

of this community was the area bounded by Poplar Avenue, Archer Street, Channel Road and Doyle's Road (originally Doyle's Lane). All but the Gorr and Rosenbaum families were within this area, with the latter immediately to the east of Doyle's Road; other later arrivals were more dispersed. This community of Orthodox Jews stood out as distinct from the other settlers in Shepparton Estate 2 (Settlement No 2), their beliefs and daily religious practices setting them apart. However, they had a reputation for helping other settlers.

The houses at 27 Feiglin Road, Shepparton are of significance for their association with Abraham Feiglin and the Melbourne Jewish community. They provide tangible physical evidence of the scope of Jewish land settlements in Victoria during the early 20th century. Shepparton and Berwick were the two main places in that were settled during this period. Funds were raised by the Melbourne Jewish community provided support for immigrants and refugees, mainly from Eastern Europe and part of this program was the re-settlement on the land. The first such settlement occurred in Shepparton in 1913 and in Berwick in 1927. The Shepparton community lasted longer than the community founded in Berwick. (Criterion A)

27A Feiglin Road provides a rare example of one of the houses (design 3) as found in Bulletin 2 *How to obtain Homes in the Irrigated Areas*. This Bulletin was part of the promotional material used by the government, to attract settlers to closer settlement areas. There are no known other examples of this design found in the closer settlement areas of Shepparton. (Criterion B)

The houses at 27(B) and 27(C) Feiglin Road, are of aesthetic and architectural significance as they are representative of an Interwar Bungalow as found in the region. (Criterion D)

The house 27(A) Feiglin Road, Shepparton East, is of architectural significance as it demonstrates a type of housing promoted by the Victorian Government in the 1911 pamphlet published as part of the push for the establishment of irrigated blocks in the Goulburn Valley. (Criterion E)

27A, B, C Feiglin Road, Shepparton are of social, cultural and spiritual significance as they were the homes of Moshe Feiglin and his family. Moshe Feiglin was the patriarch and leader of the Orthodox community. Cultural practices were observed at this place by many in the wider community.

27B Feiglin Road is of social, spiritual, cultural significance as it retains archaeological evidence of the ritual bathing area used by women in the community when they are menstruating and the provision of male and female toilets.

27C is of cultural and spiritual significance for the design of the paired front door which has the glazing bars set out to represent the Star of David. (Criterion G)

Primary source

East of Shepparton Historical Heritage Study (Greater Shepparton City Council, 2023)
Government Publication, Victoria. *Australia's Irrigation state. How to Obtain Homes in the Irrigated Areas*. 1911
Aaron Feiglin, *Growing up with the trees*, 2008

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Shepparton South East Precinct

East of Shepparton Historical Heritage Study

SHEPPARTON PLANNING SCHEME

Statement of Significance

Heritage Place:	32 Feiglin Road, Shepparton (House) House	PS ref no:	HO445
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What is significant?

32 Feiglin Road, Shepparton East is significant.
The architectural features that are associated with the period and style of the house contribute to its significance.
This includes the garden setting to the front of the house and the side settings and rear yard area.

How is it significant?

32 Feiglin Road, Shepparton is of local historical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

Closer settlement policies saw the establishment of a number of settlement blocks in Victoria. The Shepparton Estate No 2 was established in 1912 in response to these settlement policies. It was known locally as Settlement 2, and today the area is recognised as Orrvale and Shepparton East. Successful settlers who obtained land through the Closer and Soldier Settlement Acts were generally those with family members and extended family with whom to pool effort, enlarge the area of land held, and could diversify into side activities to counteract the variability of the fruit seasons. Success was also supported by the development of intensive irrigated agriculture and this is especially pertinent with regard to the orchard industry.

32 Feiglin Road Shepparton is of historical significance as it is representative of the changes to the settlement pattern of Shepparton East in association with the Closer Settlement policies. It is associated with the Shepparton Estate 2 which was established in 1912. The original settler was David Dargenio Boschetti and he was allocated this block c1912 and after paying it off, he received his Crown Grant on 10 February 1943.

32 Feiglin Road Shepparton was the first house that was built on this Closer Settlement lot. It was built by David Dargenio Boschetti. A later house at what is now 26 Feiglin Road, Shepparton was built by David Dargenio Boschetti for his daughter .
(Criterion A)

The house is representative of the period of development of this area. Its vernacular architecture demonstrates many of the aesthetic features associated with this expression and period. This includes the original building facade, that has become obscured by a later addition and verandah.

(Criterion D)

Primary source

East of Shepparton Historical Heritage Study (Greater Shepparton City Council, 2023)

This document is an incorporated document in the Shepparton Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

SHEPPARTON PLANNING SCHEME

Statement of Significance

Heritage Place:	130 Poplar Avenue, Shepparton (House) House	PS ref no:	HO446
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What is significant?

The house at 130 Poplar Avenue, Shepparton is significant. This includes the garden setting to the front of the house and the side settings and rear yard area. The architectural features that are associated with the style and period all contribute to its significance. 130 Poplar Avenue and 27 (A), 27 (B) and 27 (C) Feiglin Road, Shepparton as a group are significant.

How is it significant?

130 Poplar Avenue, Shepparton is of local social, historical and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it significant?

The community of Jewish settlers who became established in Settlement No 2 from 1913 established a community that included a synagogue, mikveh and a number of individual houses. The first group, eight families, arrived on 14 April 1913 during the second year of the Shepparton Estate 2. The geographical nucleus of this community was the area bounded by Poplar Avenue, Archer Street, Channel Road and Doyle's Road (originally Doyle's Lane). All but the Gorr and Rosenbaum families were within this area, with the latter immediately to the east of Doyle's Road; other later arrivals were more dispersed. This community of Orthodox Jews stood out as distinct from the other settlers in Shepparton Estate 2 (Settlement No 2), their beliefs and daily religious practices setting them apart. However, they had a reputation for helping other settlers.

The house is of significance for its association with Abraham Feiglin and the Melbourne Jewish community. It provides tangible physical evidence of the scope of Jewish land settlements in Victoria during the early 20th century. Shepparton and Berwick were the two main places in that were settled during this period. Funds were raised by the Melbourne Jewish community provided support for immigrants and refugees, mainly from Eastern Europe and part of this program was the re-settlement on the land. The first such settlement occurred in Shepparton in 1913 and in Berwick in 1927. The Shepparton community lasted longer than the community founded in Berwick. (Criterion A)

Jewish land settlements within the Greater Shepparton and region are rare. 130 Poplar Avenue Shepparton contributes to a group of houses that are a rare representative example of a Jewish community that settled in Shepparton as part of a closer settlement program. The group includes 27 (A), 27 (B) (this place includes the

archaeological remains of a mikveh) and 27 (C) Feiglin Road, Shepparton. (Criterion B)

130 Poplar Avenue is a representative example of a c1920s bungalow. Its architecture demonstrates many of the typical regional characteristics associated with this period. It is one of group that includes 27 (A), 27 (B) and 27 (C) Feiglin Road, Shepparton, all of which are remarkably similar to each other. (Criterion D)

Primary source

East of Shepparton Historical Heritage Study (Greater Shepparton City Council, 2023)
Fabrications 6 June 1995, 'From Ghettoes to Gardens', Jeffrey John Turnbull, pp 39 - 56.

This document is an incorporated document in the Shepparton Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

SHEPPARTON PLANNING SCHEME

Statement of Significance

Heritage Place:	190 Poplar Avenue, Shepparton (Memorial plinth) Memorial plinth	PS ref no:	HO447
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What is significant?

The memorial plaque at 190 Poplar Avenue, Shepparton.

How is it significant?

The memorial plaque at 190 Poplar Avenue, Shepparton East is of local historical and social significance to the City of Greater Shepparton.

Why is it significant?

The community of Jewish settlers who became established in Settlement No 2 from 1913 established a community that included a synagogue, mikveh and a number of individual houses. The first group, eight families, arrived on 14 April 1913 during the second year of the establishment of the Shepparton Estate 2. The geographical nucleus of this community was the area bounded by Poplar Avenue, Archer Street, Channel Road and Doyle's Road (originally Doyle's Lane). All but the Gorr and Rosenbaum families were within this area, with the latter immediately to the east of Doyle's Road; other later arrivals were more dispersed. This community of Orthodox Jews stood out as distinct from the other settlers in Shepparton Estate 2 (Settlement No 2), their beliefs and daily religious practices setting them apart. However, they had a reputation for helping other settlers.

The memorial plaque at 190 Poplar Avenue, Shepparton East is of social significance as it demonstrates the ongoing connection with this area for the Jewish community.

The memorial plaque at 190 Poplar Avenue, Shepparton East is of social significance as it demonstrates the ongoing connection with this area for the Jewish community.

(Criterion G)

Primary source

East of Shepparton Historical Heritage Study (Greater Shepparton City Council, 2023)

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Shepparton South East Precinct

East of Shepparton Historical Heritage Study

Application of the Heritage Overlay

630 Doyles Road, Shepparton (HO442)



26 Feiglin Road, Shepparton (HO443)



Shepparton South East Precinct

East of Shepparton Historical Heritage Study

27 Feiglin Road, Shepparton (HO444)



32 Feiglin Road, Shepparton (HO445)



Shepparton South East Precinct

East of Shepparton Historical Heritage Study

130 Poplar Avenue, Shepparton (HO446)



190 Poplar Avenue, Shepparton (HO447)

